



Rutland Local Plan 2018-2036

Duty to Co-operate Statement of Compliance

January 2021

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1. Introduction

1.1 The Localism Act 2011¹ introduced a Duty to Cooperate (DtC) in relation to planning and sustainable development². The National Planning Policy Framework (NPPF) confirms the duty on Local Planning Authorities to address 'strategic matters' with their partners when developing a Local Plan.

1.2 The Planning Inspectorate's 'Procedure Guide for Local Plan Examinations' indicates that the most helpful approach to demonstrate that the duty has been satisfied is to prepare a DtC 'Statement of Compliance'. The Procedure Guide indicates that 'Statements of Compliance':

".....should identify any relevant strategic matters and how they have been resolved – or if they have not, why not. It should detail who the LPA has co-operated with and on which strategic matter(s), the nature and timing of the co-operation (e.g. by including meeting notes), and the outcomes of the co-operation, including how it has influenced the plan."

1.3 In order to meet the 'Tests of Soundness' at Examination, plans must be considered 'Effective'. In order to be effective, paragraph 35 of the NPPF (2019) indicates that local plans should be:

".....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."

1.4 The Council will be submitting its Local Plan for examination in February 2021. This DtC Statement of Compliance has been prepared in the context of the NPPF 2019 and also contains, as Appendices, the 'Statements of Common Ground' (SoCG) agreed with key partners who are 'Prescribed Bodies'³.

1.5 This statement of compliance primarily seeks to demonstrate how Rutland County Council has managed 'strategic planning matters' and satisfied the 'Duty to Cooperate' in the emerging Local Plan. It illustrates how engagement has occurred with the Prescribed Bodies in the preparation of Policies and Allocations which address strategic matters and how engagement has influenced the outcomes of the plan.

1.6 The Statement of Compliance: summarises the 'strategic geography'; identifies key strategic partners; and sets out the relevant 'strategic matters'.

¹ Through an amendment to the Planning and Compulsory Purchase Act 2004

² Section 33A(4) of the Planning and Compulsory Purchase Act 2004 defines these as "...sustainable development or use of land that has or would have a significant impact on at least two planning areas..."

³ As defined in Part 2, Regulation 4 of The Town and Country Planning (Local Planning) (England) Regulations 2012

1.7 Statements of Common Ground with the relevant Prescribed Bodies relating to the Strategic Matters are attached in **Appendix 5**. More than one ‘Statement of Common Ground’ has been prepared as this is considered the clearest and most expedient way to evidence joint working. It reflects the variety of Strategic Matters that have been identified and the wide range of partners. Most of the SoCGs are addressing different strategic matters.

Local Plan Background

1.8 The Local Plan addresses a wide range of issues including:

- Meeting the overall housing requirements (Objectively Assessed Need), for Rutland County and helping to meet the needs of neighbouring Local Planning Authorities⁴;
- Housing mix and the needs of specific groups including affordable housing, Gypsy & Traveller Accommodation and Older person’s housing;
- Allocating land to meet the housing need arising from growth (including new settlements);
- Allocating land to meet employment, retail and leisure needs;
- Addressing the impacts of growth and delivering the necessary transport and utilities infrastructure (electricity supply, waste management, water supply and wastewater disposal & treatment and telecommunications) to accommodate growth;
- Delivering the necessary social infrastructure - health, education and cultural services and facilities;
- Conservation and enhancement of the natural environment;
- Protection and enhancement of the built and historic environment; and
- Addressing the causes and implications of Climate Change.

1.9 These planning issues have informed the ‘Strategic Matters’ which are the key matters specific to Rutland County (considered in section 3 below). The Strategic Matters form the basis of ‘Duty to Cooperate’ discussions with key partners and the main content of ‘Statements of Common Ground’.

⁴ Rutland County falls within the Peterborough Sub-Regional Housing Market Area (HMA) along with Peterborough, South Holland and South Kesteven Councils.

- 1.10 The Duty to Cooperate ‘Statement of Compliance’ will be submitted alongside the Local Plan to assist the appointed Planning Inspector as part of the examination of the Rutland Local Plan.

2. Strategic context

2.1. Strategic Geography

2.1.1 Rutland County Council is a Unitary Local Authority in the East Midlands of England. The County is some 150 square miles in area and home to some 39,700 people⁵. A map of the Strategic area and surroundings is attached as **Appendix 1**.

2.1.2 Rutland County falls within multiple geographic areas depending on the nature of the strategic planning issue. The main strategic geographical areas, in relation to some of the key issues and relevant Duty to Cooperate bodies within those areas, are set out below.

The Housing Market Area

2.1.3 Rutland County falls within the Peterborough Sub-Regional Housing Market Area (HMA) along with the administrative areas of Peterborough, South Holland and South Kesteven⁶.

2.1.4 A Strategic Housing Market Area Assessment (SHMA) was prepared on behalf of the Housing Market Area partners in 2014 and updated in March 2017. Amongst other things, the SHMA sought to identify the most appropriate ‘Housing Market Area’ through analysis of a variety of issues including: patterns of house prices and rates of change in house prices; population and household migration flows; and, contextual data, such as travel to work areas). The SHMA concluded that:

“...In our view the Peterborough focused market on this basis would include:

- *Peterborough*
- *South Holland*
- *South Kesteven*
- *Rutland....”*

⁵ Based on ONS 2018 population estimates.

⁶ The Strategic Housing Market Assessment Update Final Report March 2017 includes Boston Borough Council but it is not part of the Strategic Housing Market Area.

2.1.5 The SHMA update 2017 sought to identify the overall housing requirements and distribution within the HMA and each of the constituent Local Planning Authorities. The SHMA concluded that the 'Full Objectively Assessed Need' (FOAN) for the HMA was for 2,209 houses per year. The need for each authority in the HMA between 2011 and 2036 was identified as:

- Peterborough – 981
- Rutland – 159
- South Holland – 445
- South Kesteven – 624

2.1.6 The National Planning Policy Framework (July 2018) introduced a 'standard method' for the calculation of housing need. The housing requirements for Rutland County identified in the early consultation drafts of the Local Plan were based on the SHMA update. The publication version of the plan acknowledges the standardised methodology⁷ requirement is for 130 homes per year. The emerging Rutland Local Plan identifies a minimum requirement of 130 dwellings per year but allows for some 2,925 houses over the plan period (160 dpa) to provide flexibility. RCC consider the 25% buffer above the 'minimum' requirement is appropriate in order to: provide choice and contingency to the market, to reflect current housing market signals and address the issue of affordability.

2.1.7 Since Rutland County Council started preparing its Local Plan, some of the HMA partners have adopted their respective Local Plans. The Peterborough Local Plan was adopted in July 2019 and included housing requirements based on the Strategic Housing Market Area Assessment. The South East Lincolnshire Local Plan (which includes South Holland District) was adopted in March 2019. The South Kesteven was adopted in January 2020.

2.1.8 In the context of the Housing Market Area, housing requirements and distribution, the relevant DfC bodies who Rutland County Council consulted with were:

- Neighbouring Local Authorities in the HMA including Peterborough, South Holland and South Kesteven Councils; and
- Neighbouring Local Authorities not in the HMA including Harborough, Melton, East Northamptonshire and Corby District and Borough Councils. In addition, the North Northamptonshire Joint Planning Unit was engaged in the process.

2.1.9 The updated NPPF (2019) reduces the emphasis on planning for 'Housing Market Areas', however, the Peterborough sub-regional HMA is still considered a logical geographical area in which to plan to meet strategic needs.

⁷ Using the 2014 household projections.

2.1.10 Rutland County Council have also engaged with partners outside of the HMA in Northamptonshire and Leicester & Leicestershire in relation to their Housing Market Areas and whether there were any unmet needs arising. In both cases discussions culminated in agreement that no unmet need arose in these areas that needed to be addressed in Rutland County (See later appendices 8.4. and 8.5 that confirm this position). Engagement with Leicester & Leicestershire initially took place in a structured way through a 'Development Plans Forum'. This was largely curtailed when the Leicester & Leicestershire Local Planning Authorities pursued a 'Strategic Growth Plan' to address cross border delivery in that HMA. Rutland County were not identified as part of that HMA at this time.

The Functional Economic Market Area

2.1.11 The defined⁸ Functional Economic Market Area (FEMA) for Rutland County is coterminous with the HMA and includes its neighbours of South Kesteven, South Holland and Peterborough. Rutland County also has economic links with nearby administrative areas including Harborough, Melton, Leicester⁹ and Corby.

2.1.12 Rutland County falls largely within the Peterborough Travel to Work Area (TTWA), as defined by the Office for National Statistics (ONS) and abuts the Grantham, Leicester and Corby TTWAs.

2.1.13 DtC discussions were held with FEMA partners, Neighbouring Local Authorities and the 'Greater Cambridge and Greater Peterborough' Local Enterprise Partnership (GC&GPLEP). During the later stages of the Local Plan preparation, Rutland County Council has aligned with the Greater Lincolnshire Local Enterprise Partnership (GLLEP). GLLEP are supportive of the approach to economy and employment within the emerging Local Plan and have indicated (in an e-mail attached as Appendix 3.11) that ongoing engagement will seek to align economic objectives through the Local Plan and Local Industrial Strategy and COVID recovery plan.

Minerals and Waste

2.1.14 Rutland County Council are the Minerals and Waste Authority for the area. Rutland has an agency agreement with Northamptonshire County Council in relation to the provision of Minerals and waste services.

2.1.15 Rutland County Council has engaged on an ongoing basis with its agents at Northamptonshire County Council (NCC) in developing the strategy for

⁸ Employment Land Assessment Update 2016 (Rutland County Council)

⁹ Leicester City, Harborough District and Melton Borough are within the Leicester & Leicestershire FEMA.

minerals and waste and preparing policies and proposal within the plan. This work has included ensuring that the Duty to Cooperate with neighbouring mineral and waste authorities has been met.

Flooding and Drainage

2.1.16 The District falls within both the Severn Trent and Anglian Water Authority areas for the purposes of water supply and disposal of waste water. The Rivers Welland, Chater and Gwash flow through the County.

21.1.23 The Environment Agency is responsible for flooding issues within the County. Rutland County Council are the Local Lead Flood Authority responsible for co-ordinating flood risk management in Rutland.

21.1.24 There are areas within Rutland County that are within flood zone 3¹⁰ and other areas that experience surface water flooding. Any development that increases surface water run-off could have adverse downstream impacts.

21.1.25 Duty to co-operate discussions in the form of meetings, email and telephone calls, have taken place with the Environment Agency (EA) throughout the preparation of the Local Plan. Discussions have considered the impacts of proposed development on drainage, waste water treatment works capacity and flooding. No downstream implications have been identified necessitating discussions regarding flooding with other Local Authority partners. The EA were also engaged with the Strategic Flood Risk Assessment update prepared in April 2020 and which seeks to provide an up-to-date evidence base.

Provision of Infrastructure

Health

2.1.27 The District falls within the East Leicestershire and Rutland Clinical Commissioning Group (CCG) area and is adjacent the South West Lincolnshire CCG where the administrative boundary abuts Stamford.

2.1.28 Duty to cooperate discussions involved multiple meetings and correspondence with the CCGs which sought to ensure that policies and allocations are able to be delivered whilst providing sufficient health care facilities. This work has fed into the preparation of the initial joint Infrastructure Delivery Plan 2018 and subsequent update IDP published alongside the Regulation 19 plan.

¹⁰ Functional floodplain and land at the highest risk of flooding.

Education

- 2.1.29 Rutland County Council are both the Local Planning (LPA) and Local Education Authority (LEA) for the area.
- 2.1.30 Discussions have been held with officers of the LEA throughout the development of the Local Plan in order to ensure that policies and allocations are able to be delivered whilst providing sufficient education provision. This work has fed into the preparation of the initial joint Infrastructure Delivery Plan 2018 and subsequent update IDP published alongside the Regulation 19 plan.

Transport – Local and Strategic

- 2.1.31 Rutland County Council are both the Local Planning (LPA) and Local Highway Authority (LHA) for the area. The County abuts the Leicestershire, Lincolnshire and Northamptonshire Local Highway Authority areas.
- 2.1.32 The Strategic Road network is managed by Highways England (including the A1 which traverses the County).
- 2.1.33 The 'Peterborough to Birmingham' railway line passes through the County with a station at Oakham.
- 2.1.34 Discussions have been held with officers of the LHA and Highways England and Network Rail have been consulted throughout the plan making process. The Local Highway Authority has commented on all potential development sites through the site assessment work and mitigation requirements incorporated into policies H2, H3, H4 and H1.1-H1.18 for individual site allocations. Discussions with all three transport bodies has also fed into the preparation of the initial joint Infrastructure Delivery Plan 2018 and subsequent update IDP published alongside the Regulation 19 plan.

Historic Environment

- 2.1.35 Responsibility for local archaeology and the historic environment is administered by Leicestershire County Council (Archaeology) as agents for Rutland County Council. Historic England is responsible for designated heritage assets including Scheduled Monuments and Listed Buildings.
- 2.1.36 Discussions were held with Historic England and Leicestershire County Council at all key stages of plan production. This informed the proposed policies and

choice of allocations in the Local Plan and any necessary mitigation requirements arising from these discussions has been incorporated into policies H2, H3, H4 and H1.1-H1.18 for individual site allocations.

Natural Environment

2.1.37 Rutland County contains Rutland Water, a Special Area of Conservation and RAMSAR (European level) site designated for its natural environment value. This has been considered as part of the Habitat Regulation Assessment. There are also multiple Sites of Special Scientific Interest in the County.

2.1.38 Discussions were held with Natural England and Leicestershire County Council (Ecological advisors) at all key stages of plan production and comments of the County Ecologist have formed part of the site assessment process. Any necessary mitigation requirements arising from these discussions has been incorporated into the Development Principle policies H2, H3, H4 and H1.1-H1.18 for individual site allocations. This work has also informed the proposed policies and choice of allocations in the Local Plan.

Strategic Geography for issues covered by other (non-prescribed) bodies

2.1.39 Discussions were also held with a number of bodies which are not prescribed as DtC bodies in order to identify issues such as whether adequate social and other infrastructure could be effectively delivered. These included:

- Power supply companies (Western Power);
- Severn Trent and Anglian Water (water supply and drainage);
- National Grid (gas and electricity distribution);
- Leicestershire & Rutland Wildlife Trust; and
- Sport England.

Any necessary mitigation requirements arising from these discussions has informed the proposed policies and choice of allocations in the Local Plan and where appropriate has been incorporated into the Development Principle policies H2, H3, H4 and H1.1-H1.18 for individual site allocations.

2.2 Development strategy, objectives and priorities

2.2.1 The development strategy and priorities in Rutland County between 2016 and 2036 are set out in the emerging Local Plan. In summary, the Plan's Objectives are:

- Objective 1: Locations for development - To identify locations and sites suitable to accommodate development in a sustainable way, including the creation of a new sustainable community at St. George's Barracks whilst protecting the best of the built and natural environment.
- Objective 2: New garden community at St George's Barracks - To create a new planned settlement on the brownfield site of the former RAF North Luffenham when it is vacated by the MOD. It will be a distinct settlement but complements the historic villages of North Luffenham and Edith Weston.
- Objective 3: Vibrant and prosperous market towns - To support the vibrant and prosperous market towns of Oakham & Uppingham by encouraging sustainable development that supports their function as service centres.
- Objective 4: Diverse and thriving villages - To develop diverse and thriving villages by encouraging sustainable development.
- Objective 5: Housing for everyone's needs - To deliver the Local Housing Need (LHN) of at least 130 new homes each year in the right locations, providing a good range and mix of housing size and types to meet the needs of the whole community including: affordable housing, elderly and specialist housing and to deliver sufficient pitch and plot provision for Gypsies and Travellers and Travelling Showpeople.
- Objective 6: Healthy and socially inclusive communities - To support healthy and thriving communities by protecting existing, and providing new, high quality local and accessible access to health, leisure, recreation, sport, green infrastructure and cultural activities.
- Objective 7: A stronger and safer community - To develop a stronger and safer community by designing out opportunities for crime and implementing measures to improve road safety.
- Objective 8: Strong and diverse economy - To deliver new employment land and premises to help retain and expand existing businesses and attract inward investment.
- Objective 9: Rural economy and communities - To support the rural communities by encouraging development opportunities related to the rural economy.

- Objective 10: Sustainable transport and infrastructure - To develop a strong and vibrant community by delivering infrastructure to meet community needs and planned growth in a timely manner and developing communication links throughout the county and beyond and developing integrated and sustainable forms of transport.
- Objective 11: Town Centres - To maintain and promote the two market town centres as vibrant and attractive places.
- Objective 12: Safeguarding minerals and waste development - To safeguard mineral resources of local and national importance to ensure access to important resources well into the future.
- Objective 13: Natural and cultural environment - To safeguard and enhance the natural resources, landscape and countryside, cultural heritage and the diversity of wildlife and habitats, including green infrastructure and special protection for Rutland Water. Seek to deliver a net gain in biodiversity.
- Objective 14: Built environment and local townscape - To protect and enhance the built environment and open spaces, historic environment and local townscape.
- Objective 15: High quality design and local distinctiveness - To ensure that design of new development is of the highest quality.
- Objective 16: Resources, and climate change - To reduce the impact of both development and climate change on Rutland's environment and communities by sustainable design and construction, reducing pollution, managing waste as a resource and promoting recycling, increasing use of renewable energy and addressing the implications of flood risk and climate change and promoting sustainable transport.
- Objective 17: Restoration of minerals sites – To secure the restoration and aftercare of mineral extraction sites at the earliest opportunity, to high environmental standards which should reflect local circumstances and deliver a net gain in biodiversity.

2.2.2 The emerging Local Plan policies and allocations seek to deliver the strategy and priorities by:

- Delivering a minimum of 2,340 homes between 2018 and 2036;

- Delivering a New Garden Community to contribute to the delivery of housing, employment and social infrastructure needs;
- Delivering sufficient 'pitch' and 'plot' provision for Gypsies and Travellers and Travelling Showpeople;
- Delivering at least 25 hectares of additional employment land between 2018 and 2036;
- Providing a policy basis for the protection of the best of the built, natural and historic environment;
- Including policies that seek to address the causes and effects of climate change and working towards a zero carbon future;
- Including policies that seek to resist developments that are adversely affected by flooding;
- Setting out policies and a delivery plan identifying infrastructure requirements and how they will be delivered; and
- Identifying areas for growth and areas to be protected on a 'Policies Map'.

2.3 Key relationships and bodies

2.3.1 In developing the Local Plan, the Council has engaged with a number of key organisations on an ongoing basis in the context of the Duty to Cooperate. Some of the key partners are:

- Local Planning Authorities in the Peterborough Sub-Regional Housing Market Area (HMA);
- Adjoining Local Authorities that are not in the Housing Market Area (including Melton Borough, Harborough District, East Northamptonshire District, Corby Borough and North Northamptonshire Joint Planning Unit);
- The Environment Agency;
- Historic England;
- Natural England;
- Highways England;
- Homes England;
- East Leicestershire & Rutland Clinical Commissioning Group;
- Greater Cambridge & Greater Peterborough Local Enterprise Partnership (LLEP) and latterly the Greater Lincolnshire Enterprise Partnership .

2.3.2 Rutland County Council is the Local Planning Authority but is also the Local Education, Transport, Minerals & Waste and Public Health Authority. Education and Transport colleagues were engaged directly in the development of the plan. Northamptonshire County Council are acting as agents for the Rutland County Council in its capacity as Minerals and Waste Authority. The service level

agreement between RCC and NCC for these matters sets out the governance arrangements for Mineral and Waste issues, this includes the Duty to Co-operate. Northamptonshire County Council confirms that they have represented Rutland County Council in the development of this and other relevant Mineral and Waste Local Plans through the Duty to Co-operate.

2.3.3 Other key organisations which are not Prescribed Bodies under the Duty to Cooperate, but which have been engaged include Power supply companies; Water supply and disposal companies; Local and National Power supply companies (gas and electricity); Leicestershire & Rutland Wildlife Trust; Sport England; and Neighbourhood Planning Groups.

3. Strategic planning matters

3.1 The strategic planning matters are linked to the Local Plan's overall objectives and strategy referred to in section 2 above. The strategic matters that require engagement with Duty to Cooperate partners are considered below.

3.3 Section 33A(4) of the Planning and Compulsory Purchase Act 2004 sets out what cross boundary strategic matters are, it states:

“Sustainable development or use of land that has or would have a significant impact on at least two planning areas, including sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas...”

3.4 Paragraph 25 of the National Planning Policy Framework 2019 (NPPF), states that:

“....Strategic policy making authorities should collaborate to identify the relevant strategic matters which they need to address in their plans....”

3.5 Paragraph 20 of the NPPF identifies the 'Strategic Policies' that should set out an overall strategy for the pattern, scale and quality of development including:

- a) housing (including affordable housing), employment, retail, leisure and other commercial development;*
- b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
- c) community facilities (such as health, education and cultural infrastructure); and*
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*

3.6 The main 'Strategic Matters' that have informed the Duty to Cooperate discussions for the Rutland Local Plan are based on the NPPF policies, discussions with partners, and the findings of Sustainability Appraisal scoping. The main 'Strategic Matters' are set out below:

1. Identifying the appropriate Housing Market Area;

2. Identifying the appropriate Functional Economic Market Area;
 3. Meeting the objectively assessed housing needs;
 4. Provision of a New Garden Community at St George's Barracks;
 5. Economy & Employment land requirements, allocations and policies;
 6. Delivering the social infrastructure required to support growth – including health and education provision;
 7. Delivering the transport infrastructure required to support growth, prioritising more sustainable modes of transport and mitigating adverse transport impacts;
 8. Protecting bio-diversity and important natural environment features including species, habitats, ecological networks, geo-diversity and landscape. In particular seeking to protect Rutland Water¹¹; and
 9. Protecting and enhancing the built and historic environment.
- 3.7 Engagement with Duty to Cooperate Partners has been based around these strategic matters which have helped to focus discussions and the issues contained in Statements of Common Ground.
- 3.8 The summary table in **Appendix 2** summarises how the Council has sought to engage with key partners on these strategic matters. The table sets out:
- 1) The Strategic Planning Matter;
 - 2) Evidence Base used;
 - 3) Strategic Partners involved;
 - 4) Actions and method of consultation
 - 5) Outcomes; and,
 - 6) Ongoing cooperation.

¹¹ An internationally important site for nature conservation with a major role as a recreational facility

4. Evidence base

4.1 The strategic issues in the Local Plan were informed by a wide ranging evidence base including:

Development Growth, Site Appraisals and Settlement hierarchy

- Local Plan Site Appraisal Assessment (December 2019);
- Settlement Hierarchy Update (2019);
- Strategic Housing and Employment Land Availability Assessment (December 2019);
- Site Appraisal Assessment Report (December 2019);
- Strategic Site Comparison Report (2019).
- Stamford Capacity and Limits to Growth Study (for SKDC November 2015)

Housing and Accommodation issues

- Strategic Housing Market Assessment (July 2014)
- Strategic Housing Market Assessment update report (October 2015)
- Strategic Housing Market Assessment update report (February 2020)
- Strategic Housing Market Assessment update report (July 2014)
- Five Year Housing Land Supply Reports (2019/20 and 2020/21)
- Windfall Housing Study (July 2017);
- Small site Windfall Housing Study 2019
- Accessibility Standards Study (2017);
- South Kesteven & Rutland Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (August 2016).

Employment, retail and economy issues

- Employment Land Assessment Updates (January 2016)
- Employment Review (2015);
- Rutland Take Up and Objectively Assessed Needs Review (May 2018)
- Rutland Retail Capacity Assessment (2016).

Transport

- Oakham & Uppingham Strategic Transport Assessment (2010);
- Oakham and Uppingham parking sufficiency study (2010).
- Stamford North and St George's Barracks Transport Assessments

Environment

- Phase 1 Habitat Surveys (Oakham / Stamford / Uppingham);
- Strategic Flood Risk Assessment (2009) and update 2020;
- Water Cycle Study (2011);
- Review of important open space and frontages (July 2017)
- Rutland Open Spaces report (October 2015);
- Landscape Review of Rutland Water (August 2019);
- Landscape Character Assessment (2003);
- Landscape sensitivity and capacity study of land North & West of Uppingham (June 2017);
- Landscape sensitivity and capacity study (2010);
- Landscape sensitivity and capacity study – Land around the Local Service Centres (July 2012 & Addendum 2017);

Minerals & Waste

- Local Aggregate Assessment (August 2018 and December 2019);
- Local Waste Needs Assessment (August 2015 and September 2018).
- RCC Minerals Spatial Strategy background paper (May 2020)
- RCC Waste Strategy background paper (May 2020)
- RCC Mineral and Waste Site Assessments (September 2017)

New Settlements

- St George's Barracks Evolving Masterplan (November 2018) and supporting evidence documents
- Woolfox Garden Village Masterplan (March 2019) and supporting evidence documents
- Strategic Site comparison report (2019)
- Interim Sustainability Appraisal (July 2019)
- Minerals Advice Note (2019)
- St George's initial transport review – AMEY(2019)
- Woolfox initial transport review – AMEY (2019)
- Landscape Evidence review, St George's Advice (Bayou Bluenvironment) (2019)
- Landscape Evidence review, Woolfox Advice (Bayou Bluenvironment) (2019)
- Viability note for Strategic Sites (HDH Consulting) (2019)

Other evidence

- Authority Monitoring Report (2015 - 2020);
- Local Plan Viability Update Report (December 2019);
- Sustainability Appraisal / Strategic Environmental Assessment (2020);
- Habitat Regulation Assessment (January 2020); and
- Infrastructure Delivery Plan (2020)

- 4.2 Duty to Cooperate engagement helped to inform some of the evidence studies referred to above. Joint evidence studies with DtC partners include:
- a. Strategic Housing Market Assessment (with HMA partners);
 - b. South Kesteven & Rutland Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (August 2016).
 - c. South Kesteven and Rutland Infrastructure Delivery Plan (October 2018)
 - d. Phase 1 Habitat Surveys (with South Kesteven in relation to Stamford);
 - e. Water Cycle Study (South Holland, South Kesteven and Rutland);
 - f. Strategic Flood Risk Assessment and SFRA update (Environment Agency)
- 4.3 The Council sought the views of relevant Duty to Cooperate bodies in the development of project briefs for many evidence base reports. Examples include: engaging with Rutland County Council Highways Authority in relation to transport evidence.

5. Actions, Outcomes and Governance

5.1 Some of the key 'actions' in relation to the Duty to Cooperate partners are set out below. The 'actions', 'outcomes' and 'governance' in relation to each of the Duty to Cooperate Partners are considered independently. The issues identified are consistent with the 'Strategic matters' identified in section 4 but have been refined to reflect the specific issues associated with each of the Prescribed Bodies.

5a. Housing Market Area / Functional Economic Market Area Partners

5.2 The issues arising from the strategic planning matters in relation to the Peterborough sub-region Housing Market Area / Functional Economic Market Area partners were:

- Defining the Housing Market Area and Functional Economic Market Area
- The Quantity and distribution of housing and unmet need in the HMA including cross boundary housing delivery
- The Provision of Employment Land and unmet need in the FEMA
- St George's Barracks New Garden Village
- Cross boundary transport issues
- Other issues including Water supply and waste water disposal, Flood risk, Bio-diversity, Provision of infrastructure (Including social and utilities infrastructure) and Climate Change

Actions

5.3 Strategic partners in the Peterborough sub-region HMA (Peterborough, Rutland, South Holland and South Kesteven) commissioned a 'Strategic Housing Market Area Assessment' (SHMA) during the early stages of plan preparation in 2017.

5.4 Ongoing discussions were held to agree the distribution of housing amongst the HMA partners, culminating in a Memorandum of Understanding in 2017.

Further discussions relating to the 'Full Objectively Assessed Need' (FOAN) for housing for the Districts of Peterborough, South Holland and South Kesteven have been ongoing and helped to underpin the housing requirements in the respective Local Plans for these authorities.

- 5.5 Following the introduction of the Standard Method, focussed discussions were held regarding the implications for the Rutland Local Plan and the wider HMA.

Outcomes

- 5.6 All HMA partners have agreed through MoUs and SoCGs that the extent of the Strategic Housing Market Area includes Rutland County, South Kesteven, South Holland and Peterborough as defined in the SHMA. Following the SHMA update in March 2017, the HMA partners agreed a Memorandum of Understanding (MoU) that was signed by all parties in April 2017 and updated in January 2018. This has been updated with the Statement of Common Ground is attached as Appendix 5a.
- 5.7 The extent of the Functional Economic Market Area was addressed in the Employment Land Assessment Update (2016) which indicated that:
- “The defined functional economic market area for Rutland includes its immediate neighbours of South Kesteven, Harborough, Melton and Corby. Rutland also has good links with the nearby urban centres of Peterborough and Leicester.”*
- 5.8 The introduction of the 'Standard Method' for calculating housing requirements in the National Planning Policy Framework is acknowledged by all HMA partners and will inform requirements for those submitting Local Plans after its introduction. The housing need for Rutland (130 houses per year) has been based on the Standard method but the Local Plan allows for the delivery of 160 houses per year in order to allow flexibility and support the Government's objective of significantly boosting housing supply. This is consistent with the need identified in the SHMA.
- 5.9 Discussions have confirmed that no unmet housing needs have been identified for any of the HMA partners. A Statement of Common Ground has been prepared for the HMA partners in relation to these strategic matters.
- 5.11 Discussions between Peterborough, South Holland and South Kesteven Council partners confirmed that there was no unmet requirements for B1(c), B2 and B8 employment land within the Local Plan period at Local (Rutland County-wide) and FEMA level. Analysis of proposed allocations, commitments and

completions indicated that sufficient supply could be delivered during the plan period.

- 5.12 The SoCG also indicates that the Authorities within the FEMA are supportive of Rutland County Council's employment land requirements and that all partners are capable of meeting the full need for employment collectively and within each LPA area. The approach to Employment and economy have been supported by the Local Enterprise Partnership.
- 5.13 An 'outcome' arising from DtC discussions related to the role of South Holland in the Peterborough sub-region Housing Market Area. Officers of South Holland District Council (SHDC) acknowledged that for the current 'round' of plan production they were satisfied that SHDC formed part of the Housing Market Area. However, for future Local Plans, there will need to be a re-assessment of the currently defined HMA.

Ongoing governance

- 5.14 The signed Statement of Common Ground 2020 refers to ongoing governance arrangements and in particular all parties agreed to: adopt positive principles of cooperation; keep each other well-informed; work together to achieve identified outcomes; and to respond to any material change in circumstance such as amended housing requirements. This is primarily to be achieved through ongoing monitoring of housing completions and commitments. Any updated Local Plans will involve engagement and cooperation in order to agree the Strategic matters and developing policies.

5b. South Kesteven District Council

- 5.15 South Kesteven District Council and Rutland County Council are both part of the 'Peterborough sub-region Housing Market area'. Duty to cooperate discussions have taken place at this strategic level (see 5a above). However, there are also issues that are specific to Rutland County and South Kesteven District that merit focussed discussions between the two authorities. These include:
- Development of a Strategic Development Area at 'Stamford North' that crosses the administrative boundaries of Rutland County and South Kesteven District;

- The distribution of housing requirements between Rutland CC and South Kesteven DC and in particular a portion of South Kesteven's Objectively Assessed Housing Need being met by Rutland County Council (as part of the development of Stamford North); and
- Transport implications arising from growth in the respective Local Authority areas, in particular impacts on the A1 and Local Highway network arising from growth in both authorities.

Strategic working with South Kesteven District Council (SKDC) focussed on Strategic and Cross boundary matters, mainly the proposed development at Stamford North which straddles the administrative boundaries of both authorities. Discussions relating to this issue began in the early 2000's as both authorities began to develop their respective Core Strategy's. Whilst no cross boundary allocation was considered necessary at that time this work paved the way for ongoing dialogue regarding the most appropriate direction of growth for the town has been supported by joint evidence work. This joint working informed the development of the South Kesteven Local Plan which was submitted to the Secretary of State for Independent Examination in January 2019 and adopted by SKDC in January 2020 and informs this Local plan too.

Actions

- 5.16 The potential to meet some of South Kesteven's housing need within Rutland County Council's administrative area at a Strategic Development Area at Stamford North was a key matter addressed as part of discussions in relation to the South Kesteven Local Plan.
- 5.17 Meetings and correspondence continued between officers of Rutland County Council and South Kesteven District Council in relation to cross-boundary issues arising from the Rutland Local Plan. Ongoing discussions and correspondence sought to identify, refine and discuss the strategic matters and cross boundary issues. Meetings during the later stages of plan production have focused on the development of a masterplan/development brief, additional traffic modelling and infrastructure need assessment as well as the content of a Statement of Common Ground.
- 5.18 Meetings regarding the detailed matters of development of the site have involved South Kesteven (as one of two planning authorities), Lincolnshire County Council (as highway and education authority) and Rutland County Council as unitary authority; Highways England in relation to potential impacts on the Strategic Road network (the A1 trunk road) and County Ecologists in relation to the Candidate Wildlife site within the Quarry Farm part of the site.

5.19 Other areas where there has been engagement between Rutland County Council and South Kesteven District Councils in the development of the respective Local Plans include:

- Working together at the outset of the commission for the 2014 SHMA, to set out their approach to the duty to cooperate.
- At the first two stages of publication of the SHMA (July 2014 and October 2015) issuing a statement setting out the joint position on the Objectively Assessed Housing Need (OAHN). In light of the publication of the SHMA update in March 2017, the authorities agreed a Memorandum of Understanding (MoU) that was signed by all parties in April 2017.
- Consultation through the Local Plan process with HMA and partner organisations during the production of the Local Plan.

5.20 Specific engagement has been undertaken with service and utility providers as part of the Infrastructure Development Plan to ensure that any cross boundary infrastructure needs are understood.

Outcomes

5.21 The main outcomes included preparation of a 'Statement of Common Ground' between Rutland County and South Kesteven District Councils in December 2020. This sought to supersede a draft SoCG from 2019 and facilitate co-ordination and co-operation between the two Councils in jointly planning land to the north of Stamford.

5.22 The key outcome was to confirm that development within the County of Rutland would contribute to the housing requirements of South Kesteven.

5.23 A further key output was agreement to the production of a joint development brief for the Strategic development Area to the north of Stamford.

5.24 Other outcomes resulting from cross boundary work include:

- Engaging in the production of SHMAs that have informed the current round of local plans (in advance of the standard method). Three reports have been published in July 2014, October 2015 and a further update in 2017, primarily triggered by the publication of the new population and household projections by CLG in 2016.

- Engagement in the development of the South Kesteven Local Plan where discussions with Non-HMA authorities confirmed through consultation responses that they are were to meet their own needs within their area and do not have any unmet cross-boundary issues to be met by SKDC. This was subsequently confirmed in relation to the Rutland Local Plan.
- A SoCG between South Kesteven District Council and Rutland County Council stating the 650 capacity from the Quarry Farm to be considered within the Rutland Local Plan to meet South Kesteven's needs. Both Councils are working towards this SoCG.

Ongoing governance

5.25 The SoCG commits the Local Authorities to work together in the joint planning process. It sets out the key governance principles and arrangements that will be required to achieve this. This is primarily to be managed through engagement between the Local Planning Authorities as part of the Development Management process. Section 4 of the signed Statement of Common Ground (Appendix 5.2) sets out the ongoing governance arrangements in more detail. This broadly requires the Councils to work together to achieve identified outcomes in relation to strategic matters and adopt positive principles of cooperation.

5c. Neighbouring LPAs (not in HMA)

5.26 Duty to cooperate discussions have taken place with Neighbouring Local Authority partners that abut Rutland County but are not part of the Housing Market Area. Discussions were held with Officers of Melton Borough, Harborough District, Corby Borough and East Northamptonshire District Councils and with the 'Joint Strategic Planning Manager' representing Leicester & Leicestershire Local Planning Authorities. The identified 'cross boundary' issues for discussion with these authorities include:

- Housing requirements and unmet need;
- Provision of employment land and cross boundary issues;
- Housing and Employment site allocations;
- Cross boundary transport issues;
- Cross-boundary flood risk issues, and;

- Cross-boundary infrastructure (Including social and utilities infrastructure).

Actions

- 5.27 Strategic working with Neighbouring Local Authority partners primarily involved discussions focussed on the implications of growth, including the scale and strategic distribution of new development and the cross boundary impacts of specific sites.
- 5.28 Meetings (including regular Development Plans Form meetings in Leicester & Leicestershire that initially involved Rutland County¹²), telephone calls and e-mail correspondence were ongoing between officers of Rutland County Council and Neighbouring Local Authority partners during the plan preparation. Meetings also discussed whether a Statement of Common Ground was required.
- 5.29 Discussions were held with the ‘Joint Strategic Planning Manager’ representing Leicester & Leicestershire Local Planning Authorities regarding the issue of any unmet housing need. An email confirming this is attached as Appendix 8(e).

Outcomes

- 5.30 Discussions with Neighbouring Local Authority partners resulted in agreement that the Duty to Cooperate had been complied with but that a ‘Statement of Common Ground’ was not necessary.
- 5.31 Melton Borough Council confirmed in an e-mail dated 21st November 2019 that they couldn’t
- “...see that there would be any particular strategic cross boundary issues...”*
- 5.32 Harborough District Council confirmed in an e-mail dated that:
- “.....there [are] unlikely to be any issues...”*
- 5.33 North Northamptonshire Joint Planning Unit, East Northamptonshire DC and Corby BC confirmed that they were satisfied that effective co-operation had taken place.
- 5.34 The Leicester & Leicestershire ‘Joint Strategic Planning Manager’ (jointly representing the eight Local Planning Authorities) submitted a statement confirming that the Leicester & Leicestershire Housing Market Area partners

¹² See Appendix 6 for terms of reference.

had collectively agreed to meet their own needs and no unmet housing need had been identified.

- 5.35 All neighbouring Local Planning Authorities outside of the HMA have confirmed that a Statement of Common Ground (SoCG) was not considered necessary (See Appendix 3.2 which contains a note of meeting dated 27th November 2019 when all parties agreed that the Duty had been complied with and a SoCG was not required) and confirmation in response to the Regulation 19 consultation. Appendix 8.4 specifically refers to agreement by Corby Borough Council).
- 5.36 Engagement with neighbouring Local Planning Authorities have occurred as part of the formal consultation process at each key stage in the plan making process.

Minerals and Waste

- 5.37 For Minerals Planning, Rutland County Council, (through its agents Northamptonshire County Council) are part of the East Midlands Aggregate Working Party (which also includes Leicestershire and Lincolnshire). Early engagement with all DtC authorities was undertaken in September 2017. Four authorities highlighted possible issues with continuing to supply Rutland with minerals, two for Sand and Gravel supplies and two for Crushed Rock, these possible issues have continued to be monitored via the annual Local Aggregate Assessments (LAAs). (See Appendix 3.11 for details). It has been established through ongoing work that there are no future supply issues and no issues in relation to DtC by these parties.
- 5.38 In addition to ongoing engagement with the East Midlands Aggregate Working Party, Northamptonshire County Council have also engaged with Cambridgeshire and Peterborough LPAs, including carrying out all the technical work for the Minerals and Waste Local Plan (which is shortly to be adopted). No DtC issues have been identified. The movements of imports and exports of aggregates are of a scale that there should be no need for Statements of Common Ground to be prepared.
- 5.39 Strategic waste movements were identified (again through its agents Northamptonshire County Council) using the EA Waste Interrogator database and local authority contracts and records. Strategic movements were defined relative to Rutland and included the following:
- Export of waste for disposal to landfill: Rutland does not have any landfill sites and so is entirely reliant on capacity provided in other WPA areas and this pattern will continue over the plan period. In addition landfill void space is limited and sites cannot operate indefinitely.

- Export of waste for treatment over 1,500 tonnes per annum (tpa) to an individual advanced treatment facility (e.g. energy to waste). Reasoning: Rutland's waste production is relatively small and so its ability to support larger scale treatment facilities is reduced, as such it is likely to continue to be reliant on capacity provided in other WPA areas. Movement over 1,500tpa would represent roughly 10% of all waste currently available for treatment.
- Export of hazardous waste for recovery or treatment over 100tpa to an individual facility. Reasoning: Rutland's waste production is relatively small and so its ability to support specialised treatment facilities (e.g. those that manage hazardous wastes) is reduced, as such it is likely to continue to be reliant on capacity provided in other WPA areas. Movement over 100tpa would represent roughly 10% of all hazardous waste produced in the county.

5.40 As a result of ongoing work with WPAs several waste management/disposal sites were identified in Northamptonshire; Lincolnshire; Peterborough and Nottingham City.

5.41 At this stage no specific cross boundary issues have been identified however the Council will continue to co-operate with relevant authorities in relation to strategic waste planning matters. It is considered that there are no DtC issues arising from waste matters in this Local Plan.

Ongoing governance

5.42 The Neighbouring Local Authority partners will continue to work together in future when plans were being prepared or strategic planning issues arise. Future discussions would endeavor to work together in relation to strategic matters and adopt positive principles of cooperation.

5.43 In the context of Minerals and Waste, Rutland and its agents (Northamptonshire County Council) have engaged with neighboring Minerals and Waste Planning Authorities to identify and address any strategic cross boundary matters. and will continue to do so through the East Midlands Aggregate Working Party and through joint working arrangements with Peterborough and Cambridgeshire.

5d. Natural England

5.44 Rutland County Council contains multiple protected and priority species and habitats. Rutland Water is significant at a European level because of its habitats and species, it is Natura 2000 site, a Site of Special Scientific Interest and

Special Protection Area. The strategic planning matters in relation to Natural England were:

- The proposed allocation of a New Garden Village at St George's Barracks, Edith Weston and how the plan seeks to mitigate potential impacts arising from growth.
- Other site allocations and whether these satisfactorily consider and mitigate potential impacts on designated, protected and priority habitats, species and geo-diversity, based on evidence.
- The wording of policies that seeks to deliver Biodiversity Net Gain.
- The wording of the natural environment policies.
- The protection and enhancement of Green Infrastructure policies.

Actions

5.45 Natural England's advice was sought via workshops, meetings, discussions and e-mail exchanges regarding the impact of proposed growth on important natural environment habitats (including designated sites and protected species). In particular the Council engaged with NE in terms of the potential impacts of development, and particularly the St George's New Garden Community proposal, on Rutland Water.

5.46 Ongoing discussions and e-mail exchanges were held with Natural England to understand if they were satisfied that emerging allocations and policies provided a satisfactory basis for the protection of habitats and species. Discussions also addressed the main issues to be addressed through a Statement of Common Ground.

Outcomes

5.47 Natural England have been engaged in workshops and correspondence in relation to development of the St George's site and have confirmed this engagement in writing. Changes were proposed by Natural England to policy E9 of the Local Plan prior to publication, these were subsequently incorporated. A 'Statement of Common Ground' has been prepared with Natural England that confirms their position in relation to Natural Environment policies and the confirming that St Georges Barracks and other allocations can be developed without unacceptable adverse impacts.

Ongoing governance

5.48 No formalised governance arrangement were considered necessary. Ongoing engagement with NE will be necessary when planning applications are submitted that have a potential impact on Rutland Water and any other designated sites.

5e. Historic England

5.49 The strategic planning matters in relation to Historic England are:

- The proposed allocation of a New Garden Village at St George's Barracks, Edith Weston including: the principle of development, acceptability of evidence gathered and how the plan seeks to address potential impacts on designated and non-designated heritage assets including the grade II* listed Thor missile site;
- Other allocations and their potential impacts on Heritage assets;
- The wording of policies that seek to conserve and enhance the County's heritage assets and their settings; and
- The proportionate nature of the evidence base underpinning other proposed allocations which do not have the benefit of planning permission.

Actions

5.50 Detailed DtC discussions were held with HE when considering St George's Barracks as a potential allocation for a New Garden Community. Key discussions related to the evidence base and ensuring that impacts on designated and non-designated heritage assets could be satisfactorily mitigated.

5.51 Historic England's advice was sought via workshops, meetings, discussions and e-mail exchanges regarding the impact of proposed growth on important heritage assets. In particular the Council engaged with HE in terms of the potential impacts of the St George's New Garden Community on designated and non-designated heritage assets including the THOR missile site (a Grade II* listed building)

5.52 More recent discussions were also held with HE with regard to agreeing a Statement of Common Ground. This addressed areas of common ground and also areas where common ground could not be reached.

Outcomes

5.53 Following initial correspondence, RCC sought to obtain a more detailed understanding of the various heritage elements of the St George's site which informed the emerging policy and associated masterplan. This included meetings with Historic England advisers including their specialist Cold War advisers. Evidence reports prepared on behalf of the Ministry of Defence were shared with Historic England to ensure early input to proposals for the development of the site. The initial masterplan identifies the importance of the Thor Missile site and sets aside a large area for the creation of a heritage zone. This zone would act as a buffer and setting for the listed structure as well as provide for improved public access and interpretation of the historic importance of the site.

5.54 Policies H2 and H3 in the Local Plan have been developed using this advice, in order that they reflect Historic England's concerns regarding the design of the scheme and impacts on designated heritage assets including the Grade II* Thor missile site and its setting. In addition the policy seeks to address the important non-designated heritage assets. The policy stresses that the master plan will be informed by a heritage impact assessment including archaeological assessment. Notwithstanding this, Historic England have requested revised wording to strengthen the protection afforded to the non-designated heritage assets within the site. Proposed revised wording is set out in the draft, still to be agreed Statement of Common Ground.

5.55 Historic England and Rutland County Council are pursuing a 'Statement of Common Ground' that confirms their agreed position in relation to Heritage Asset policies within the Local Plan and in particular the policies required to protect heritage assets associated with the proposed New Garden Community at St George's Barracks. The SoCG also identifies areas where no agreement has been reached. There have been some material changes in circumstance since the publication of the Local Plan in that Historic England are pursuing the designation of a Scheduled Monument on part of the site and potentially 'Listing' additional features.

Ongoing governance

5.56 No formalised governance arrangement were considered necessary. Ongoing engagement with HE will be necessary when planning applications are

submitted that have a potential impact on the Thor missile listed building and any other designated heritage assets.

5f. Highways England

5.57 The strategic planning matters in relation to Highways England (HE) were:

- The proposed allocation of a Garden Community at St George's Barracks, Edith Weston including whether the proposed development will impact on, and how the plan seeks to mitigate potential impacts on the Strategic Road Network (the A1) and whether this is supported by evidence.
- Impact of the proposed development at 'Stamford North' on the Strategic Road Network (primarily the A1) when considered alongside other proposed growth in South Kesteven District.
- Whether the policies and infrastructure requirements contained in the Local Plan satisfactorily mitigate other potential impacts on the Strategic Road Network.

Actions

5.58 Highways England were engaged via discussions and e-mail exchanges regarding the impact of proposed growth on the Strategic Road Network. In particular the Council engaged with Highways England in terms of the potential impacts of potential new settlement at St George's New Garden Community and proposed development at land North of Stamford (which falls partly within the administrative area of Rutland County Council and partly within South Kesteven District).

5.59 Ongoing discussions and e-mail exchanges were held with Highways England to establish whether they were satisfied with the transport evidence underpinning the emerging allocations and that emerging policies were satisfactory. HE were involved in the preparation of a Statement of Common Ground including identification of Strategic Matters.

Outcomes

5.60 Working with Highways England resulted in policies which made sufficient provision to safeguard the operation of the Strategic Road Network. This was achieved by requiring major development proposals (such as St George's Barracks and Stamford North) to assess the impact of the proposed growth

on the Strategic Road Network. Agreement has been reached that the need for mitigation measures will be identified through Transport Assessments (TAs) to be undertaken at planning application stage. Junction improvements on the A1 close to Stamford were secured as part development within South Kesteven District, these largely mitigate any modest transport impacts arising from development at St George's Barracks. Subject to these policies no objection was raised in relation to the New Garden Community at St George's Barracks and proposed development north of Stamford.

- 5.61 A Statement of Common Ground (SoCG) was prepared and signed by Highways England which indicated that they do not have any objection in principle to the development proposed in the emerging Local Plan including St George's Barracks as a preferred location for a New Garden Community. HiE considered proposed transport related policies provided a satisfactory framework for growth. A SoCG is appended to this DtC statement of compliance.

Ongoing governance

- 5.62 No formalised governance arrangement were considered necessary. Ongoing engagement with HE will be necessary when planning applications are submitted that have a potential impact on the Strategic Road Network.

5g. Environment Agency

- 5.63 The strategic planning matters in relation to the Environment Agency (EA) were:
- Proposed site allocations and whether these satisfactorily consider and mitigate potential flooding and water quality impacts, based on evidence.
 - The wording of policies related to water quality, water efficiency and the direct and indirect impacts of flooding.
 - Updating of evidence including the 2020 update of the Strategic Flood Risk assessment.
 - The proposed allocation of a New Garden Village at St George's Barracks, Edith Weston, and how the plan seeks to mitigate potential impacts.

Actions

- 5.64 The Environment Agency were engaged in discussions via workshops, e-mail exchanges and consultations on key stages of plan production regarding the potential flooding impacts arising from proposed growth.
- 5.65 In particular the Council engaged with EA in terms of the potential impact of a potential new settlement at St George's New Garden Community. Other focussed discussions were held regarding proposed allocations in Oakham and the potential impact on the Oakham treatment works. Discussions involved Anglian Water, the local water company in relation to the need to increase capacity.
- 5.66 EA were involved in the development of a Statement of Common Ground.

Outcomes

- 5.67 The outcomes of working with Environment Agency were that the quantity of development in Oakham was reduced from 757 proposed in 2017 to 382 in the publication plan (375 fewer homes than in 2017). As a consequence of this reduction and engagement between the EA and Anglian Water the EA were able to withdraw their concerns about impacts on Oakham treatment works. Policies in the Local Plan sought to ensure that any adverse flooding impacts could be satisfactorily mitigated. There are no objections in principle from the EA to the choice of St George's as the preferred location for a New Garden Community.
- 5.68 The EA have raised no specific concerns in relation to flooding. EA Officers initially indicated that additional work was needed in relation to the SFRA but considered that this could be resolved. The 2020 update of the SRFA has addressed these concerns. The EA raised the issue of potential impacts on water quality need to be thoroughly assessed including any contamination on site and impacts on water courses and groundwater and drainage impacts on Rutland water resulting from development at St George's Barracks. These issues are effectively addressed in the proposed policy EN5 and H3.
- 5.69 A Statement of Common Ground (SoCG) was prepared and signed by the Environment Agency that broadly indicates that they do not have any objection in principle to the proposed allocations and policies.

Ongoing governance

5.70 No formalised ongoing governance arrangements were considered necessary. Ongoing engagement with EA will be necessary when planning applications are submitted to ensure that potential flooding impacts and groundwater contamination are properly assessed.

5h. Homes England

5.71 The strategic planning matters in relation to the Homes England (HoE) were:

- The proposed allocation of a New Garden Village at St George's Barracks, Edith Weston, associated policies and funding allocated to support the development of the site in line with the 'Housing Infrastructure Fund' (HIF) bid.
- Affordable housing and other housing policies within the plan (and supporting evidence).

Actions

5.72 Homes England (HoE) were engaged in discussions via workshops, e-mail exchanges and consultations on key stages of plan production in relation to emerging policies concerning affordable housing and the options for new settlements including the preferred option at St George's Barracks. An application was made for Housing Infrastructure Funding (HIF) for early site preparation and infrastructure costs at St George's Barracks.

5.73 HoE were asked if they considered whether a Statement of Common Ground was necessary.

Outcomes

5.74 The outcomes of working with Homes England were that policies in the Local Plan sought to ensure sufficient provision of affordable housing. The choice of St George's as the preferred location for a new settlement is broadly supported by HoE in the context of its status as one of the Government's preferred Garden Villages. HIF funding has been awarded to RCC and is the subject of ongoing discussions with RCC and Defence Infrastructure Organisation to agree terms and conditions for this funding award.

5.75 HoE confirmed that a Statement of Common Ground (SoCG) was not considered necessary and confirmed in an e-mail that they were satisfied with Rutland Local Authority's approach and partnership arrangements, and the engagement with Homes England on the Local Plan.

Ongoing governance

- 5.76 No formalised ongoing governance arrangements were considered necessary with Homes England. However, there will be ongoing governance related to the HIF funding – this will be secured through agreed terms and conditions.

5i. Clinical Commissioning Group

- 5.77 Rutland County Council falls within the East Leicestershire & Rutland CCG and abuts the South West Lincolnshire CCG at the border of South Kesteven District near Stamford. The strategic planning matters in relation to the East Leicestershire and Rutland Clinical Commissioning Group (CCG) were:
- The requirements for primary health care arising from the proposed housing and other growth contained within the Rutland Local Plan 2018 - 2036;
 - The proposed delivery, timing and management of health care provision associated with a proposed New Garden Community at St George's Barracks, Edith Weston;
 - The proposed delivery, timing and management of health care provision associated with development at Stamford North; and
 - The amount, destination and timing of financial contributions required in order to deliver the necessary infrastructure.

Actions

- 5.78 Meetings and ongoing e-mail and telephone discussions were held with the East Leicestershire & Rutland CCG whose advice was sought regarding the strategic health matters and the impact of proposed growth on the capacity of primary care facilities in the East Leicestershire & Rutland CCG area. Meetings primarily discussed how any impacts on health care facilities arising from additional growth could be addressed.
- 5.79 The input of the CCG was sought in developing policies and the 'Infrastructure Delivery Plan' in order to ensure that necessary facilities were sought and that they were deliverable.

- 5.80 E-mail exchanges and meetings were held with the CCG in order to identify the Strategic matters to be addressed. The CCG were also engaged in the evolution of the Statement of Common Ground.

Outcomes

- 5.81 The outcome of discussions with 'East Leicestershire and Rutland' Clinical Commissioning Group (CCG) informed the policies and Infrastructure Delivery Plan of the emerging Rutland Local Plan. The proposed levels of growth would necessitate increased capacity and improvements to existing facilities.
- 5.82 The provision of a new settlement at St George's Barracks (c.2,215 dwellings) would require a new health centre. The CCG indicated that, in the short term patients were likely to use existing practices, primarily at Empingham.
- 5.83 The CCG identified that extensions to accommodate growth could include relocation, expansion or extension at the existing practices at Oakham and reconfiguration and / or extensions at Uppingham and Empingham could be delivered through financial contributions.
- 5.84 The CCG agreed that it would be possible to accommodate the primary health care provision requirements arising from the proposed levels of growth. Financial contributions and extensions to existing services were identified as appropriate solutions and these were identified in the Infrastructure Delivery Plan.
- 5.85 A Statement of Common Ground has been signed which indicates that the CCG broadly support the policies and proposals within the emerging Local Plan. The provision of new facilities and financial contributions required to support the delivery of infrastructure identified in the 'Infrastructure Delivery Plan' is satisfactory at this stage and will be informed by ongoing dialogue between the Local Planning Authority, East Leicestershire & Rutland Clinical Commissioning Group and site developers as more detailed schemes emerge.

Ongoing governance

- 5.86 No formalised ongoing governance arrangements have yet been agreed with EL&RCCG. Ongoing engagement between the LPA and CCG was considered necessary as detailed schemes emerge. Ongoing engagement

and governance is occurring through the 'One Public Space' estate board of which RCC and EL&RCCG are both partners.

5j. Local Enterprise Partnership

5.87 The strategic planning matters in relation to the Local Enterprise Partnerships (LEP) were:

- The identified Functional Economic Market Area;
- The approach to 'Economy and Employment land in the Local (including at St George's Barracks).

Actions

5.88 It is important to note that during the early stages of plan preparation, Rutland County Council was aligned with the Greater Cambridge & Greater Peterborough LEP. During the latter stages of plan preparation, the Council has been working with the Greater Lincolnshire LEP.

5.89 Strategic working with both the Local Enterprise Partnership included discussions, e-mail exchanges and consultation through the emerging Local Plan process.

5.90 Rutland County Council initially sought to co-operate with the Greater Cambridge & Greater Peterborough Local Enterprise Partnership (GC&PLEP) in developing the policies and proposals included in the 'Employment and Economic Development' sections of the plan and whether these provided a sound basis for economic planning. As the focus and objectives of the GC&PLEP changed Rutland became less closely aligned to the objectives of the GC&PLEP and in March 2020 the Council joined the Greater Lincolnshire LEP (GLLEP). This move took place after the Local Plan had been approved for Regulation 19 consultation. However since joining, the council has worked hard to ensure the GLLEP Strategic Plan recognise Rutland and the economic issues and challenges faced by the County. This includes gaining their support for the policies and proposals included in the Local Plan and we will continued to engage with that organisation to deliver the economic and infrastructure objectives set out.

Discussions were held with the both LEPs during the process of preparing the Local Plan to ensure that they could support the policies and principles contained within the Local Plan in terms of economy and employment. The GLLEP were also asked if a Statement of Common Ground was considered necessary or whether exchange of e-mails would suffice.

Outcomes

- 5.91 GLLEP indicated via e-mail that they were broadly satisfied with the emerging policies of the Local Plan and that a Statement of Common Ground (SoCG) was not considered necessary and confirmed in an e-mail that they do not have any objection in principle to the emerging plan.

Ongoing governance

- 5.92 The Council is a member of the GLLEP Strategy Board and participates in a number of working and steering groups. Officers work closely with GLLEP colleagues on matters relating to economic development and strategic infrastructure funding. This work will help to align the delivery of planning proposals with the LEP plans over the coming years.

5k. Rutland County Council (Local Highway, Education, Minerals & Waste and Public Health Authority)

- 5.93 Discussions were held with the Local Highway Authority, Local Education Authority, Minerals & Waste Agent acting for the Authority and Public Health Authority teams of Rutland County Council.
- 5.94 The Local Highway Authority are a 'Prescribed Body' under the Duty to Cooperate. The Education, Minerals & Waste, Public Health and Adult Social Care departments have responsibilities for addressing issues that are 'Strategic Matters' within the Local Plan and have been partners in terms of engagement. Officers from the departments (and their agents in relation to Minerals & Waste) were also engaged in developing the plan.

Actions

- 5.95 In the context of the Local Highway Authority. Evidence was gathered in the form of Transport Assessments and analysed to assess the transport impacts of proposed growth. Rutland County Local Highway Authority Officers coordinated discussions with adjoining Local Highway Authorities and Highways England as necessary.
- 5.96 In the context of Education. Multiple discussions were held in order to establish the impacts of growth on the capacity of existing schools and the need for new and expanded facilities. This included the potential requirement for new education facilities at St George's Barracks New Garden Community and whether there was a need to expand existing schools as a result of growth, and the need for new and expanded facilities to support the Stamford North

proposal. This latter development also involved cross boundary discussion with Lincolnshire education authority.

- 5.97 In the context of Minerals and waste discussions were held with Northamptonshire County Council (agents for Rutland County Council) to ensure that policies and allocations included in the plan set out a satisfactory Policy Framework for the development of Minerals and Waste in the County of Rutland. Early engagement with partners established that there were no future supply issues relating to aggregates arising from Mineral Authorities outside the county (Appendix 3.11 summarises responses). The discussions sought to inform policies and proposals which would satisfactorily safeguard existing and proposed waste management facilities and ensure the appropriate supply of aggregate is maintained. Specific discussions were held regarding the implications for safeguarding mineral reserves at St George's Barracks. Northamptonshire County Council, as Minerals and Waste agent for Rutland also have a role in satisfying the duty to co-operate within a sub-regional context as set out in paragraphs 5.37 above.
- 5.98 In the context of the Public Health Authority RCC co-ordinate the Rutland One Public Estate board, which provides ongoing forum for discussions about key health and planning related issues including policies relating to air quality, promoting walking & cycling, open spaces and provision of health infrastructure are a proportionate approach to addressing health matters in the Local Plan.
- 5.99 The advice of key departments was sought in relation to options for potential allocation options and infrastructure requirements and policy development. In particular, discussions were held concerning the impacts of the proposed New Garden Community at St George's Barracks.

Outcomes

- 5.100 Cooperation between Rutland County Council departments resulted in a plan that addresses transport, minerals, waste, education and public health issues. The Local Plan contains policies that seek to: mitigate any adverse transport impacts; ensure continuing supply of aggregates, make provision to manage waste; ensure the delivery of necessary education facilities; and incorporate policies that promote Public Health benefits.
- 5.101 The 'Infrastructure Delivery Plan' within the Local Plan includes education and transport requirements that have been informed by discussions with the LEA and LHA.

5.102 A 'Statement of Engagement' has been prepared and signed by the respective Heads of Department for each of these functions.

Ongoing governance

5.103 No formalised ongoing governance arrangements were considered necessary as all departments are within Rutland County Council. The service level agreement between RCC and NCC for mineral and waste planning sets out the governance arrangements for Mineral and Waste issues, this includes the Duty to Co-operate.

6. Duty to Cooperate - Evidence of cooperation on Strategic matters

- 6.1 This section provides an audit trail and evidence of engagement with Prescribed Bodies relating to the strategic planning matters. Each of the strategic planning matters are considered in turn. The section sets out how Rutland County Council has cooperated with the relevant Prescribed Bodies on each of the issues.
- 6.2 Evidence of meetings, correspondence and other engagement are attached as **Appendix 3**.
- 6.3 The Memorandum of Understanding (2017) relating to the Housing Market Area is attached as **Appendix 4**.
- 6.4 Statements of Common Ground with the Prescribed Bodies are attached as **Appendix 5** and referenced in this section.
- 6.5 The Statement of Common Ground between Rutland County and South Kesteven District Councils produced in support of the South Kesteven Local Plan is attached as **Appendix 5.2**.
- 6.6 A 'Statement of Engagement' between the various departments of Rutland County is attached as **Appendix 7**.
- 6.7 Where the Prescribed Bodies have confirmed that co-operation has taken place, but that no 'Statement of Common Ground' is considered necessary, evidence has been included in **Appendix 8**.

Strategic Matter 1 - Identifying the appropriate Housing Market Area

HMA Partners

- 6.8 The key Prescribed Bodies involved in discussing the extent of the Housing Market Area¹³ were the existing HMA partners.
- 6.9 Meetings were initially held between all HMA partners in order to commission the Strategic Housing Market Assessment (SHMA) in 2014, further meetings

¹³ Which comprises the administrative areas of Rutland County Council, South Holland District Council, South Kesteven District Council and Peterborough City Council as identified in the Strategic Housing Market Assessment (July 2014).

agreed its findings. The HMA partners formally agreed to work together within the context of the HMA and signed a Memorandum of Understanding in 2017 (attached as **Appendix 4**) which set out how each partner would seek to deliver housing need.

- 6.10 Following changes to the NPPF and the introduction of the Standard Method for determining Objectively Assessed Housing Need, further meetings were held with HMA partners in order to discuss whether the extent of the HMA was still fit for purpose and agree respective distribution of housing. Notes of a meeting held on 4th December 2019 are attached as **Appendix 3.1**.
- 6.11 A Statement of Common Ground confirming that all parties support the defined Housing Market Area and Rutland's housing requirements is attached as **Appendix 5.1**.

Strategic Matter 2 - Identifying the appropriate Functional Economic Market Area (FEMA)

HMA / FEMA Partners

- 6.12 The Functional Economic Market Area has been determined through a series of Employment Land Studies. It includes the same Local Authorities as those who form the Housing Market Area referred to above. The FEMA partners have formally agreed to work together to deliver employment (See note of meeting in **Appendix 3.1**). This is confirmed in the Statement of Common Ground attached as **Appendix 5.1**.

Strategic Matters 3 & 4 - Meeting the objectively assessed housing needs including provision of a New Settlement at St George's Barracks and other allocations

- 6.13 Meeting the objectively assessed need for housing involved the engagement of multiple partners. At a Strategic level, RCC engaged with HMA partners and neighbouring Local Planning Authorities to confirm that the quantity and distribution of homes being proposed was acceptable. At a local level (specific allocations and policies) RCC engaged with multiple partners in order to address specific issues arising from proposed site allocations, including the proposed New Garden Community at St George's Barracks. Evidence of the 'Strategic' and 'site specific' discussions are set out below.

Quantity and distribution of housing in the HMA

HMA Partners

- 6.14 Evidence of cooperation with HMA partners has been ongoing throughout the plan making process. Most recent notes of a meeting held on 4th December 2019 are attached at **Appendix 3.1**. This shows support for the quantity and distribution of housing within Rutland County and the wider HMA. A Statement of Common Ground confirming that all HMA partners are supportive of the quantity and distribution of housing and that no 'unmet needs' have been identified is contained in the 'Statement of Common Ground' attached as **Appendix 5.1**. A Statement of Common Ground relating to housing distribution and meeting a portion of South Kesteven's housing need is attached as **Appendix 5.2**.

Neighbouring Authorities

- 6.15 Neighbouring Authorities outside of the PUA were engaged in meetings and discussions regarding: housing distribution, unmet needs and impacts of proposed allocations.
- 6.16 Rutland County Council is a member of the Leicester, Leicestershire and Rutland Development Plans Forum (Terms of Reference attached at Appendix 6) this forum is a formal meeting to enable the constituent authorities to keep abreast of planning issues in the sub-region, share knowledge and engender co-operation and collaborative working. This forum was used to establish key strategic matters and any cross boundary issues which needed to be addressed through the Local Plan review. More recently Rutland CC has not had direct involvement in the work of this group as it has focussed on the delivery of a Strategic Plan for Leicester and Leicestershire. See statement at Appendix 8.5.
- 6.17 A less formal relationship has existed between RCC and Northamptonshire County and the Northamptonshire District authorities adjoining its boundary, nonetheless good co-operation has been ongoing throughout the review period as evidenced by the note of meeting dated 27th November 2019 between RCC and the North Northamptonshire Joint Planning Unit (including East Northamptonshire District Council and Corby Borough Council) which is attached as **Appendix 3.2**.
- 6.18 E-mails from Melton Borough Council (dated 21st November 2019) and Harborough District (dated 2nd December 2019) are attached as **Appendix 8.1** and **Appendix 8.2**. Both confirm that cooperation has taken place and that no Statement of Common Ground is required.

Site allocations including St George's Barracks

- 6.19 Discussions were held with various DtC partners regarding the proposed 'New Garden Community' at St George's Barracks and other proposed housing site allocation options and associated policies. Engagement was ongoing throughout the development of the plan and involved workshops, meetings, telephone calls and e-mail exchanges. The evidence of engagement with the key DtC bodies are set out below. All of the DtC bodies have also been formally consulted on the local plan as it has evolved through Regulation 18 and Regulation 19 consultations.
- 6.19.1 Historic England (HE). Historic England attended a meeting on 23rd November 2017 concerning the proposed New Garden Community at St George's Barracks. Further meetings were held on 29th November 2018 (letter dated 9th January 2019 refers). Multiple meetings were held thereafter. Copies of letters and e-mail exchanges with HE that demonstrate DtC engagement are attached as **Appendix 3.3**. A draft Statement of Common Ground is attached as **Appendix 5.4**. At the time of drafting this Statement of Compliance, discussions regarding the detailed wording of the Statement of Common Ground were ongoing.
- 6.19.2 Environment Agency (EA). DtC discussions were held with the EA at all stages of plan production in relation to the potential New Garden Community at St George's Barracks and other proposed housing allocations. EA attended a workshop on 19th July 2018 concerning St George's Barracks New Garden Community. Additional discussions were held on an ongoing basis including during consultation on the 'Publication Version' of the Local Plan. Formal representations including those in relation to the Publication version of the Local Plan have been submitted and do not raise insurmountable objections to soundness. Examples of engagement with the EA are attached as **Appendix 3.4**). A Statement of Common Ground is attached as **Appendix 5.5**.
- 6.19.3 Natural England (NE). DtC discussions were held with NE at all stages of plan production in relation to site options (including St George's Barracks). Meetings were held on 31st May 2018 to discuss the impact of St George's Barracks on important habitats and species including Rutland Water (a RAMSAR site). No objections have been received from NE concerning site options. Examples of consultation responses and meeting notes between RCC and NE are attached as **Appendices 3.5**. A Statement of Common Ground with Natural England is attached as **Appendix 5.3**.
- 6.19.4 Highways England (HiE). DtC discussions were held with Highways England (and their agents AECOM) at key stages of plan production in relation to site options and selection including the preferred New Garden Village at St George's Barracks and Stamford North. Key areas of

engagement related to the potential impact of options on the Strategic Road Network (SRN) (in particular the impacts of proposed new Garden Village and Stamford North development on the A1). Copies of relevant e-mails are attached as **Appendix 3.6**. A Statement of Common Ground with Highways England is attached as **Appendix 5.6**.

- 6.19.5 Homes England. DtC discussions were held with Homes England at all stages of plan production in relation to site options (including St George's Barracks). Homes England were supportive of the bid to MHCLG for a New garden Village at St Georges and have informed policies relating to affordable housing. An e-mail is attached as **Appendix 8.3** that confirms Homes England are satisfied that a Statement of Common Ground is not necessary and that they are satisfied with the approach to engagement through development of the Local Plan.
- 6.19.6 Rutland County Council (Local Highway, Education, Minerals & waste).
- 6.19.7 The Strategic Matters that require the engagement of departments under the administrative control of Rutland County Council including Highways and Education. In addition, Minerals & Waste colleagues were instrumental in the development of the Plan.
- 6.19.8 Meetings and workshops were held to address the strategic matters in relation to the impacts of the proposed New Garden Village at St George's Barracks. Meetings were attended by Officers of Rutland County Council in their respective role as Local Education Authority and Local Highway Authority.
- 6.19.9 Workshops were attended by Local Highway Authority Officers regarding the potential transport impacts of growth at St George's Barracks. Multiple meetings, telephone and e-mail exchanges also took place in order to consider the transport implications of growth identified in the Local Plan. This includes meetings on 11th June 2018 and workshops on 19th July 2018 and subsequent meetings were held in December 2019. Meeting notes and workshop notes are attached as **Appendix 3.7**.
- 6.19.10 The delivery of necessary social infrastructure is a strategic matter. Rutland County Council are also the Local Education Authority (LEA) who are responsible for ensuring sufficient school places are available by building or extending schools and for providing support services. The LEA were engaged in workshops on 19th July 2018 regarding the emerging masterplan for St George's. More detailed discussions were held regarding potential impacts of growth on the provision of education and capacity issues in relation to schools. Specific discussions were held in

December 2019 in order to consider potential options for growth see **Appendix 3.8**.

- 6.19.11 A Statement of Engagement with Rutland County Council regarding these issues is attached as **Appendix 7**.
- 6.19.12 East Leicestershire & Rutland Clinical Commissioning Group (CCG). DtC discussions were held with the CCG at all stages of plan production in relation to St George's Barracks and other policies and proposals relating to the quantity and distribution of development. EL&RCCG attended a workshop on 19th July 2018. Meetings were held on 11th June 2019 and 9th September 2020 in order to consider the impacts and implications of growth on primary care facilities. Notes of the meetings and e-mail exchanges are attached as **Appendix 3.9**. A SoCG is attached as **Appendix 5.6**.

Stamford North development

- 6.20 Meetings between Officers and Members of Rutland County Council and South Kesteven District Council took place over a protracted period of time (some 5 years) including as part of the development of the South Kesteven Local Plan. Meetings discussed the development of an urban extension to the north of Stamford (which crosses the administrative boundaries of both authorities). The meetings sought to discuss the implications of development in terms of: housing delivery and distribution; infrastructure provision; and transport impacts. The meetings demonstrated joint working as part of their Duty to Co-operate. A copy of a meeting note which is the culmination of discussions in relation to these issues, and neatly summarises the position shortly before publication of the Local Plan, is attached as **Appendix 3.10**.
- 6.21 The key evidence demonstrating joint working is that both parties made co-ordinated joint Local Plan allocations within their respective Local Authority boundaries. The Councils also jointly prepared and signed a Statement of Common Ground in 2020 (attached as **Appendix 5.2**). This sets out the agreement in relation to the housing distribution and addressing transport and social infrastructure provision arising from growth.

Strategic Matter 5 - Economy & Employment land requirements, allocations and policies

- 6.22 Meetings with the Functional Economic Market Area partners considered whether the Rutland Local Plan effectively delivered the requirements for employment land at a Local and FEMA wide level. Notes of a meeting held on 4th December 2019 address this issue and are attached as **Appendix 3.1**. A Statement of Common Ground signed by the FEMA partners is attached as **Appendix 5.1**. These demonstrate that all FEMA partners are satisfied that employment land requirements can be met at a Local and FEMA wide area.
- 6.23 The Local Enterprise Partnership (LEP) are satisfied that the proposed policies in the Local Plan satisfactory address employment and economic development. This is confirmed in an e-mail dated 27th January 2021.

Strategic Matter 6 - Delivering the social infrastructure required to support growth – including health and education provision

- 6.24 Meetings with the Social Infrastructure partners (including East Leicestershire & Rutland Clinical Commissioning Group (EL&RCCG) and Local Education Authority (LEA)) considered whether the Rutland Local Plan effectively delivered the necessary infrastructure associated with planned growth.
- 6.25 Notes of meetings and e-mail exchanges with EL&RCCG in relation to policies, allocations and the Infrastructure Delivery Plan are attached as **Appendix 3.9**. A Statement of Common Ground is attached as **Appendix 5.7**. This demonstrates that EL&RCCG is satisfied that the Local Plan is sufficiently robust in how it seeks to deliver new and improved health care facilities to meet the levels of growth proposed.
- 6.26 Notes of meetings with the Local Education Authority (LEA) are attached as **Appendix 3.8** and demonstrate that the LEA has been engaged in discussions regarding the delivery of primary and secondary education to meet the levels of growth proposed (A Statement of Engagement is attached as **Appendix 5.9**).

Strategic Matter 7 - Delivering the transport infrastructure required to support growth, prioritising more sustainable modes of transport and mitigating adverse transport impacts

- 6.27 E-mail exchanges with Highways England and their agents AECOM in relation to the potential impacts on the Strategic Road Network are attached as **Appendix 3.6**. A Statement of Common Ground is attached as **Appendix 5.6**. This demonstrates that Highways England are satisfied that the Local Plan is satisfactory in addressing any adverse impacts that arise on the Strategic Road Network.
- 6.28 Notes of meetings and e-mail exchanges with the Local Highway Authority (LHA) demonstrate that they are satisfied that the Local Plan is satisfactory in addressing any adverse impacts that arise on the Local Road Network (A Statement of Engagement is attached as **Appendix 7**).

Strategic Matter 8 - Protecting bio-diversity important natural environment features including species, habitats and landscape.

- 6.29 Letters and E-mail exchanges with Natural England in relation to the potential impacts on designated habitats and protected species (in addition to the impacts arising from the proposed New Garden Village at St Georges Barracks) are attached as **Appendix 3.5**. A Statement of Common Ground with Natural England is attached as **Appendix 5.3**. This demonstrates that Natural England are satisfied that the Local Plan satisfactorily addresses any potentially adverse impacts that arise on designated habitats and protected species.

Strategic matter 9 - Protecting and enhancing the built and historic environment.

- 6.30 E-mail exchanges, letters and notes of meetings with Historic England in relation to the potential impacts on designated and non-designated heritage assets (in addition to the impacts arising from the proposed New Garden Village at St Georges Barracks) are attached as **Appendix 3.3**. A draft Statement of Common Ground with Historic England is attached as **Appendix 5.4**. This demonstrates that Historic England are broadly satisfied that the Local Plan satisfactorily addresses any potentially adverse impacts

on heritage assets, subject to proposed changes to policy wording as set out in the Statement of Common Ground.

Appendices

Appendix 1 - Map of Rutland County Council and HMA Strategic planning Area



Appendix 2 - Strategic Planning Issues Summary Table

Strategic Planning Matter	Evidence Base	Strategic Partners	Actions and method of consultation	Outcomes from strategic working	Ongoing cooperation
1. Identify the appropriate Housing Market Area	<ul style="list-style-type: none"> •Strategic Housing Market Assessment (July 2014) •Strategic Housing Market Assessment update report (October 2015) •Strategic Housing Market Assessment update report (July 2014) • Standard Method 	Peterborough City, South Holland District and South Kesteven District Councils	<p>Joint production of SHMA to identify the appropriate housing market area;</p> <p>Discussions regarding the implications of the Standard methodology at a HMA wide level.</p> <p>Methods of consultation included meetings and emails</p>	<p>Production of an MoU which sets out the quantity and distribution of housing need in the HMA;</p> <p>HMA partners supported the housing market as defined in the SHMA and have all adopted this as the strategic area to plan for.</p> <p>A signed SoCG confirming that partners are happy with the housing need identified in the Rutland Local Plan (see appendix 5.1).</p>	<p>Local Plan Reviews, MoU with HMA partners.</p> <p>Discussions around the implications of the 'Standard method' for calculating housing requirements in future Local Plans.</p> <p>Potential for a future review of the HMA boundaries in the case of South Holland DC.</p>
2. Identify the appropriate Functional Economic Market Area	<p>Rutland Employment Land Assessment Updates (January 2016)</p> <p>Rutland Employment Review (2015)</p>	<p>FEMA Partners (Peterborough, South Kesteven, South Holland)</p> <p>Neighbouring LPAs Harborough, Melton, East Northants & Corby);</p> <p>Greater Cambridge & Greater Peterborough</p>	<p>Discussions with FEMA partners, Neighbouring LPAs and GC&PLEP regarding defined FEMA, quantity and distribution of employment land.</p> <p>Methods of consultation included meetings and emails</p>	<p>The employment policies are supported by FEMA partners and the LEP. A signed SoCG confirms this position (see appendix 5.1). See also e-mail from GC&PLEP (Appendix 8.4)</p>	<p>Local Plan Reviews and monitoring of employment land provision across the FEMA.</p> <p>Review of the FEMA including realignment of boundaries in the case of South Holland DC.</p>

		Local Enterprise Partnership (GC&GPLEP).			
3. Meeting the objectively assessed housing needs	<p>Housing Supply background paper (October 2015)</p> <p>Direction of Growth Appraisal (July 2010);</p> <p>Local Plan Review Site Appraisals (2017);</p> <p>Strategic Housing & Employment Land Availability Assessment;</p> <p>NPPF and Planning Practice Guidance (Standard methodology)</p>	<p>Peterborough, Rutland, South Holland and South Kesteven Councils;</p> <p>Non-HMA neighbouring LPAs;</p> <p>Historic England;</p> <p>Environment Agency;</p> <p>Natural England;</p> <p>Highways England</p> <p>East Leicestershire & Rutland Clinical Commissioning Group;</p> <p>and</p> <p>Homes England.</p>	<p>Discussions to agree Objectively Assessed Needs and methodology used to identify the requirements for housing;</p> <p>Joint working with South Kesteven to meet OAN for both authorities.</p> <p>Gather evidence to assess the impacts and suitability of site options;</p> <p>Discuss impacts with strategic partners (transport / heritage / ecology / infrastructure provision etc).</p> <p>Methods of consultation included meetings and emails</p>	<p>A Memorandum of Understanding was signed by the HMA partners in 2017 setting out the agreed position on delivering housing.</p> <p>A New Garden Village at St George's Barracks and smaller sites for housing development promoted as potential site allocations;</p> <p>Some housing delivered in Rutland County counted towards the requirements for South Kesteven (agreed via respective Local Plan policies and SoCG)</p> <p>Some sites were dismissed as options due to environmental and other constraints;</p> <p>Draft policies and IDP to ensure satisfactory Infrastructure provision and potential mitigation.</p>	<p>Monitoring of housing completions for Rutland County.</p> <p>Monitoring of housing completions for the wider HMA.</p>

<p>4. Provision of a New Garden Community at St George's Barracks</p>	<p>Local Plan Review Site Appraisals (2017);</p> <p>Specific Environmental evidence gathered in relation to potential impacts of St George's – Transport, heritage, landscape, bio-diversity etc.</p> <p>Strategic Housing & Employment Land Availability Assessment;</p> <p>NPPF and Planning Practice Guidance</p>	<p>Peterborough, Rutland, South Holland and South Kesteven Councils;</p> <p>Historic England;</p> <p>Homes England;</p> <p>Environment Agency;</p> <p>Natural England;</p> <p>Highways England / LHA;</p> <p>East Leicestershire & Rutland Clinical Commissioning Group;</p> <p>Local Education Authority</p> <p>GC&GPLEP.</p>	<p>Discussions to discuss potential environmental, infrastructure and transport impacts of St George's Barracks;</p> <p>Impact on heritage assets; / Potential flooding issues / Impact on Rutland Water / Impact on local and national highways.</p> <p>Impact on Primary Care provision.</p> <p>Impact on education provision.</p> <p>Provision of employment land and economic considerations.</p> <p>Methods of consultation included workshops, meetings and emails</p>	<p>St George's Barracks proposed as a New Garden Village and associated site allocation and policies;</p> <p>Draft policies and IDP identified Infrastructure requirements and potential mitigation.</p> <p>Policy wording was developed in order to protect the best of the built, historic and natural environment in and around St George's Barracks.</p>	
<p>5. Economy & Employment land requirements, allocations and policies</p>	<p>Local Plan Review Site Appraisals (2017);</p> <p>Strategic Housing & Employment Land Availability Assessment;</p>	<p>FEMA Partners (Peterborough, South Kesteven, South Holland)</p> <p>Neighbouring LPAs Harborough, Melton,</p>	<p>A systematic assessment of potential employment sites;</p> <p>Discussions with FEMA partners to establish if there were any unmet</p>	<p>RCC were able to identify sufficient employment land to meet identified needs;</p> <p>No unmet employment need was identified by FEMA partners.</p>	<p>Continue monitoring employment land provision with FEMA to ensure ongoing delivery at LPA / FEMA level.</p>

		<p>East Northants & Corby);</p> <p>Greater Cambridge & Greater Peterborough Local Enterprise Partnership (GC&GPLEP).</p>	<p>Employment Land requirements.</p> <p>Methods of consultation included meetings and emails</p>	<p>A signed SoCG confirms this position (see appendix 5.1).</p>	
<p>6. Delivering the social infrastructure required to support growth – including health and education provision;</p>	<p>L&L Strategic Infrastructure Review (2019)</p>	<p>East Leicestershire & Rutland Clinical Commissioning Group;</p> <p>Rutland County Council (Local Education Authority (LEA)).</p>	<p>RCC had multiple meetings with the CCG and LEA to discuss the infrastructure requirements arising from proposed development.</p> <p>Methods of consultation included workshops, meetings and emails</p>	<p>Agreement was reached between RCC and CCG concerning the delivery of infrastructure (either on-site provision or financial contributions). SoCGs indicating support of the CCG (Appendix 5.7)</p> <p>A Statement of Engagement with the LEA is attached as Appendix 7.</p>	<p>Ongoing discussions with CCG and LEA as planning applications are submitted.</p>
<p>7. Delivering the transport infrastructure required to support growth, prioritising more sustainable modes of transport and mitigating adverse transport impacts;</p>	<p>Oakham & Uppingham Strategic Transport Assessment (2010);</p> <p>Oakham and Uppingham parking sufficiency study (2010);</p> <p>St George's Barracks Transport Assessment</p>	<p>Rutland County Council (Local Highway Authority);</p> <p>Highways England;</p> <p>HMA and neighbouring LPA partners;</p>	<p>RCC commissioned a Strategic Transport Assessment in order to assess the impacts of proposed growth.</p> <p>Discussions were held with Highways England and RCC (LHA).</p> <p>DtC discussions were also held with HMA partners and adjoining LPAs.</p>	<p>The proposed allocations and associated policies require delivery of the necessary transport infrastructure. No objection has been raised by the LHA or Highways England. A Statement of Common Ground has been agreed with Highways England.</p>	<p>Ongoing monitoring of transport impacts in conjunction with the LHA.</p>

<p>8. Protecting biodiversity and important natural environment features including species, habitats, ecological networks, geo-diversity and landscape. In particular seeking to protect Rutland Water;</p>	<p>Phase 1 Habitat Surveys (Oakham / Stamford / Uppingham);</p> <p>Landscape Character Assessment (2003);</p> <p>Landscape sensitivity and capacity study of land North & West of Uppingham (June 2017);</p> <p>Landscape sensitivity and capacity study (2010);</p> <p>Landscape sensitivity and capacity study – Land around the Local Service Centres (July 2012 & Addendum 2017);</p> <p>Habitat Regulation Assessment</p>	<p>Natural England;</p>	<p>BDC commissioned 'Habitat Surveys' and 'Landscape Character Assessments' in order to assess the impacts of proposed growth on habitats, species and landscape. Discussions were held with Natural England.</p> <p>Detailed landscape and ecology evidence was sought on relation to the St George's Barracks option as a New Garden Village.</p> <p>Methods of consultation included workshops, meetings and emails</p>	<p>The proposed allocations and associated policies contain a requirement to mitigate any adverse impacts on habitats and to require a 'bio-diversity net gain'. A Statement of Common Ground has been signed with Natural England.</p>	<p>Ongoing liaison with Natural England in respect of designated natural environment sites.</p>
<p>9. Protecting and enhancing the built and historic environment.</p>	<p>St George's 'Heritage – Statement of Significance'</p>	<p>Historic England;</p>	<p>Workshops, meetings and email discussions were held with Historic England regarding the potential impacts of site allocations on designated and non-designated heritage assets. In particular,</p>	<p>The proposed allocations and associated policies contain a requirement to mitigate any adverse impacts. A draft Statement of Common Ground has been prepared.</p>	<p>Ongoing engagement with Historic England to finalise a Statement of Common Ground regarding proposed policy wording details and further engagement when detailed planning</p>

			HE were engaged in discussions regarding the potential impacts on the grade II* listed Thor missile site at St George's Barracks.		applications and masterplans are submitted.
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Appendix 3 – Evidence of engagement with DtC partners

Appendix 3.1 - Housing Market Area Partners

i) Note of a meeting with HMA partners 4th December 2019.

Rutland Local Plan

Duty to Cooperate meeting between Rutland County Council, Peterborough City Council, South Kesteven District Council and South Holland District Council.

Rutland Council Offices, Oakham (9.30am – 4/12/19)

Notes of meeting

Attendees:

Rob Routledge (RR): South Holland District Council (SHDC)
Gemma Wildman (GW): Peterborough City Council (PCC)
Shaza Brannon (SB): South Kesteven District Council (SKDC)
Paul Tebbitt (PT): Rutland County Council (RCC)

1. Introductions

- The attendees introduced themselves and gave a brief overview of their role within their respective organisations.
- PT thanked the attendees for coming to RCC Offices and advised that the meeting was primarily to discuss Strategic matters and to inform a potential 'Statement of Common Ground' (SoCG).

2. Background and Rutland Local Plan update

South Kesteven

- SM indicated that SKDC were still in examination following hearing sessions and main modifications on the emerging plan.
- The Inspector's report was anticipated in December (following the General election) and scheduled to be considered for adoption late January 2020 (subject to no significant issues).
- There is a review trigger policy that seeks to deliver an April 2020 review and update by 2023 – mainly resulting from the implications of the Standard Method.

Peterborough CC

- The PCC Local Plan was adopted in July 2019.
- The Standard Method was used.
- No short term review is anticipated.

South Holland

- Local Plan was adopted 8th March 2019
- A review is likely in the short term driven by 'retail issues' and a need to update evidence.

Rutland

- PT advised that the 'Spatial Strategy' underpinning the emerging Rutland Local Plan was scheduled to be considered by the Council's Cabinet on 23rd December.
- The Draft Publication Version of the Plan was likely to be considered by Full Council early on 2020 with Consultation likely in February / March 2020.
- PT advised that the Local Plan was for the period 2018-2036. Some of the key issues include:
 - OAN using standard method + 130pa (2,340 over the plan period)
 - The plan allows for 160 dwellings pa to provide c.20% flexibility.
 - No unmet needs have been identified (but the plan partly meets SK's need).
 - The plan provides some 44ha of employment land above the identified need for 29ha.
 - A New Garden Village is proposed at St Georges Barracks, Edith Weston c.2,215 houses, employment and associated infrastructure.

3. Potential Strategic matters

Each of the identified Strategic matters was addressed in turn:

- Defining the Housing Market Area and Functional Economic Market Area – SKDC, PCC and RCC agreed that, despite the reduced emphasis on meeting needs at a HMA level in the NPPF that it was logical to plan at this area. RR broadly supported the defined HMA but indicated that SHDC had a less functional relationship with the area than the other partners which may need to be considered in the future. SHDC have a strong relationship with Boston and also a relationship with Breckland. PT advised that the wording of the SoCG would try and reflect this position.
- Quantity and distribution of housing and unmet need in the HMA - No unmet needs were identified by PCC and SHDC. RCC are meeting part of SKDC's growth. PT indicated that RCC's use of the Standard method resulted in a shortfall across the HMA when the Standard method was applied to all LPAs. This was largely as a result of SKDC's under-provision using Standard Method. This was not considered a fatal issue as SKDC were reviewing the plan in the short term and all LPAs would be using the Standard Method in the future.
- Provision of Employment Land - PT indicated that RCC were seeking to deliver some 44ha of employment land in the plan against a requirement for 29ha. All LPAs indicated that their plans identified a surplus of employment land and that there would be a surplus across the FEMA. No unmet needs

were therefore identified and the over-provision was considered as reasonable to provide flexibility to the market. It was noted that there was a strong demand for Storage and Distribution uses.

- St George's Barracks New Garden Village – PT advised that the emerging Local Plan contained a proposed allocation for a New Garden Community at St George's Barracks (Edith Weston). The site was identified on a map. The proposal is for some 2,215 houses (1,000 of which would be in the plan period), 14ha of employment land and supporting infrastructure. None of the HMA partners identified any concerns regarding the principle of the allocation.
- Cross boundary transport issues – PT indicated that the modest amount of growth proposed had not resulted in significant transport issues. Works to the junction of the A1/A606 would be required to mainly mitigate the impacts of the Stamford North development. GW indicated that there A47/A1 at Wansford was proposed to be 'dualled' but unlikely to have significant cross boundary impacts.
- Water supply and waste water disposal. No impacts were identified by the partners but strong encouragement was given to engagement with Anglian Water (and Severn Trent for RCC). PT indicated that discussions were ongoing. The partners agreed that a letter of comfort from Anglian Water and Severn Trent would be sufficient and if this were circulated it would not necessitate in this being identified as a strategic matter in any Statement of Common Ground.
- Flood risk - encouragement was given to engagement with The Environment Agency. PT indicated that discussions were ongoing. The partners agreed that a letter of comfort from the EA would be sufficient and if this were circulated it would not necessitate in this being identified as a strategic matter in any Statement of Common Ground.
- Bio-diversity issues – No specific bio-diversity issues were identified. However, the partners noted the requirements in para 174 to 'Identify, map and safeguard' important corridors. There may be potential issues between RCC and SKDC that would be the subject of separate discussions. The partners recognized that cross boundary issues for 'European' level sites were dealt with through the respective Habitat Regulation Assessments. As such the group did not consider this a strategic matter that required special consideration in the Statement of Common Ground.
- Provision of infrastructure (Including social, transport and utilities infrastructure) – The partners acknowledged that there were some cross boundary issues in terms of cross boundary movements to schools with good reputations (for example Kings' School in Peterborough). There would also be some cross boundary social infrastructure implications for RCC and SKDC

resulting from development at Stamford North. This could be addressed by these two authorities. As such the group did not consider this a strategic matter that required special consideration in the Statement of Common Ground.

- Climate Change – The partners considered that this was a far wider issue and not a specific issue for the HMA partners. However, RR suggested that a ‘catch-all’ paragraph addressing this, and other issues mentioned above could be included in the SoCG.

4. Any other Strategic Matters that need to be discussed?

- SB suggested that the provision of sites for Gypsies & Travellers was a potential issue. GW indicated that it was not a key issue in Peterborough. SHDC had considered this in their plan. PT & SB indicated that this would be a matter to be specifically discussed between SKDC and RCC.

5. Future stages of plan production

- PT advised that a new Local Development Scheme was being prepared that will set out the timetable in more detail.
- PT advised that he would circulate a copy of the meeting note for comment.
- PT advised that a draft ‘Statement of Common Ground’ would be prepared and circulated.

6. AOB

- No other issues were identified.

Appendix 3.2 – Neighbouring Planning Authorities (not in HMA)

i) Note of meeting between Rutland County Council, North Northamptonshire Joint Planning Unit, East Northamptonshire District Council and Corby Borough Council (27/11/19)

Rutland Local Plan

Duty to Cooperate meeting between Rutland County Council, East Northamptonshire District Council, Corby Borough Council & North Northamptonshire Joint Planning Unit.

East Northamptonshire Council Offices, Thrapston (2pm – 27/11/19)

Notes of meeting

Attendees:

Simon James (SJ): North Northamptonshire JPDU (NNJPDU)
Paul Woods (PW): NNJPDU
Richard Palmer (RP): East Northamptonshire District Council
Terry Begley (TB): Corby Borough Council
Paul Tebbitt (PT): Rutland County Council (RCC)

1. Introductions

- The attendees introduced themselves and gave a brief overview of their role within their respective organisations.

2. Background and Rutland Local Plan update

- PT advised that the meeting was primarily to discuss Strategic matters and whether the issues warranted a Statement of Common Ground.
- PT advised that the 'Spatial Strategy' underpinning the emerging Rutland Local Plan was scheduled to be considered by the Council's Cabinet on 23rd December.
- The Draft Publication Version of the Plan was likely to be considered by Full Council early on 2020 with Consultation likely in February / March 2020.
- PT advised that the Local Plan was for the period 2018-2036. Some of the key issues include:
 - OAN using standard method + 130pa (2,340 over the plan period)
 - The plan allows for 160 dwellings pa to allow flexibility.
 - No unmet needs had been identified (but meets part of SK's need).
 - The plan provides more employment land (44ha) than the minimum requirement (29ha).
 - A New Garden Village (at St Georges Barracks, Edith Weston) is proposed as part of the proposals. This proposes 2,215 houses, employment and associated infrastructure.
- SJ indicated that the NN Joint Core Strategy (NNJCS) was adopted in July 2016. It covered the period 2011-2031, identified a need for 35,000 houses & Strategic development Opportunities. Most have planning permission.
- No unmet housing needs were identified and there was an overprovision of employment land (although some employment sectors were difficult to deliver (B1(a)). There was a strong market for B8 development.
- Tresham Garden Village was identified in the plan and was being overseen by NNJPDU. PT was advised to look at the material on the web-site.
- SJ indicated that previous discussions had taken place with RCC in developing plans and that no substantial issues had been previously identified. PT was advised to look at the Statement of Consultation submitted with the NNJCS. An issue was raised in relation to a potential by-pass at Caldecott in relation to the West Corby SUE planning application but was not supported by evidence.
- Issues were discussed in relation to the A1 corridor and St Georges Barracks Garden Village and it was recommended that Northamptonshire County Council be contacted (Esme Cushing) to ensure they had no issues.
- RP indicated a part 2 plan was to be submitted in 2020 for ENDC.

- TB indicated that Consultation had taken place on a publication version of a part 2 plan and submission expected in December 2019.

3. Potential Strategic matters

Each of the identified Strategic matters was addressed in turn:

- Housing requirements and unmet need – As there were no unmet needs and RCC's use of the Standard method was appropriate no issues were identified.
- Provision of employment land and cross boundary issues – RCC and North Northants (Corby & East Northants) had an oversupply of employment land. No issues were identified.
- Housing and Employment site allocations – PT tabled a list of the proposed housing allocations in the emerging Local Plan. None of the sites were of sufficient scale or abutting the boundary of North Northamptonshire to result in material issues. The New Garden Village at Edith Weston (St Georges Barracks) was not considered to result in a material impact in NN.
- Cross boundary transport issues – Reference was made to the A1 working group which RCC attends and addresses development related issues along the A1 corridor. The transport evidence submitted to the NNJCS examination did not identify any severe adverse impacts. PT was advised to speak with Northamptonshire County Council Local Highway Authority.
- Any cross-boundary flood risk issues – No issues were identified although it was recognized that Rutland Water supplies parts of NN with water.
- Any cross-boundary infrastructure (Including social, transport and utilities infrastructure) – No issues were identified although some secondary school students in Corby attend school in Uppingham. An 'Opportunity site' for a secondary school had been identified in the Corby Part 2 Local Plan.
- Climate Change – Corby BC have declared a 'Climate Change Emergency'. There is also a jointly agreed policy on Climate Change. Notwithstanding this, it was not considered that this necessitated a Statement of Common Ground.

In summary, the group considered that the identified issues were not materially sufficient to require a Statement of Common Ground but that all parties had engaged in the Duty to Co-operate through this (and previous meetings).

4. Are there any other Strategic Matters that need to be discussed?

- None were identified.

5. Is there a need for a Statement of Common Ground or an e-mail of comfort?

- All parties at the meeting concluded that the Duty to Cooperate had been complied with and that issues could be satisfactorily dealt with through e-mail and that a formal 'Statement of Common Ground' was not required.

6. Future stages of plan production

- PT advised that a new Local Development Scheme was being prepared that will set out the timetable in more detail.

7. AOB

- There is an advanced proposal to create a 'Unitary Authority' in North Northants. It is not anticipated that this will change the NNJCS in the short term although a potential timetable for the NN Strategic Plan has been prepared.
- No other issues were identified.



Thu 05/11/2020 15:25

Samuel Humphries

RE: Local Plan Regulation 19 consultation deadline for responses extended

To: Local Plan

Cc: Simon James; Andrew Longley; Paul Woods

Dear Sir/Madam,

Rutland Local Plan Review: Regulation 19 consultation

Thank you for consulting the North Northamptonshire Joint Planning and Delivery Unit (JPDU) on the above. Please see officer level comments on the consultation below.

It is noted that the most substantive strategic proposal is the St George's Barracks Garden Village proposal (Policies H2 & H3), for which Rutland County Council have actively engaged with the JPDU alongside Corby and East Northamptonshire Councils in accordance with the Duty to Cooperate. The JPDU provided officer-level comments to the previous consultation on this (September 2018). It is noted that Policy H2 sets out development principles for the site, including at point 10 *"Phasing of development and infrastructure both on-site and off-site to ensure that the latter is provided ahead of or in tandem with, the development it supports to address the impacts of the new garden village and meet the needs of residents"*. This should allow cross-boundary impacts to be managed and mitigated.

The JPDU and relevant partner local planning authorities (from April 2021 the North Northamptonshire unitary authority) will continue to engage with Rutland CC to secure net biodiversity and wider green infrastructure gains along the Welland Valley, between Rockingham and Stamford.

We note a minor correction should be made to Figure 2 of the Plan with regard to the strategic opportunity at Corby, the number should read 14,200 not 14,500.

We do not have any further comments on the Local Plan and consider that Rutland CC has complied with the Duty to Cooperate.

Should you have any queries relating to this response, please do not hesitate to contact us.

Yours faithfully,

Samuel Humphries
Planning Policy Officer
North Northamptonshire

Appendix 3.3 - Historic England

i) Meeting note in relation to a New Settlement at St George's Barracks - 23rd November 2017

St Georges 23rd November 2017

Historic England

- Emilie Carr
- Dr Ben Robinson, Principal Adviser, Heritage at Risk and
- Neville Doe, Assistant Inspector of Historic Buildings and Areas.

DIO- Christine Ide

RCC:

- Helen Briggs (CEO);
- Oliver Helmsley (Portfolio holder);
- Rob Clayton (head of culture and Registration);
- Nick Hodgett (Principle Planner);
- Rachel Armstrong

HB outline the current situation with RCC and MOD entered MoU

MoU commits both to "whole life, Whole Site masterplanning" however very early stages in this process.

Identified key issues are:

- mineral extraction (drilling for samples begins next week)
- Thor Missile site – Grade 2*

HE position:

Whole site is of interest. Thor missile is of "more than special interest" hence its listing – however this doesn't mean there are no other things on the site of interest which are not individually listed. As a group these assets may be significant.

HE will need to consider the whole site and its significance to history – especially as it is largely unchanged since 1930s. Plus little development or change means archaeologically it may be significant – especially as there are known sites of interest on the outer edges. So will need to clarify the grades of significance of heritage assets under the missile sites – it is a pyramid of heritage interest.

Setting and context for the missile site and how the site worked is also important and the contribution it could make to interpreting Cold War defences is important – all about how you tell the story – interpretation will be key. HE want to work with MOD and RCC and recognise this is a real opportunity to help make it the best site for cold war interpretation and make the site sustainable

BUT HE not in the business of sterilising the site and recognise that development will need to take place if these assets are to be preserved and sustained for the future. Partnership working is best solution for this site.

To do this requires a comprehensive heritage study to understand everything that is on and under the site, how it relates to each other and why it is significant.

This study need to be commissioned by the land owner/developer

How can HE be engaged in the masterplanning?

HE cannot formally comment or be involved in the masterplan until they become statutory consultees.

However they could draft a brief for the heritage study – this could be done over the next 2 weeks to allow MOD to commission the work before Christmas.

Also ideally HE would like some trial trenching undertaken as soon as possible too.

Once there is a clear understanding of the heritage assets on site and their implications this can be used to inform the master-planning and will be used by HE in their statutory role to comment on the master-plan as it develops – this will be when their statutory consultee role can start.

ii) Letter dated 16th December 2019 concerning emerging policies.



Historic England

[REDACTED]
Our ref:
PL00631582
Your ref:

Telephone [REDACTED]

16 December 2019

Dear Mr Tebbitt

re: Rutland Local Plan – informal draft policies consultation

Thank you for your informal consultation on the above. As discussed, a separate response will be provided in relation to the informal consultation on potential site allocations.

The heritage policies proposed are welcomed.

There is very strong concern / potential objection regarding the proposed changes to the site specific policies for St George's Barracks. Please refer to our earlier responses, I would be very happy to forward for reference if required. Policy H2 does not provide sufficient detail to ensure that heritage assets are protected and in particular their layout and inter-relationships. **Criteria 6 does not adequately reflect the historic importance of the site.** The design must retain designated assets including the Grade II* Thor missile site and their settings, important non-designated heritage assets (such as the control tower, Bloodhound TAC, J hangars, etc.), and reflect the historic character of the aerodrome taking inspiration from the layout of the camp and runways. Archaeology and the potential for archaeology should also be referenced. The policy must again stress that the master plan will be informed by a heritage impact assessment, including archaeological assessment, which must form the basis for approaches to design, scale and layout of development.

Kind regards,

Emilie Carr
Historic Environment Planning Adviser

iii) Letter dated 28th November 2018 concerning site option for garden Village at Woolfox.



[Redacted]

Our ref:
PL00140009
Your ref:

Telephone
[Redacted]

28 November 2018

Dear Ms Armstrong

re: Woolfox Garden Community Position Statement and Vision document consultation

Thank you for consulting Historic England on the above, we welcome the opportunity to comment.

Historic England have no prior knowledge of this proposal.

It is not possible to provide a comprehensive response without more detailed assessment. A detailed Heritage Impact Assessment would be required, together with a Landscape Assessment including historic landscape impact, to assess impact upon the airfield, Exton Park Registered Park and Garden and associated heritage assets, the string of historic villages to the north, their heritage assets, including churches, Scheduled Monument 'Horn deserted medieval village and deserted site' (1017848) and other heritage assets within the area. Whilst the report acknowledges two of the historic villages and states that the concept Masterplan has avoided development in the areas closest, there is already strong concern that development is likely to be too close as currently proposed, with insufficient distinct separation and that the other neighbouring historic villages are not acknowledged.

Woolfox Airfield was very closely associated with RAF North Luffenham during World War II and the Cold War. The non-designated heritage assets at the site are of particular national importance. The importance of the Bloodhound missile installation remains and other heritage assets referenced within the report is welcomed, together with the suggestion that military heritage features be incorporated into the development design. The World War II control tower also survives. If the proposal was found to be acceptable, Historic England would wish to see the sensitive incorporation of the remains at the former airfield. The Heritage Impact Assessment



Historic England, 2nd Floor, Windsor House, Cliftonville, Northampton NN1 5BE

Telephone 01604 73 6460 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy. Correspondence or information which you send us may therefore



Historic England, 2nd Floor, Windsor House, Cliftonville, Northampton NN1 5BE

Telephone 01604 73 6460 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy. Correspondence or information which you send us may therefore become publicly available.



should include an in-depth assessment of Woolfox airfield, with particular reference to World War II and Cold War remains.

Notwithstanding the advice given in this letter, we reserve the right at a later stage to comment or object to any proposals that come forward. We recommend that local authority conservation and archaeological expertise should be used in relation to all heritage assets.

Please do not hesitate to contact me to discuss,

Kind regards,

Emilie Carr
Historic Environment Planning Adviser
[Redacted]

Appendix 3.4 - Environment Agency (EA)

i) Rutland Local Plan – Water Resources Meeting note – 13th December 2017

Rutland Local Plan – Water Resources Meeting – 13th December 2017

Present:

Shaza Mark: Senior Planning Policy Officer – Rutland County Council
 Rachel Armstrong – Planning Policy Officer – Rutland County Council
 Chris Bramley – Lead Catchment Planner – Severn Trent Water (STW)
 Stewart Patience – Spatial Planning Manager – Anglian Water Services Limited (AWS)
 Richard Kisby – Planning Specialist – Environment Agency (EA)
 Conor Crow – Environment Agency
 Palmira Areaz – Water Quality – Environment Agency

		Action
1.	Introductions	
	<ul style="list-style-type: none"> • SM welcomed the group • Attendees introduced themselves • No apologies 	
2.	Overview of the draft Rutland Local Plan and associated SA/HRA	
	<ul style="list-style-type: none"> • Plan covering period up to 2036 • Issues & Options: Nov 2015; Call for Sites Sep/Oct 2015 • SHELAA undertaken and evidence base • Consultative Draft Local Plan August/September 2017 – all comments from the three agency’s being considered by SM • Consultation on submission Local Plan: Early 2018 • Submission to SofS: late spring 2018 • Adoption: late 2018. <p>Still lots work to do and the timetable may be subject to change.</p> <ul style="list-style-type: none"> • 29.9 ha of employment land. New additional employment sites proposed as part of mixed use allocations in Oakham and Greetham Quarry. • Local Plan to allocate a minimum of 1,500 new homes – adjoining Oakham, Uppingham and Local Service Centres • Cross Boundary development on the North site of Stamford of 1,800 new dwellings with up to 600 (Quarry Farm) in Rutland. Likely to start in 2020 and will complete in 12 years. • St. George’s Barracks - the Ministry of Defence (MoD) has announced the closure of the St. Georges Barracks site at North Luffenham and has entered into an agreement with the MoD to consider the appropriate development of this extensive site (290ha). The concept of developing a “Garden Village” on this site is being considered but at present there is no certainty as to the nature, timing and quantum of development which may be appropriate. 	

		Action
	<ul style="list-style-type: none"> At this stage the local plan makes little real reference to the Barracks and we are uncertain how the Local Plan will cover the site Comments in the plan from EA and AWS were based on the plan as published so did not include the Barracks site in making representations on the Local Plan. SM assured the agency's will be kept in the loop on developments at the Barracks. SA & HRA flags up lack of capacity at waste water treatment works and this is reiterated by the Environment Agency consultation response. 	
3.	Consultation Responses (Environment Agency, Severn Trent and Anglian Water)	
	<ul style="list-style-type: none"> See summary AWS cover Oakham and Uppingham and lots of villages (Severn Trent spreadsheet for the only 3 sites covered by STW for waste water) Drinkable water provision boundaries between the two agency's is different to the waste water boundaries and it is the opposite for water supply to waste water AWS and STW to provide GIS mapping showing their areas AWS consultation response provided suggested wording for policies asking for reference to SUDs and surface and foul water disposal to be included to require early engagement with provider in early DM process Surface water should be discharged to alternatives to sewers in all cases where this is reasonable. Water efficiency – inclusion of higher water efficiency standards for development <p>EA issues</p> <ul style="list-style-type: none"> Oakham and Uppingham concerns – disconnect between AWS and EA about Uppingham – key concern is the environmental water quality – especially in relation to chemical balance in the water course (Uppingham Brook) – this can potentially be addressed through upgrade to the works. Oakham has no permitted headroom at this time so EA interested in the proposed investment included in AMP7 – want to know what this work is? AWS don't think it will prescribe actual improvements at this stage. Need some reassurance from EA and AWS that this is being addressed? AWS ask what reassurance would be required. Firstly AWS should apply for a variation in the existing permit, and will need to discuss this further with EA to see if this would address the issue. Dialogue with Stuart (AWS) and Palmira to resolve this. EA to initiate this. LPA needs to be sure that the appropriate infrastructure is in place at the appropriate time to support development and support the requirements of the water framework directive. Rutland Water is failing to achieve "good status" so a new permit is being calculated relating to phosphorous limit to resolve the existing problem. However to serve additional development further variations and/or improvements to the treatment works to accommodate water quality issues arising from development and growth may be required 	<p>AWS and STW</p> <p>EA and AWS</p> <p>RCC</p> <p>EA</p>

		Action
	<ul style="list-style-type: none"> To date the AWS solutions for individual catchments has not been shared with anyone outside AWS, question for AWS is at “what point will these be shared” EA thinks this is more urgent for Oakham than elsewhere. AWS working through them all and will need to decide what are most pressing for EA AWS would need EA to set out what their concerns re Oakham are and AWS will respond in terms of information about their potential solution this is of urgent concern because there are 800 homes committed already with planning permission and these have the right to connect. Where a problem is known prior to planning permission a condition would be required preventing occupation of new homes till water issues resolved. But if this problem hasn’t previously been identified as an issue there may not be a condition on planning permission to require situation to be resolved prior to occupation of the new houses. This may need to be checked for 800 homes permitted in Oakham Variation of permits is to make the permit more stringent and this forces the provider to make improvements to the treatment works to improve the quality of the works to improve water quality. 	<p>AWS</p> <p>EA</p> <p>EA</p>
a	Capacity of Waste Water Treatment Works	
	<ul style="list-style-type: none"> Sites - Waster water issue in Oakham and Uppingham raised by EA – AWS agree there is an issue with this for Oakham but are including proposal for investment to this work for upgrading this through AMP7. This would mean therefore that development would not be expected to fund this upgrade, unless they wanted to construct the treatment works themselves (tends to happen only on very large sites eg:10,000 houses). For Uppingham this is less of a concern as AWS believe there is capacity and no need to invest for growth St Georges will have an MOD treatment works on site and the developer will need to investigate what needs to be done with this to support future development on the site. Village allocations (in AWS) no need for investment in the treatment works but the means of conveyancing to the works would be required and this would be provided by direct developer contribution to AWS through existing funding mechanism. AWS wouldn’t object to network improvements provided they are referenced within the plan – as suggested by AWS comments to the Local Plan. AWS wouldn’t expect the plan policy to specify a solution. STW – three sites within their area concerns also reflect surface water flows – therefore again policy changes required to reference SUDs and drainage hierarchy. May be need for some minor upgrade to WwTW. Water provision – no major concerns Policy wording for surface water flows must be more explicit and have a standalone policy 	
b.	Area of Serious Water Stress – Optional Water Efficiency Standard	
	<ul style="list-style-type: none"> All bodies suggest we adopt an optional Water Efficiency Standard of 110 litres per day (£6-£9) per dwelling – we will need to run through our viability model. 	

ii) Confirmation that the Statement of Common Ground has been agreed and signed.



Tue 01/12/2020 12:30

Farr, Nicola

EA Statement of common ground

To Paul Tebbitt

Cc Rachel Armstrong

You forwarded this message on 02/12/2020 08:00.

Message EA Statement of common ground.V2 signed.pdf (868 KB)

Good afternoon

Please find attached signed document. I printed, signed and scanned it; I hope this is as you'd wish but if you'd prefer a Word document I can paste in a scanned signature.

By the way, I'm currently on a temporary promotion to planning specialist so have amended my job title under the signature!

Kind regards

Nicola Farr

Sustainable Places - Planning Specialist

Lincolnshire & Northamptonshire Area, Environment Agency

Currently working from home

Appendix 3.5 - Natural England (NE)

(i) Letter from Natural England 21/9/18

Date: 21 September 2018
Our ref: 253626
Your ref: none

Planning Policy
Rutland Council
localplan@rutland.gov.uk

BY EMAIL ONLY

Dear Sir/Madam

Rutland Local Plan Review Additional Consultation – St Georges Barracks and Additional Sites Documents

Thank you for consulting Natural England on both the specific consultation on the St George's Barracks site and on the Additional Sites document. We have reviewed both of these documents and have set out our comments below.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

1. Specific Consultation considering the implications of potential development of St. George's within the Local Plan

Natural England's main concern with this allocation is the proximity to Rutland Water which is designated as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site. We have the following comments:

Introduction

Paragraph 1.17 - we welcome the acknowledgement within this paragraph that there is a requirement for an ecological appraisal and a Habitat Regulations Assessment with respect to Rutland Water.

Paragraph 1.18 - we note that this paragraph acknowledges that any proposals will need to address a range of environmental and infrastructure issues. We therefore welcome the additional paragraph which establishes that the Council will ensure that future developers will resolve these issues appropriately in order to secure a sustainable and viable re-use of the site.

Paragraph 1.19 – We note that both the SA and HRA for the 2017 Consultation Draft Local Plan will be reviewed to take account of the development proposals for St. George's

Vision

We welcome the provision in the sixth bullet point regarding making the best use of land, particularly brownfield land. We suggest that this same bullet point should also include the enhancement of green infrastructure and a net gain in biodiversity.



Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ
T 0300 060 3900

Strategic Objectives

New Strategic Objective 2a - Natural England generally support this new objective and welcome the phrase – "makes the most of local heritage, landscape and biodiversity assets."

Strategic Objective 12 - We acknowledge the inclusion of the additional sentence in this objective to promote development on suitable brownfield sites.

Policy RLPxx – St George's Garden Village

Natural England has the following comments on this policy:

We note that **Rutland Water** is not specifically mentioned within the policy wording or the accompanying explanatory text. We would suggest that the importance of protecting Rutland Water's designated sites is specifically highlighted and that cross reference is made to the local plan policy RLP24: Rutland Water.

Net gain - In paragraph 7 of the policy wording we would prefer to see a more positive statement regarding the enhancement of the natural environment which incorporates the concept of biodiversity net gain to comply more closely with advice set out in the revised National Planning Policy Framework (NPPF). We would suggest that the first sentence could read as follows:

"Design and development that protects and enhances the natural environment within the site through the creation of significant areas of public open space, a network of green corridors and the creation of new habitat to support a net gain in biodiversity across the whole site and its relationship to the wider County."

Biodiversity net gain is a demonstrable gain in biodiversity assets as a result of a development project that may or may not cause biodiversity loss, but where the final output is an overall net gain. Net gain outcomes can be achieved both on and/or off the development site and should be embedded into the development process at the earliest stages. Metrics exist for calculating the amount of biodiversity required to achieve net gain. The most commonly used are variants of the Defra metric which calculates the biodiversity units required to achieve biodiversity net gain. The advantage of using a recognised metric to deliver net gain is that it provides a clear, transparent and evidence-based approach to assessing a project's biodiversity impacts that can assist with "de-risking" a development through the planning process and contribute to wider place-making. Natural England would be happy to advise further on this approach and there is further information available on the Defra website: <https://www.gov.uk/government/publications/technical-paper-the-metric-for-the-biodiversity-offsetting-pilot-in-england>

Transport - We support paragraph 10 that encourages the provision of routes for walking and cycling.

Green Infrastructure - We particularly support the requirement for "networks of multifunctional green spaces, a country park and high quality open spaces with green access routes linking to nearby settlements and the wider countryside". Natural England consider that the delivery of Green Infrastructure is a key issue for this development. A GI approach should include the enhancement of ecological networks which would provide further opportunities to enhance the natural environment in the area whilst delivering multiple benefits. Opportunities should be taken to explore partnership working on this matter with local organisations, educational establishments and the local community at the various stages of the development. The potential to incorporate health and wellbeing in terms of access to the countryside and walking opportunities should also be included.

Environmental mitigation – Natural England welcomes the requirement for proposals to demonstrate how they will avoid, minimise and where necessary mitigate or compensate any adverse environmental impacts. In particular we welcome the following:

- the provision of a comprehensive travel plan (paragraph d) and development of a bespoke energy strategy (paragraph b) which should result in the reduction of air pollution impacts. The proposed development will potentially impact upon the existing background air quality by increasing the amount of road traffic and the amount of emissions from domestic dwellings, and so this policy wording will help to address this issue. The environment impacts of any potential increases in NOx should also be assessed on SSSIs in the vicinity of the proposed development.
- paragraph (e) which sets out the requirement to secure improvements in water quality and surface water management. The discharge of treated foul sewage into Rutland Water from the proposed development is a particular concern as it could potentially elevate the levels of phosphorus and nitrogen within Rutland Water. Any proposed masterplan should cover details of foul sewage discharge since Natural England would have no option but to object where details on this matter were not included.
- paragraph (f) which sets out the requirement for the enhancement of landscape and green infrastructure to support biodiversity. We are also pleased to note the provision for open space, significant areas of new open space and woodland, and the creation of an extensive walking, cycling and riding network with areas of new green infrastructure. There is likely to be an increased demand for recreational activities generated by this development proposal and so it is important that details of recreational opportunities should be provided at the proposed development site which could off-set some of the potential increases in recreational pressure at Rutland Water.

We also suggest that this section of the policy wording should refer to the following:

- **Functional land** - There is potential for the breeding and passage waterfowl, which are notified interest features of Rutland SSSI/SPA/Ramsar, to use the proposed development site as functional land. This needs to be clarified to ensure no negative impacts result upon the birds.
- **Water table impacts** – The proposed quarrying of mineral from the proposed development site will result in changes to existing ground levels and on existing rock aquifers. The potential impacts upon Rutland Water should be assessed to rule out any significant effects.
- **Protected species** – Surveys of protected species should accompany any proposal on this site and how their protection can be achieved given the scale of the proposed changes that will result from the construction of a large number of new dwellings and quarrying mineral from a large part of the site.
- **Best and most versatile agricultural (BMV) land and soils** – The area of proposed development is likely to include BMV land therefore detailed agricultural land classification (ALC) information should be provided with any application to apply the requirements of the NPPF.

2. Additional Sites 2018

Rutland has 19 Sites of Special Scientific Interest (SSSIs), which are all protected under the Wildlife & Countryside Act 1981 (As Amended), including Rutland Water which is an internationally designated wetland site with importance for wintering and passage wildfowl. As well as the SSSI designation, Rutland Water is also designated a Special Protection Area (SPA) and a Ramsar Site.

Therefore we would wish to ensure that any of the additional development sites do not result in adverse effects on these designations.

We note that a number of the additional sites are closely situated to Rutland Water i.e. the sites at Edith Weston, Manton and Oakham. In addition the site at South Luffenham is immediately adjacent to Luffenham Heath Golf Course SSSI. It should be ensured that proposals in these locations do not damage or destroy the interest features for which the SSSI has been notified.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Roslyn Deeming on [REDACTED] For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours faithfully

Roslyn Deeming
Lead Adviser
Sustainable Growth & Marine Team
East Midlands Area

(ii) Meeting Note 31/5/18 – St George’s barracks

MEETING NOTE

PROJECT: St George's Barracks
SUBJECT: Potential ecological constraints
DATE: 31st May 2018
LOCATION: Natural England Offices, Nottingham
ATTENDEES: Kiritina Cox (KC), Louisa Aspen (LA) & Ian Evans (IE) – Natural England
Simon Jenkins (SJ) – RegenCo, East Hampshire District Council
Derek Finnie (DF) – Derek Finnie Associates

Agenda Items

1. Introduction to the Proposed Development

SJ outlined the latest masterplan that has been produced and explained the current timescales, with the possibility of the masterplan being accepted by mid 2019.

2. Introduction to Natural England Reports and information

IE briefly outlined the information available from NE, including Standing Advice on protected species.

3. Protected Species – Standing Advice

DF outlined the ecological surveys that have been undertaken across the site to date, explaining that the site effectively fell into three distinct areas: the Barracks themselves, the golf course and the former airfield.

DF suggested the Barracks have little ecological interest, although there is the potential they support protected species, in particular some of the buildings and trees have low potential to support bats. However, given the lead in time to potential removal of these features and the amount of space within the red line, the provision of adequate mitigation for protected species should, in principle, be achievable. IE agreed.

The golf course has been assessed as having limited ecological value, although again protected species, including great crested newt, bats and badgers may be present. However, once again, there should be adequate time and space to provide suitable mitigation within the development. Again, IE agreed in principle.

By contrast, DF explained that although no detailed formal surveys of the airfield have been undertaken, it is likely that the majority of the area is could be of at least County value for the grassland communities that it contains. This is based on anecdotal records provided by Tim Collins. IE noted that they were aware of the records of Tim Collins (as he is an NE employee) and suggested that parts of the site may even reach SSSI standard. If future surveys confirmed that this was the case, it may not necessarily have a significant impact upon the development, but may influence the proposed mitigation and enhancements within the airfield section of the site. IE suggested that NE would be willing to work with the developer on this, but future solutions would need to be based on sufficient survey information. IE also suggested that NE would need to be happy that any potential significant impacts upon ecology were resolved in principle before NE could support the masterplan and its allocation in any emerging new local plan. NRE would also expect to see no net loss of valuable habitats/protected species.

IE suggested that the consideration is given to undertaking the necessary surveys on the airfield sooner rather than later.

4. Protected Sites and impact upon these

DF outlined some potential impacts upon the SPA, particularly the potential negative impact upon the winter wildfowl population as a result of the increase in recreational disturbance. IE pointed out that the water sports on Rutland Water are controlled and licensed by Anglian Water, who own the reservoir. As such, the level of users is currently controlled. Hence an increase in the number of residents close to the reservoir would not lead to an increase in recreation pressure from water sports. Informal recreation around the edge of the lake is also managed through the provision of a footpath, which avoids the critical bird areas. So, again, no negative impact is envisaged.

IE did point out that one of the critical pressures on Rutland Water is water quality. If the St George's proposal could ensure that sewage system could be designed to take sewage south away from the lake, and the system also had the capacity to take some of the existing sewage from the surrounding area which currently goes into the lake, then there is a potential positive impact upon the SPA to be had.

IE also suggested consideration would need to be given to potential increases in NOx levels and how this may impact upon the SPA.

The use of the site, principally the grassland areas within the airfield by grazing wildfowl, would also need to be investigated, including night grazing.

However, over NE felt that the proposal is unlikely to have a significant negative impact upon the SPA, with the potential for positive gains to be made. NE were happy to work with us taking the proposal forward.

5. Site minerals

The extraction of mineral was discussed and how this would impact upon the grassland within the site. As it is likely the mineral will be extracted in a phased fashion, there is scope for re-instatement of valuable grassland areas. However, the significance of any potential negative impact from this approach would need to be assessed against full survey information and evaluation of the grassland community. NE welcomed the principle that the grassland around the Thor missile sites would remain untouched, as would a buffer zone between the residential area and the mineral area.

It may also be necessary/beneficial to work with the mineral extraction company and explore the possibility of using another nearby site as a receptor site for some of the removed grassland material.

6. Partnership Opportunities

KC strongly recommended that interested wildlife groups be consulted, with the possibility of involving them in the long-term management of the Site. DF reported that discussions had already been held with Leicestershire and Rutland Environmental Records Centre and the Woodland Trust, both of whom were keen to work with the developer in a positive manner.

Summary

Overall, it was a positive meeting, with no major obstacles to the re-development of the site being identified. However, NE did stress the need for detailed survey information of the site, particularly the airfield to ensure that appropriate avoidance, mitigation or enhancement strategies can be identified at an early stage. NE suggested that the surveys may want to commence this year if formal approval of the masterplan is being sought in 2019.

NE were keen to undertake a site visit. SJ would investigate the possibility.

(iii) Meeting Note 26/6/18 – St George's barracks

Date: 26 June 2018
Our ref: DAS 3662/13243/244207
Your ref: none



Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ
0300 060 3900

BY EMAIL ONLY

RegenCo East Hampshire District Council,
Penns Place, Petersfield,
Hampshire,
GU31 4EX

Dear Simon

Discretionary Advice Service (Charged Advice)

DAS 3662
Development proposal and location: Redevelopment of St Georges Barracks, North Luffenham, LE15 8RL

I am writing to follow up our meeting on 31 May 2018, which we all agreed was a valuable opportunity to discuss the development proposal at St Georges Barracks. Kristina Cox and Ian Evans of Natural England provided advice at the meeting.

This advice is being provided as part of Natural England's Discretionary Advice Service. RegenCo has asked Natural England to provide advice upon:

"Early engagement to discuss the potential likely impacts upon Rutland Water SPA as a result of the proposed re-development of St George's Barracks. Explore potential suitable avoidance strategies to ensure the integrity of the Natura 2000 can be maintained throughout the development proposal"

This advice is provided in accordance with the Quotation and Agreement ref. DAS 3662 dated 10/5/2018.

The following advice is based upon the information within:

Early Draft Masterplan for the site received 31/5/2018
RegenCo DAS Submission Supporting text- received 30/5/2018

Protected Sites

The site is adjacent to Rutland Water Site of Special Scientific Interest (SSSI) and Special Protection Area (SPA)/Ramsar site. This 1349.5 hectare site supports exceptional numbers and diversity of passage and wintering birds. The establishment of this large modern reservoir has created a major wetland area which combines extensive sheets of open water with a complex of wetland and lakeside habitats including lagoons, islands, mudflats, reed swamp, marsh, old meadows, pasture, scrub and mature woodland. The diversity of waders using the site on passage is outstanding for an inland site, while the diversity of the population of breeding waterfowl is of international significance.

Further information about these designations is available at <https://designatedsites.naturalengland.org.uk/SearchCounty.aspx>.

Whilst Natural England is of the opinion that the proposed development is not mutually incompatible with the nationally and internationally important designated site, we consider the following matters need to be clarified to avoid any potential harm:

- **Foul sewage** – The discharge of treated foul sewage into Rutland Water from the proposed development could potentially elevate the levels of phosphorus and nitrogen within the water column of Rutland Water. This could directly and indirectly harm the features of interest for which the site is notified as well as harm the water supply function of this water body. For this reason, the foul sewage should not be discharged to a sewage treatment plant that discharges into Rutland Water. Any proposed masterplan that is intended to inform a new proposed housing allocation in the Local Plan or support an application for planning permission, should cover these details since Natural England would have no option but to object where details of the foul sewage treatment and disposal arrangements were not included.
- **Functional land** - There is potential for the notified interest features of Rutland SSSI and SPA to use the proposed development site as functional land when these features are present on Rutland Water. This needs to be clarified to ensure no negative impacts upon the notified features.
- **Water table impacts** – The proposed quarrying of mineral from the proposed development site will result in changes to existing ground levels and on existing rock aquifers. The potential impacts upon Rutland Water should be assessed to rule out any potential effects.
- **Recreational pressures upon Rutland Water** – Natural England acknowledges that Rutland Water has limited public rights of way and is not open access land. Recreational access is controlled and managed at Rutland Water by the landowner, and for this reason, the potential increase in recreational pressures at Rutland Water will be different to other European sites like Thames Basin Heaths SPA and some coastal SPAs, where there are more public access rights. However, details should be provided on the recreational opportunities to be provided by the development at the proposed development site which could offset some of the potential increases in recreational pressure at Rutland Water. This should also include an assessment to identify where existing public access facilities at Rutland Water may need to be extended/improved, etc. above the existing provision in order to accommodate the increased demand that is likely to be generated by this development proposal.
- **Air pollution impacts** – The proposed development will impact upon the existing background air quality by increasing the amount of road traffic and the amount of emissions from domestic dwellings, etc. The environment impacts of any potential increases in NOx should be assessed on SSSIs in the vicinity of the proposed development.

Due to the likely impacts of this development on designated sites, this proposal may require a statutory EIA under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 or the Infrastructure Planning (Environmental Impact Assessment) Regulations 2009. Further advice and confirmation should be sought from the Local Planning Authority.

Local wildlife information

A local naturalist has sent Natural England a copy of his report entitled "North Luffenham Airfield Wildlife Report 2017", a copy of which is being sent to you with his permission, following your request at our meeting.

The wildlife report does not represent the views or opinions of Natural England or the staff giving advice. However, it gives details of a variety of wildlife interest on the site, which we advised should be validated by the developer as it could be relevant to a future planning application.

The report suggests that there may be locally important reptile and butterfly populations which would need to be properly quantified and qualified. This work should start as soon as possible, since the presence of such species would be material to any planning decision.

For most of the wildlife mentioned in the report, which includes birds, the habitats on which they

depend will be crucial to sustaining them into the future. The report suggests that there may be some interesting calcareous and neutral grassland habitats which could be nationally important. This should be clarified by undertaking appropriate surveys as soon as possible to determine their extent and quality. Gaining this information would be really helpful because without it, acceptance of any proposed masterplan or proposed development allocation will be made much more difficult.

Protected Species

Badgers and bats are also present, and you reported that there may be other protected species. Whilst bats and badgers could be accommodated within the development site, how this could be achieved needs to be clarified, given the scale of the proposed changes that will occur as a result of constructing a large number of new dwellings and quarrying mineral from a large part of the site.

Natural England has produced Standing Advice on protected species which is available on its website. Whilst this advice is primarily designed to assist local planning authorities better understand the information required when assessing the impact of developments upon protected species, it also contains a wealth of information to help applicants ensure that their applications comply with good practice guidelines and contribute to sustainable development. In particular I would draw your attention to the flow chart which gives guidance on the species that are likely to be present on the application site based upon readily identifiable habitat features. Please refer to this Standing Advice for further information on what information the authority may require in terms of survey and mitigation proposals.

Further information can also be obtained from The Institute of Ecology and Environmental Management, The Bat Conservation Trust and Biodiversity Planning Toolkit.

Biodiversity Net Gain

The concept of biodiversity Net Gain may be usefully employed in this development proposal. Biodiversity net gain is a demonstrable gain in biodiversity assets as a result of a development project that may or may not cause biodiversity loss, but where the final output is an overall net gain. Net gain outcomes can be achieved both on and/or off the development site and should be embedded into the development process at the earliest stages.

Metrics exist for calculating the amount of biodiversity required to achieve net gain. The most commonly used are variants of the Defra metric which calculates the biodiversity units required to achieve biodiversity net gain. The advantage of using a recognised metric to deliver net gain is that it provides a clear, transparent and evidence-based approach to assessing a project's biodiversity impacts that can assist with "de-risking" a development through the planning process and contribute to wider place-making.

Natural England would be happy to advise further on this approach and there is further information available on the Defra website:
<https://www.gov.uk/government/publications/technical-paper-the-metric-for-the-biodiversity-offsetting-pilot-in-england>

Other advice

There are also other possible impacts resulting from this proposal that you should consider when developing your planning application. These issues, together with where you may find further guidance, are summarised below.

Green Infrastructure

The proposed development is within an area that Natural England considers could benefit from enhanced green infrastructure provision. Multi-functional green infrastructure can perform a range of functions including ecological networks, improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement. Evidence and advice on green infrastructure, (GI) including the economic benefits can be found on the gov.uk website [Green Infrastructure](#).

Delivery of GI is considered a key aspect for the area. A GI approach to include ecological networks would provide further opportunities to enhance the natural environment in the area whilst delivering multiple benefits. There is for instance scope to improve access into and within the site. There is also an opportunity to explore partnership working with local organisations and educational establishments at the various stages of the development. We would encourage some community engagement at the relevant time as the site will potentially offer health and wellbeing in terms of access to the countryside and walking opportunities.

Best and most versatile agricultural land and soils

The developer should ensure that sufficient detailed agricultural land classification (ALC) information is provided to apply the requirements of the NPPF. Further information is contained in Natural England's Technical Information Note 049. Agricultural Land Classification information is available on the Magic website on the Data.Gov.uk website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra Construction Code of Practice for the Sustainable Use of Soils on Construction Sites, and we recommend its use in the design and construction of development. We advise that you use an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Local wildlife sites

Local wildlife or geological sites remain material considerations in the determination of planning applications. Further information in relation to may be available from Rutland County Council. A more comprehensive, but not exhaustive, list can be found at [Wildlife and Countryside link](#).

Local landscape

The impact of this proposal on a local landscape character will be a material consideration when the authority determines your planning application. Further information on any local landscape character assessment may be available.

For clarification of any points in this letter, please contact Kristina Cox on [REDACTED]

This letter concludes Natural England's Advice within the Quotation and Agreement DAS 3662 dated 10/05/2018.

The advice provided in this letter has been through Natural England's Quality Assurance process

The advice provided within the Discretionary Advice Service is the professional advice of the Natural England adviser named below. It is the best advice that can be given based on the information provided so far. Its quality and detail is dependent upon the quality and depth of the information which has been provided. It does not constitute a statutory response or decision, which will be made by Natural England acting corporately in its role as statutory consultee to the competent authority after an application has been submitted. The advice given is therefore not binding in any way and is provided without prejudice to the consideration of any statutory consultation response or decision which may be made by Natural England in due course. The final judgement on any proposals by Natural England is reserved until an application is made and will be made on the information then available, including any modifications to the proposal made after receipt of discretionary advice. All pre-application advice is subject to review and revision in the light of changes in relevant considerations, including changes in relation to the facts, scientific knowledge/evidence, policy, guidance or law. Natural England will not accept any liability for the accuracy, adequacy or completeness of, nor will any express or implied warranty be given for, the advice. This exclusion does not extend to any fraudulent misrepresentation made by or on behalf of Natural England.

iv) E-mail exchanges

From: Deeming, Roslyn [mailto:[REDACTED]]

Sent: 04 November 2019 16:40

To: Paul Tebbitt

Subject: Rutland Local Plan

Dear Paul

Thank you consulting Natural England regarding the emerging Rutland Local Plan by your email of 23rd October.

In your email you have identified the main Strategic Matters related to the Natural Environment which will form the basis of a statement of Common Ground. I can confirm that Natural England agrees with the matters that you have set out but we would also suggest that you may also want to consider the following matters:

The protection and enhancement of Green Infrastructure - Multi-functional green infrastructure can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement.

Biodiversity Net Gain - The government announced in July this year that it will mandate net gains for biodiversity on new developments in England to deliver an overall increase in biodiversity. Furthermore net gain is referenced in the new NPPF, and is included within the government's 25 year plan "A Green Future". Biodiversity net gain is a demonstrable gain in biodiversity assets as a result of a development project that may or may not cause biodiversity loss, but where the final output is an overall net gain. Net gain outcomes can be achieved both on and/or off the development site and should be embedded into the development process at the earliest stages. You may also be interested to know that the new Biodiversity metric 2.0 (beta test version) 2.0 has now been published. The user guide, calculation tool and detailed technical supplement can all be downloaded from <http://nepubprod.appspot.com/publication/5850908674228224>.

I hope this is of assistance to you and I would be happy to discuss the environmental policies further as the Plan progresses.

Kind regards

Roslyn

Roslyn Deeming
Senior Adviser
Planning for a Better Environment Team
East Midlands Area

Appendix 3.6 - Highways England (HiE)

i) E-mail from AECOM (HiE's agents) January 2018 – Re: St George's Barracks

From: Romanowski, Mark [mailto: [REDACTED]]
Sent: 19 January 2018 15:27
To: Neil Tomlinson < [REDACTED] >; Robyn Green < [REDACTED] >
Cc: Firth, Peter < [REDACTED] >
Subject: RE: St Georges Barracks, Edith Weston - Transport Assessment Rev 1 (Draft)

Neil / Robyn,

Please see attached Revision 1 of the St. George's Barracks TA, which incorporates the comments below.

We've assessed the A606 / A1 junction with the St Georges Barracks traffic and traffic from the Stamford development. Traffic for the Stamford development has been derived from TRICS based on the quantum you provided.

In summary, the east and west priority junctions with the A606 currently operate approaching / over capacity. The amount of St George's Barracks traffic through this junction is low, therefore has no impact on the operation. However, the Stamford development traffic would force the junction significantly over capacity without mitigation introduced.

Please let me know if you'd like to meet to discuss - Peter and I would be happy to come to your offices.

Kind regards,

Mark

Mark Romanowski, BSc (Hons) CMILT
Principal Consultant, Transportation, Strategic Planning & Advisory

ii) E-mail from AECOM (HiE's agents) April 2019 – re: development at Stamford North



Fri 12/04/2019 08:50

Lepidi, Sara < [REDACTED] >
RE: St Georges Barracks, Rutland

To

Cc: HE instructions; Pinnock, Samantha; Griffiths, Scarlett; Gogna, Sunil; Neil Tomlinson

Flag for follow up.

[Click here to download pictures.](#) To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Hi Chris,

We hope this email arrives in time for your meeting tomorrow.

We have reviewed your queries below and comment as follows:

- We are aware that the transport modelling work undertaken in support of the Stamford North development included the collection of traffic survey data (from June 2016) which covered observation of queue lengths. The surveys were commissioned by PBA in 2016 on behalf of Burghley Estates and we recommend you liaise directly with PBA in order to have access to this information. We note that, as previously mentioned, the transport assessment work undertaken in support of the development should be based on survey data not older than 3 years.
- With regards to your second query, we note that the Stamford North development was tested for 2036 using the Stamford VISUM transport model. The traffic flows included background growth derived using TEMPro and the committed Stamford West Development (planning reference S12/0864). In order for you to understand if the St George Barrack development was included within the Stamford North assessment you will need to review the TEMPro growth assumptions applied in that assessment.
- With regards to the last two points of your email, Highways England is aware of the future development pressures in the area and is keen to work with the relevant Local Planning Authorities to understand the combined impact of future developments on the Strategic Road Network (SRN) junctions in the area. However, discussions regarding such study are ongoing and not committed at this stage. Notwithstanding the above, we consider that it is the developer's responsibility to demonstrate that their development can either be accommodated by the existing infrastructure or its impact mitigated through improvement schemes. Please note that Highways England's position is reliant on the provision of suitable transport assessments and investigation/ provision of any mitigation schemes that may be required on the SRN to accommodate the development traffic at the planning stage.

We hope this helps.

Kind regards,
Sara

Sara Lepidi
Engineer, Transportation & Traffic

iii) E-mail from HiE copied to RCC March 2019 – re: development at Stamford North

From: Griffiths, Scarlett [mailto:scarllett@hies.co.uk]
Sent: 26 March 2019 10:44
To: Paul Wilson [mailto:p.wilson@hies.co.uk]
Subject: RE: 190307 Stamford North - Quarry Farm site (up to 650 GSI units) - transport scoping exercise email

Hi Paul,

Thank you for your email enquiry of 7 March 2019, regarding the proposed Quarry Farm residential-led development located to the north of Stamford.

We understand that this proposal for up to 650- dwellings (including a local centre and country park) is part of the wider Stamford North development (for up to 2000 dwellings and two local centres) promoted through the South Kesteven and Rutland Local Plan reviews. Highways England was consulted on the proposed Stamford North allocation in February 2017 by Peter Brett Associates (PBA) which, as mentioned in your email, was undertaking assessments for the wider site using the VISUM "Updated Stamford Model" on behalf of Burghley Estates and Larkfleet Homes.

Our comments on the work undertaken at the time are included in the attached Technical Note 2 (TN2) prepared by our consultants AECOM. We recommend you to take into account the comments raised in this TN when preparing the Transport Assessment (TA) for the proposed development.

We have now reviewed the proposed TA methodology detailed in your email below and have the following comments.

Assessment Methodology

From your email below, it is our understanding that you are suggesting to assess the impact of the proposed development on the surrounding network using the VISUM model for Stamford. Can you please clarify whether the VISUM model version that you are going to use is the same that AECOM reviewed in their TN2?

We recommend that the assumptions underlying the modelling work are reviewed and agreed with Highways England before the assessments are carried out, also in light of the comments provided in TN2.

Trip generation

The trip rates for the residential element of the development shown in your email below have been previously agreed by Highways England in support of the Stamford North allocation. We find their use in the forthcoming TA suitable.

We note that you are suggesting not to include trips from the local centre and country park in the overall trip generation for the site based on the fact that the local centre would generate linked and pass-by trips only and the country park is expected to generate trips outside network peak hours. These assumptions appear reasonable at this stage, however in order for us to confirm that, further details regarding the land use mix of the local centre will have to be provided in support of the planning

application. Similarly, further details on the type of activities that the country park will host should be provided.

Assessment Scenarios

Please note that, in line with Department for Transport's (DfT's) Circular 02/2013, the following assessment scenarios need to be carried out and submitted for our review:

- an Opening Year Scenario (the year in which the development is expected to be opened). From your email this appears to be 2021, but it should be confirmed.
- an Opening Year Plus Committed Development Scenario; and
- an 'Opening Year Scenario Test' - Opening Year plus Committed Development plus the proposed development, (in other words, Baseline + Committed Developments + 100% of Development Flows) which will determine whether any mitigation is required for the Strategic Road Network (SRN).

In line with the work undertaken in 2017, we would expect these assessments to be undertaken for the following junctions as a minimum:

- A1 / A6121 Junction;
- A1 / A808 Empingham Road Junction; and
- A1 / B1081 Old Great North Road Junction.

Please note that the overall mitigation package will need to be identified for the opening year with the full development traffic in place. Following that, triggers for the proposed improvement works can be identified based on the level of development that can be safely accommodated by the existing network.

The impact of the development should also be assessed for ten years after the date of registration of a planning application or the end of the relevant Local Plan, whichever is the greater. This is for information so that Highways England can inform their programme of works for the future.

Committed developments

Please note that all committed developments and infrastructure on the surroundings of the site should be included in the future year scenario assessments.

We note that the VISUM model updated in 2017/2018 included the committed Land West of Stamford development (planning reference S12/0864) in the Do Minimum and Do Something scenarios tested. We recommend you liaise with relevant local planning authorities to determine all the committed developments that should be included in the assessment. We note that some developments may have received planning permission following the development of the VISUM model.

Cumulative Impact Assessment (CIA)

We note that you are proposing to undertake a Cumulative Impact Assessment (CIA) for the overall Stamford North site, which we welcome as this would allow us understanding the ability of the A1 Trunk Road to accommodate the overall forecast

traffic flows in terms of capacity and safety. For Highways England purposes, this should be undertaken for both opening year and design year scenarios.

These comments are only advisory and imply no pre-determined view as to the acceptability of the proposed development in traffic, environmental or highway terms. We would be happy to review a draft Transport Assessment prior to its submission as part of a planning application to confirm that everything has been addressed and determine whether further assessment is required. In the meantime, we hope you find this advice useful.

Kind regards
Scarlett

Scarlett Griffiths

iv) Letter from HiE September 2017 – re: emerging Local Plan



Our ref:
Your ref:

Rutland County Council
Planning Policy Team

Martin Seldon
Assistant Spatial Planning & Economic
Development Manager
Floor 9
The Cube
199 Wharfedale Street
Birmingham B1 1RN

Direct Line: [REDACTED]
5 September 2017

We do however, acknowledge that a cross boundary development opportunity has been identified in the Local Plan at Stamford North which is in close proximity to the A1. Whilst a large proportion of growth has been allocated to the neighbouring South Kesteven District Council area, a total of 600 dwellings have been allocated to be delivered to the portion of land within Rutland known as Quarry Farm. We consider that there is likely to be a cumulative impact on the A1 as a result of growth in both Rutland and South Kesteven which will need to be considered further through the undertaking of a Transport Assessment. We would also expect that as part of the 'duty to co-operate' agenda, Rutland County Council would engage with South Kesteven District Council and Highways England during this process.

We have no further comments to provide, and trust that the above is useful in the progression of the Rutland Local Plan.

Yours faithfully

Martin Seldon
OD Midlands Spatial Planning & Economic Development Team
Email: [REDACTED]

Dear Sir/Madam

CONSULTATION – RUTLAND DRAFT LOCAL PLAN

Highways England welcomes the opportunity to comment on the draft Rutland Local Plan that covers the period 2015-2036. We understand that this consultation follows on from the Issues and Options consultation which took place in early 2016.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Rutland Local Plan, our principle interest is safeguarding a section of the A1, which routes through the east of the Local Plan area.

We understand that the Objectively Assessed Need for Rutland is 4,000 dwellings of which there is a residual requirement to deliver 1,503 dwelling by 2036. We note that this has reduced slightly since the previous consultation which set out a residual requirement of 1,580 dwellings. However based on the housing allocations set out in the draft Local Plan, we note that 1,676 dwellings have been identified to be delivered alongside 25 hectares of employment land.

Approximately 70% of the dwellings will be delivered in Oakham and Uppingham which are located to the west of Rutland. We expect that a significant amount of vehicle trips associated with these developments would route to and from Leicestershire and therefore would not use the A1. However given the scale of residual development being proposed, together with existing allocations, we consider that there could be some impacts on the operation of the A1, particularly at the A1 / A808 junction and that the cumulative impacts of growth in Oakham should be subject to a transport assessment in order to better understand the impacts and potential need for mitigation.

Appendix 3.7 - Rutland County Council (Local Highway Authority)

i) Meeting between Local Planning Authority and Local Highway Authority 18/12/19

Rutland Local Plan

Meeting between Rutland County Council - Local Plans and Local Highway Authority.

Rutland County Council Offices (2pm – 18/12/19)

Notes of meeting

Attendees:

Paul Tebbitt (PT): Rutland County Council (RCC)
Robyn Green (RG): Rutland County Council (RCC)
Chris Capps (CC): Rutland County Council (RCC)

1. Background and Rutland Local Plan update

- PT advised that the meeting was primarily to discuss Strategic matters in relation to the emerging Rutland Local Plan and in particular potential transport impacts.

2. Key issues

Key issues and questions included:

- i. What are the main transport issues that have been identified as a result of the growth proposed in the plan? (mainly St George's Barracks & Stamford North)
 - The transport impacts from St George's barracks were assessed as part of the HIF bid. No insurmountable impacts were identified as part of the TA work. Some mitigation measures are required on site and on the wider highway network. No material adverse impact arises on the Strategic Road Network. The policy will require criteria that seeks to mitigate any adverse transport impacts.
 - The proposed growth at Stamford North has been jointly assessed as part of the emerging South Kesteven Local Plan. The impacts will require mitigation measures and detailed Transport Assessments will inform these.
- ii. What are the main mitigation measures proposed to address any issues identified? Would these satisfactorily mitigate the impacts?
 - The main impacts identified are on the A1 / A606 junction. Mitigation measures are proposed as part of the proposed development at Stamford north.
 - Some work is already in progress in order to improve the junction.
- iii. Would the mitigation measures on the A606 / A1 junction proposed as part of the Stamford north development mitigate the impacts arising from St George's as well as Stamford North?
 - RCC LHA Officers were not aware of any evidence that the proposed works arising from the Stamford North development would mitigate any impacts arising from St George's barracks.
 - RCC LHA Officers did not anticipate any 'Severe' impacts on the A1 arising from development at St George's but this would be considered in more detail by Highways England who are responsible for the Strategic Road Network.
- iv. Do we have any e-mails or other evidence from Highways England to suggest that they have no concerns?
 - RG advised that she would seek to identify these. Notwithstanding this, no insurmountable objections have been raised by HiE.
- v. Is there any evidence (e-mails / meeting notes / evidence reports etc.) that I can use to demonstrate that there has been cooperation between RCC and Highways England / neighbouring LHAs in preparing the local plan.
 - RCC LHA Officers indicated that multiple discussions / correspondence had occurred between RCC (LHA) and Highways England. RG advised that e-mails would be provided to demonstrate engagement.

- vi. Were RCC LHA Officers aware of any cross-boundary implications in Northamptonshire, Lincolnshire & Leicestershire?
- RCC LHA Officers were aware that there may be some implications for Rutland County as a result of growth in Corby. The implications for growth on Caldecote had previously been considered but insufficient evidence existed to demonstrate severe impacts.

3. Statement of Engagement

- PT advised that a Statement of Engagement would be prepared to demonstrate that ongoing discussions had been held with the appropriate departments within the Local Authority. RG advised that the 'Director of Place' might be best placed to sign this.

4. Other Strategic Matters that need to be discussed

- None were identified.

5. Future stages of plan production

- PT advised that consultation on the Draft Plan (Publication Version) would likely be late winter / early spring 2020.

6. AOB

- No other issues were identified.

ii) Email dated 20th March 2018 confirming engagement on site assessment



Tue 20/03/2018 12:15
Shaza Mark
Local Plan - Site Appraisals

To: Robyn Green

Cc: Sharon Baker

Egress Switch: Unprotected

Message SHELAA Site List inc. Old & New Ref. RG.xlsx All Maps for Sites Appraised - March 2018.pdf LPR_new sites to be appraised (March 2018).pdf

Hi Robyn,

Following your meeting with Sharon regarding the Local Plan sites, please find attached a spreadsheet of all the sites, some of which you have already appraised and some additional sites e.g. St. George's Barracks. As you will see they have been re-referenced to SHELAA/xx/xx but I have also included a column with the old LPR references.

Please check through the list to make sure all sites have been appraised. Please note that if the cell is greyed out, the site does not need to be appraised. The maps can be found at the attached 'All Maps for Sites Appraised' PDF. This is also a good opportunity to add any additional information to the sites already appraised e.g. Brook Road.

You will also see at the bottom of the spreadsheet that there are 9 new sites which have recently been submitted and have not yet been formally mapped nor referenced. The relevant maps can be found at the attached 'LPR_new sites to be appraised' PDF.

Any queries, give me a call.

Many thanks,

Shaza

Shaza Mark MRTPI | Senior Planning Policy Officer
Rutland County Council
Caldecote, Oakham, Rutland LE15 8HP

iii) Highway Comments on site options 22nd August 2019



Thu 22/08/2019 12:04

Robyn Green

RE: Highways Comments

To Rachel Armstrong; Sharon Baker

i You replied to this message on 22/08/2019 12:19.

Towns & Local Service Centres	Access from/to the site	Impact on wider network	Lead Local Flood Authority
RHY09	Access along Belmesthorpe Lane may be restricted in places due to its narrow nature, types of construction traffic will need to be considered through the planning	Impact on wider network minimal	Access along Belmesthorpe Lane may be restricted in places due to its narrow nature, types of construction traffic will need to be considered through the planning
WHI12	Significant highways improvements will be required at Pickwell Lane junction with Oakham Road. Pickwell Lane is not suitable to take additional traffic.	Impact on wider network minimal - local highway improvements may be required	At top of hill so will not be liable to flooding however very rigid drainage scheme will be required to ensure no flooding to neighbouring properties. The Stream through Whissendine rises significantly during heavy rain fall
LAN02	Depending on location of access but generally good with good visibility	Impact on wider network minimal	Close proximity to watercourse
BAE03	Good Access	Impact on wider network minimal	
BAE04	I think this site already has planning permission.		
CLI01 - Wooflox	Significant highway works required. Junction and capacity needs to be assessed to ascertain what impact this will have on network (localised and wider)	Significant highway works required. Junction and capacity needs to be assessed to ascertain what impact this will have on network (localised and wider)	No Drainage information and a very large undeveloped site. Will need to ensure no risk of floodign up or down steam
COT12b - this stie has been refused on sustainability grounds by an inspector	Good Access	Impact on wider network minimal	Small sites - localised soakaways can be used on site

Appendix 3.8 - Rutland County Council (Local Education Authority)

i) Correspondence between LPA and LEA

From: Karen Sinclair
Sent: 28 October 2019 15:55
To: Gill Curtis <[REDACTED]>
Subject: Rutland Infrastructure Delivery Plan Update

Dear Gill

I am writing in relation to the Infrastructure Delivery Plan (IDP) for Rutland County Council.

You have previously provided information to assist the Council's consultants (AECOM) prepare a draft IDP. The Council is now finalising the review of the Rutland Local Plan with a view to publishing it in the next few months for statutory consultation prior to it being submitted for examination. Alongside this we are reviewing and updating the IDP to ensure that it accurately reflects the infrastructure required to support the housing and employment growth being put forward in the Local Plan and I would be grateful for your assistance as part of this process.

I have attached an excel spreadsheet (Proposed Development Allocations) which sets out:

- details of the preferred housing and employment allocations (Preferred Allocations)
- details of reserve housing and employment allocations (Reserve Allocations), which will only come forward in the event that the development of a new garden village at St George's Barracks, Edith Weston does not come forward.

Maps showing the location of each of the sites is also attached.

I have also attached an extract from the draft IDP Project Schedule with sets out the education projects identified as being required to support the intended level of future growth in the County and the development site allocations.

I would be grateful if you could review the project schedule details and:

- Confirm whether the identified projects remain current or provide updated details if the projects have progressed/further information is available;
- Identify any additional infrastructure requirements or service delivery projects relating to the **preferred allocations** either on a site specific basis or broader settlement context. If possible, it would be helpful to know if there were specific primary/secondary schools which would require additional spaces to be provided and, if so, whether there are any constraints to providing this i.e. lack of available land;
- Identify any additional infrastructure requirements or service delivery projects relating to the **reserve allocations** either on a site specific basis or broader settlement context if they were come forward **in addition** to the preferred allocations (excluding St George's Barracks); and
- Identify any infrastructure investment projects/proposals programmed to come forward during the Local Plan period (to 2036) that would not necessarily be directly related to the allocated sites.

Your response by the 11th November 2019 would be appreciated.

If you have any queries then please do not hesitate to contact me.

From: Gill Curtis
Sent: 22 November 2019 16:40
To: Andrew Merry <[REDACTED]>; Karen Sinclair <[REDACTED]>; Jonathan Weller <[REDACTED]>
Subject: RE: Rutland Infrastructure Delivery Plan Update

Thank you for this Andrew

There is currently a feasibility study being prepared to look at potential site(s) for expansion at secondary school level but only at the briefing stage.

Uppingham Primary School has been put to one side at this time – no pressures in the area. Oakham Primary still in the pipeline but not required at this stage.

Nothing in the programmed stage though.

Nothing else to add from me

Regards

Gill

Gill Curtis | Head of Learning and Skills
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP

From: Jonathan Weller
Sent: 22 November 2019 19:44
To: Gill Curtis <[REDACTED]>; Andrew Merry <[REDACTED]>; Karen Sinclair <[REDACTED]>
Subject: RE: Rutland Infrastructure Delivery Plan Update

Hi all

I'm not sure I can add too much more to this.

My school capacity forecasts (annual SCAP return) cover five-year (primary) and seven-year (secondary) periods.

Latest forecasts indicate plenty of capacity county-wide at primary level, and some potential future capacity issues in the secondary schools.

The IDP document describes a project concerning net demand for primary school schools of 404 places, and 194 for secondary. These must be for the whole local plan timeframe and include things like St George's.

Thanks,

Jonathan Weller | Business Intelligence Manager
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP

ii) Education Workshop notes relating to St George's Barracks.

Future Development of St George's Barracks: Education Workshop

Council Chamber, 1pm 7th June 2018

(Cllr Wilby): would be useful to model pupil forecasts for 2022, 2025, 2030, 2036.

(CS) It will be important to look at pupil forecasts for North Stamford development alongside forecasts for St George's.

(SM) Edith Weston would struggle to continue if they get any smaller. They monitor numbers weekly as changes on this basis – e.g. unexpectedly had 4 children leave this week. 'Expecting real problems by 2020/2021

(FW) St Mary & St John – holding firm at the moment, seeing increase from Northants. Fewer army children than ever (29) & losing a couple of those.

(SW) – interested in looking at yield figures. Oakham housing developments not finished yet. Primary school plans on hold as pupil yield does not currently warrant it. Currently pressures – e.g. Catmose Primary turned away 13 for intake of 30 this year. For first time Catmose has bus running from Uppingham to Oakham and drawing in students from North Luffenham etc. St George's Development wouldn't create a primary problem for Oakham (or alleviate it) but it would create a different primary problem elsewhere in the County.

(SW & CS) Need to consider issues about geographic placement – roughly equidistant for 3 existing Rutland colleges – however, road networks and also travel patterns are key here. For example, if parents working in Oakham or Stamford then may prefer to have children in those secondary schools, even if Uppingham is slightly closer geographically.

(IS) may want to consider whether the length (time) of journey to secondary school from the proposed development at St George's may discourage families with children of secondary age from moving into houses on that site. [In urban areas distance to school may be 2 miles primary and 3 miles secondary; in rural authorities 7 miles to primary and 15 miles to secondary not uncommon.]

(Cllr DW) Other key areas to consider:

- (SM) Crucial to have nursery attached to school.
- Need to consider associated facilities – swimming pool (jointly funded and accessed by local schools), school fields, play park, sports hall
- Safeguarding, fencing, access control, Central First Aid & Fire Prevention area(?)
- Governance?
- Access, drop-off parking etc
- Janitorial facilities, storage & logistics
- IT Networks and displays
- Utilities – gas/electricity/water/broadband, but inc waste removal too
- Further Education

(IS) Important difference between closing a school (e.g. Edith Weston) and opening/building a new school, versus, expanding/redeveloping/re-siting and existing school (e.g. Edith Weston (for example) as a much bigger primary school.

How do we manage the interim period where numbers dip a little when the Barracks close and then increasing demand once development starts. Might there be initial big rise in families moving in, which then tails off in future years?

(GR) Need to consider links to FE and STEM employers in the County (e.g. Ketton Cement) use of better Apprenticeships. What role is there for the LEP here? Important to get Careers planning and work experience in place at schools.

(JH) Harrington planned intake of 150 this year and received 230 applications so far. Growth rapid and sustained. Possibly looking at extending Harrington soon.

(CS) Casterton have STEM conference/careers event planned for Stamford and Rutland.

Appendix 3.9 - East Leicestershire & Rutland Clinical Commissioning Group (CCG)

- i) Meeting note regarding Primary Care implications of St Georges development

Meeting between Paul Tebbitt (PTTP Planning Services) and East Leicestershire & Rutland Clinical Commissioning Group 11th June 2019 – County Hall, Glenfield

Attendees:

Paul Tebbitt (PTTP Planning Services)

Khatija Hajat (East Leicestershire and Rutland CCG)

Jamie Barrett (East Leicestershire and Rutland CCG)

Chris Lyon (East Leicestershire and Rutland CCG)

Background

The meeting was structured around questions that had been sent to the CCG in advance. In addition, some background information and a map of the two sites was sent.

Items for discussion

- 1) What are the existing primary care facilities (GP practices) that serve the sites?

<u>Woolfox</u>	<u>St George's</u>
<p>The nearest practices / health centres are in Empingham / Market Overton.</p> <p>[Post meeting note: KH provided details of the nearest health practices to Woolfox, these included:</p> <ul style="list-style-type: none"> • The Glenside Country Practice in Castle Bytham – 3.6 miles via road • Dr Paula Welsh in South Witham – 5.3 miles by road • Empingham – 7.6 miles • Mkt Overton – 6.3 miles • Colsterworth Surgery – 8.1 miles] 	<p>There are 4 practices nearby. The nearest practices / health centres are in Empingham / Uppingham</p>

- 2) Are there any capacity constraints in these practices?

<u>Woolfox</u>	<u>St George's</u>

<ul style="list-style-type: none"> • The 'lists' for both are at or near capacity • The lists are currently 'open' but unable to deal with this scale of growth • No available to expand facilities at Empingham / Market Overton 	<ul style="list-style-type: none"> • Empingham is at or near capacity. • Uppingham has some capacity
--	--

3) Would the CCG be seeking a new practice on sites of c.2500 dwellings (c.6000 new people) in these locations?

<u>Woolfox</u>	<u>St George's</u>
<ul style="list-style-type: none"> • Yes. A new facility will be required. • It may be an existing practice that operates it. 	<ul style="list-style-type: none"> • Yes. A new facility will be required. • It may be an existing practice that operates it.

4) Is there any 'in principle' concerns about providing new facilities on site (ongoing management etc.)?

<u>Woolfox</u>	<u>St George's</u>
<ul style="list-style-type: none"> • A new practice has long 'lead-in' times. • Resources are currently an issue. • If the practice is part of a 'shared service' and not just a GP practice this adds further issues. • The type of lease needs careful consideration. 	<ul style="list-style-type: none"> • A new practice has long 'lead-in' times. • Resources are currently an issue. • If the practice is part of a 'shared service' and not just a GP practice this adds further issues. • The type of lease needs careful consideration.

5) If not, would the CCG be requiring funds to expand existing facilities?

<u>Woolfox</u>	<u>St George's</u>
<ul style="list-style-type: none"> • The CCG would potentially be seeking funds but unlikely to be at Market Overton. Empingham is closest but is constrained. 	<ul style="list-style-type: none"> • The CCG would potentially be seeking funds for Empingham but this is constrained. Uppingham is land-locked with no space to expand outwards. A new build at St George's could be purpose designed and built with sustainability in mind.

6) Is there capacity to expand existing facilities?

<u>Woolfox</u>	<u>St George's</u>
<ul style="list-style-type: none"> • There is no capacity to expand Empingham / Market Overton 	<ul style="list-style-type: none"> • There is no scope to expand Empingham and limited scope to expand Uppingham.

7) Rutland has a CIL charging schedule that determines the financial contribution rate per head of population for extensions to new facilities. Is there a formula for calculating new premises?

EL&RCCG to provide details of the funding formula. [Post meeting note. KH provided a spreadsheet outlining the funding formula].

8) Has any approach been made from either site to discuss the requirements for primary care?

<u>Woolfox</u>	<u>St George's</u>
<ul style="list-style-type: none"> • No approach had been made by the Woolfox promoters. 	<ul style="list-style-type: none"> • EL&RCCG were aware of the proposed development at St Georges and have been involved in discussions and workshops.

ii) E-mail correspondence with CCG in relation to the evolving Statement of Common Ground

Thu 15/10/2020 10:01
 RE: Draft IDP for Rutland

To: Local Plan
 Cc: Paul Tebbitt; Kerry Andrews; [Redacted]

You replied to this message on 16/10/2020 09:32.

Message SoCG - CCG- TS comments 15-10-20.docx (194 KB)

Good Morning
 Sorry for taking so long to respond.
 I have read through the documents attached and views are as follows;

IDP:
 Section 6.2-6.7
 Happy with this wording. I wrote it some months ago. The only change is point 6.7 where I believe this needs more onus on development of Rutland practices for the Stamford North development.

Appendix 2:
 -I would agree in general with the health implications of this, but wondered whether the St George's barracks GP surgery development fell into the critical category.
 -I would consider that the Uppingham surgery will need funding to reconfigure the building to increase clinical space. Extension would be secondary.

Appendix 3:
 -I would strongly disagree that CIL from development of housing to the North of Stamford should go to primary care provision in Stamford. There has been a significant increase in patients leaving the Stamford practice and registering with Empingham (10% increase in patients in 2 years) and in some cases Uppingham. With Stamford surgery also shutting one site, this is likely to increase the number of new registrations with Rutland practices from existing Rutland residents who are registered in Stamford and the new population that arrives through this development. This will require development of estate to manage this patient group.

SoCG:
 I have made significant comments to this that would better reflect the position. This reflects the updated position of the IDP. There are still a few questions that require answers.

Thanks
 Tim

Appendix 3.10 - South Kesteven District Council

i) Meeting note recording meeting between RCC and South Kesteven DC 4th December 2020

Rutland Local Plan

Duty to Cooperate meeting between Rutland County Council and South Kesteven District Council.

Oakham (11am – 4/12/19)

Notes of meeting

Attendees:

Shaza Brannon (SB): South Kesteven District Council (SKDC)
Paul Tebbitt (PT): Rutland County Council (RCC)

1. Introductions

- PT advised the meeting was primarily to discuss Strategic matters and to inform a potential 'Statement of Common Ground' (SoCG).

2. Background and Rutland Local Plan update

South Kesteven

- SM indicated that SKDC were still in examination following hearing sessions and main modifications on the emerging plan.
- The Inspector's report was anticipated in December (following the General election) and scheduled to be considered for adoption late January 2020 (subject to no significant issues).
- There is a review trigger policy that seeks to deliver an April 2020 review and update by 2023 – mainly resulting from the implications of the Standard Method.

Rutland

- PT advised that the 'Spatial Strategy' underpinning the emerging Rutland Local Plan was scheduled to be considered by the Council's Cabinet on 23rd December.
- The Draft Publication Version of the Plan was likely to be considered by Full Council early on 2020 with Consultation likely in February / March 2020.
- PT advised that the Local Plan was for the period 2018-2036. Some of the key issues include:
 - OAN using standard method + 130pa (2,340 over the plan period)
 - The plan allows for 160 dwellings pa to provide c.20% flexibility.
 - No unmet needs have been identified (but the plan partly meets SK's need).
 - The plan provides some 44ha of employment land above the identified need for 29ha.

- A New Garden Village is proposed at St Georges Barracks, Edith Weston c.2,215 houses, employment and associated infrastructure.

3. Potential Strategic matters

Each of the identified Strategic matters was addressed in turn:

- Development of a Strategic Development Area at ‘Stamford North’ – The proposal crosses the administrative boundaries of Rutland County and South Kesteven District. SB / PT confirmed that that the Stamford North site was a proposed allocation in both the emerging SKDC and RCC Local Plans. PT and SB identified the following issues to be included in the SoCG:
 - Support for the principle of development at Stamford North.
 - The proposed development is for 1,300 houses within South Kesteven and 650 houses within Rutland’s administrative area.
 - Necessary community infrastructure to support the scale of development proposed will be provided within the administrative areas of Rutland County and South Kesteven District
 - A jointly prepared development brief containing a masterplan is required.
 - Measures to mitigate environmental impacts (surface water flooding, ecology & biodiversity etc.) will be required in emerging policies of both plans
- The distribution of housing requirements between Rutland CC and South Kesteven DC and in particular a portion of South Kesteven’s Objectively Assessed Housing Need being met by Rutland County Council (as part of the development of Stamford North). PT and SB agreed:
 - 650 houses at Stamford North (within the administrative area of Rutland County) will contribute to South Kesteven’s housing need.
 - There are no further ‘unmet’ housing needs in South Kesteven.
- Transport implications arising from growth in the respective Local Authority areas, in particular impacts on the A1 and Local Highway network arising from growth in both authorities – PT and SB agreed that cumulative growth in South Kesteven and Rutland (mainly at Stamford) could result in cross boundary transport impacts. Measures should be required by policies in both plans to mitigate impacts including the A1 / A606 junction and provision of a link road facilitating the east / west connection at Stamford North.

4. Any other Strategic Matters that need to be discussed?

- SB suggested that the provision of sites for Gypsies & Travellers was a potential Strategic Matter. SB indicated that SKDC had a requirement for 16 permanent pitches for Gypsies & Travellers up to 2036. The emerging SKDC

Local Plan does not allocate sufficient sites to meet need and there is potentially an unmet need. SB considered this to be a Strategic Matter.

- PT advised that RCC was dealing with the need in Rutland but would consider some appropriate form of wording for this issue for the SoCG. This will be sent to SB for comment.

5. Future stages of plan production


- PT advised that a new Local Development Scheme was being prepared that will set out the timetable in more detail.
- PT advised that he would circulate a copy of the meeting note for comment.
- PT advised that a draft 'Statement of Common Ground' would be prepared and circulated.

6. AOB

- No other issues were identified.

3.11 [Greater Lincolnshire Local Enterprise Partnership](#)

j) E-mail dated 27th January 2021 confirming engagement and support for the Local Plan

 Thu 28/01/2021 11:00
Halina Davies <[REDACTED]>
Rutland Local Plan 2018 - 2036
To: Paul Tebbitt
Cc: Ruth Carver
You replied to this message on 28/01/2021 11:06.

Dear Paul

Thank you for taking the time to discuss Rutland County Council's local plan 2018 -2036 with us this week.

We recognise that due to the LEP transition process and Rutland not officially joining the Greater Lincolnshire LEP until 2019, we were later to engage than we normally would be in this regard, however we welcome the opportunity to comment on the Plan and have the following observations to make:

Chapter 6 on Employment and Economic Development in particular is very relevant to the LEP and we are pleased to see references to future employment opportunities and consideration of the Employment Land review (2016). Indeed, we have already had some interesting discussion with colleagues at Rutland in relation to the brownfield site at St Georges. We support the aim to achieve strong and sustainable local economic growth in Rutland.

We are also pleased to see reference to growth of some of our priority sectors including argi-food and visitor economy as identified in the emerging Greater Lincolnshire Local Industrial Strategy (LIS) and supporting evidence base, although we would have liked to see the LIS referred to within the Local Plan.

On the objective to maintain and promote your market town centres of Oakham and Uppingham we recommend that a post Covid plan is considered in this regard given the significant impact the pandemic has had and will continue to have on our retail centres.

We look forward to working with you to enable delivery of what is a very comprehensive document.

Kind regards, Halina

HALINA DAVIES
LEP PROGRAMME MANAGER



Thu 28/01/2021 12:59

Halina Davies <[redacted]>

RE: Rutland Local Plan 2018 - 2036

To Paul Tebbitt

You replied to this message on 28/01/2021 13:01.

Hi Paul

Yes we are happy that you have complied with your duty to cooperate with us bearing in mind the circumstances we found ourselves in with the transition.

Kind regards, Halina

HALINA DAVIES
LEP PROGRAMME MANAGER

M [redacted]



3.11 Minerals and Waste

Minerals movements to Rutlmineralsand: NCC analysis of responses for DtC 2017

Leicestershire (50 – 60% S&G, 90 – 100% CR) - No future CR supply issues anticipated but uncertainty regarding future supplies of S&G. More than sufficient crushed rock reserves to meet requirements up to 2031. Current permitted reserves sufficient to maintain 10 year landbank throughout plan period. Shortfall in S&G supply despite the emerging plan allocating extensions to 4 existing sites.
Staffordshire (10 – 20% S&G) - No future supply issues anticipated. Plan aims to provide capacity to produce 5 Mtpa of sand and gravel up to the end of 2030 and ensure that a minimum landbank of 7 years is maintained.
Nottinghamshire (1 – 10% S&G) – No future supply issues anticipated that would impact on continuation of small scale cross boundary movements.
Powys (<1% CR) – No future supply issues anticipated. 13 sites permitted for hard rock extraction – 10 have permissions that extend beyond plan period (2042). Remaining 3 permitted sandstone extraction sites - permissions end within plan period. No sites allocated in plan due to large landbank.
Norfolk (<1% S&G) – No future supply issues anticipated that would impact on continuation of small scale cross boundary movements.
Gloucestershire (<1% CR) – Possible future supply issues (partic for S&G). Aggregate landbanks presently insufficient to sustain current levels of supply in long-term (particularly for S&G). A possible emerging trend towards a reduction in exports from the county.
Cambridgeshire & Peterborough (<1% CR) – No future supply issues anticipated for S&G if continued on a small scale. Possible future supply issues with CR (supplied by Peterborough) due to a declining no. of limestone quarries and limestone resource.
Neath Port Talbot (<1% CR) – Possible future CR supply issues. Only 2 CR quarries operational, one almost fully worked.
Solihull (<1% S&G) – No future supply issues anticipated. <500t exported to LCC & RCC.
Lincolnshire (1 – 10% S&G, <1% CR) – No future supply issues anticipated.
Derbyshire (1-10% S&G, <1% CR) – No future supply issues anticipated.
Devon (<1% CR) – No future supply issues anticipated. Very small amount of CR exported to RCC & LCC. Devon has a CR landbank of 48 years.

Northamptonshire (<1% S&G, <1% CR) - No future supply issues anticipated that would impact on continuation of strategic cross boundary movements of CR and small scale movements of S&G. Landbank of 42 years for CR.
--

Central Bedfordshire (<1% S&G) - No future supply issues anticipated that would impact on continuation of small scale movements of S&G.
--

Cumbria (<1% CR) - No future supply issues anticipated for CR. CR landbank over 40 years & S&G landbank 12 years.
--

S&G: Sand and gravel

CR: Crushed rock

Authorities that have not responded

- PDNP - supplied <1% CR
- Shropshire - supplied 1-10% CR
- Warwickshire - supplied <1% CR
- Yorkshire Dales - <1% CR
- Rhondda – supplied <1% CR

Appendix 4 – Memorandum of understanding with Peterborough Sub-Regional Housing Market Area (2017)



A Memorandum of Understanding relating to objectively-assessed need for housing in the Peterborough Sub-Regional Housing Market Area (2017)

1. Introduction

- 1.1. The National Planning Policy Framework (NPPF) requires local planning authorities to have a clear understanding of housing needs in their area. To achieve this, they should prepare a Strategic Housing Market Assessment (SHMA) to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The SHMA should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period¹. This is a key part of the evidence base to address the NPPF requirement of ensuring that Local Plans meet the full, objectively-assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the Framework².
- 1.2. The Localism Act 2011 places a Duty to Co-operate on local planning authorities and county councils³. This requires them to engage constructively, actively and on an ongoing basis in the preparation of development plan documents where this involves strategic matters. National policy in the NPPF adds to this statutory duty as it expects local planning authorities to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts.

2. The Peterborough Sub- Regional Housing Market Area

- 2.1. The Peterborough Sub-Regional Housing Market Area covers the administrative areas of four local authorities, all of whom are signatories to this Memorandum of Understanding (MOU), namely:

- Peterborough City Council;

¹ National Planning Policy Framework, paragraph 159.

² NPPF, paragraph 47.

³ Localism Act 2011, section 110.

- Rutland County Council
- South Holland District Council; and
- South Kesteven District Council

3. Demonstrating the Duty to Co-operate and meeting the requirements of the National Planning Policy Framework

- 3.1. The purpose of this MOU between the authorities is to support the pre-submission version of the South East Lincolnshire Local Plan (SELLP), which will be consulted upon from Monday, 10 April 2017 to Monday, 22 May 2017. The MOU sets out the agreed position between the four local authorities with respect to objectively-assessed housing need. The MOU provides a clear demonstration that the four authorities have effectively cooperated to plan for issues related to objectively-assessed housing need and consequential cross-boundary impacts.
- 3.2. The four planning authorities within the Housing Market Area have been collaborating on an ongoing basis to meet the requirements of the NPPF as set out in section one. The main outputs from this collaboration have been a joint SHMA and two subsequent updates⁴, which identify the scale and mix of housing needed across the Housing Market Area between 2011 and 2036. This sets out the definitive position on objectively-assessed housing need for each of the four local authorities.
- 3.3. Table 1 sets out the objectively-assessed need by local authority for additional housing in the Housing Market Area between 2011 and 2036 derived from the latest update of the SHMA. This is the figure South Holland District Council has used to derive its housing requirement set out in the pre-submission 'Publication' Draft of the SELLP.

Table 1: Objectively-assessed housing need

Local Authority	Objectively Assessed Housing Need
Peterborough City Council	981
Rutland County Council	159
South Holland District Council	445
South Kesteven District Council	624
TOTAL	2209

⁴ GL Hearn for the Peterborough sub-region local authorities - Peterborough Sub-Regional Strategic Housing Market Assessment (July 2014)

GL Hearn for the Peterborough sub-region local authorities - Peterborough Sub-Regional Strategic Housing Market Assessment, 2015 Update Report (October 2015)

- 3.4. In determining housing targets in their Local Plans, local authorities should take account of the requirements of national policy and local circumstances, including basing those plans on a strategy that seeks to meet the objectively-assessed need for homes. In this regard, it should be noted that all authorities in the Housing Market Area are at different stages of plan preparation. In determining their housing target over the relevant plan period each authority will take account of all relevant evidence.
- 3.5. Against this background, the authorities are able to confirm that, for the purposes of the pre-submission Publication Draft SELLP, the full need for homes within the Housing Market Area set out in Table 1 can be met by each local authority.

4. Conclusion

- 4.1.1 The purpose of this MOU is formally to record and make public the local authorities' agreement under the Duty to Co-operate to the position as set out in this Memorandum. This MOU has been endorsed by each of the four local authorities.
- 4.1.2 The four authorities that form signatories to this Memorandum agree, therefore, that the figures in Table 1 represent the level of objectively-assessed need in each district in order to meet the overall identified need for additional housing within the Peterborough Sub-Regional Housing Market Area between 2011 and 2036; and that such levels of additional housing are able to be accommodated by each district in which the need arises.

Appendix 5 – Statements of Common Ground

Appendix 5.1 – Housing Market Area Partners Statement of Common Ground

Rutland Local Plan



Rutland
County Council



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

PETERBOROUGH



S O U T H



H O L L A N D

DISTRICT COUNCIL

**Statement of Common Ground between Rutland County Council,
Peterborough City Council, South Holland District Council and
South Kesteven District Council**

**Peterborough Housing Market Area / Functional Economic Market
Area**

December 2020

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been developed in order to address Strategic Planning Matters between the parties consisting of Rutland County Council, Peterborough City Council, South Holland District Council and South Kesteven District Council. The four Authorities constitute the Peterborough Sub-Regional Housing Market Area (HMA) and Functional Economic Market Area (FEMA). A map of the area is shown in section 4.
- 1.2 The Statement has been prepared in the context of paragraphs 24 to 27 of the National Planning Policy Framework and Planning Practice Guidance relating to Maintaining Effective Cooperation.
- 1.3 The Statement sets out the confirmed points of agreement between the parties with regard to:
- Defining the Housing Market Area and Functional Economic Market Area
 - The Quantity and distribution of housing and unmet need in the HMA including cross boundary housing delivery
 - The Provision of Employment Land and unmet need in the FEMA
 - St George's Barracks New Garden Village
 - Cross boundary transport issues
 - Other issues including Water supply and waste water disposal, Flood risk, Bio-diversity, Provision of infrastructure (Including social and utilities infrastructure) and Climate Change
- 1.4 The purpose of the Statement of Common Ground is to inform the Inspector of the Rutland Local Plan and other parties about the areas of agreement between Rutland County Council, Peterborough City Council, South Holland District Council and South Kesteven District Council in relation to key strategic matters contained in the Rutland Local Plan (2016 - 2036).
- 1.5 The Statement of Common Ground builds on a Memorandum of Understanding (MoU) signed by the partners in April 2017 and updated in January 2018. It updates changes in circumstance in relation to progress on each partner's Local Plans including the introduction of the Standard Method for calculating housing need introduced through revised National Planning Policy Framework in 2018¹⁴. The main purpose of the MoU was for the partners to 'seek to ensure the development requirements of the HMA are met'. The MoU states:

"The MOU sets out the agreed position between the four local authorities with respect to objectively assessed housing need. The MOU provides a

¹⁴ Now contained in the NPPF 2019 and in Planning Practice Guidance

clear demonstration that the four authorities have effectively cooperated to plan for issues related to objectively assessed housing need and cross boundary impacts”

- 1.6 The Statement of Common Ground (SoCG) addresses strategic matters and shared issues between the parties. It provides a framework for the delivery of the Duty to Co-operate duties and obligations arising from Section 110 of the Localism Act 2011 and paragraphs 24 to 27 of the National Planning Policy Framework (2019). The statement is prepared in accordance with the Planning Practice Guidance.

2. Background

- 2.1 Rutland County Council, Peterborough City Council, South Holland District Council and South Kesteven District Council are public bodies that are the Local Planning Authority (LPA) for their respective administrative areas. They are prescribed Bodies for the purposes of the Duty to Cooperate.
- 2.2 The development of the Local Plans for each County, City and District has involved ongoing cooperation between the parties in order to ensure that strategic issues are appropriately addressed. This has resulted in the production of some key evidence documents for the wider area including a Strategic Housing Market Area Assessment (SHMA) in 2014 with updates in 2015 and March 2017.
- 2.3 This Statement of Common Ground reflects the agreed position between Rutland County Council, Peterborough City Council, South Holland District Council and South Kesteven District Council for submission to the Inspector for the Rutland Local Plan Examination.
- 2.4 At the time of signing this SoCG, the Peterborough Local Plan the South Kesteven District Local Plan and the joint South Holland District Council - Boston Borough Council ('South East Lincolnshire') Local Plan have all been recently adopted. The housing requirements for all authorities was based on the Objectively Assessed Needs contained in the SHMA. The Rutland Local plan housing requirements are based on the Standard Method introduced through the National Planning Policy Framework and associated Planning Practice Guidance in 2018 but are mindful of the SHMA.

3. Areas of Common Ground

Defining the Housing Market Area and Functional Economic Market Area

- 3.1 The Local Authority parties of Rutland County Council, Peterborough City Council, South Holland District Council and South Kesteven District Councils

are currently all part of the Peterborough Sub-Regional Housing Market Area and Functional Economic market Area. The parties have worked jointly to assess and seek to deliver housing and employment needs.

The parties agree that:

- 3.1.1 They are currently all part of the Peterborough Sub-Regional Housing Market Area and that this is an appropriate area to plan strategically for the delivery of housing;
- 3.1.2 They will work collectively as a Housing Market Area to seek to deliver the objectively assessed requirement for housing and employment for each of the constituent Local Authorities and those of the wider Housing Market Area;
- 3.1.3 The role of the Housing Market Area will be reviewed from time to time in order to assess whether it is fit for purpose or requires amendment or review. In particular, the role of South Holland District Council within the HMA will be re-assessed in order to ensure that it reflects the most appropriate Housing Market Area.

Quantity and distribution of housing and unmet needs

- 3.2.1 The Strategic Housing Market Assessment update (March 2017) identified an annual housing requirement of 2,209 homes across the HMA up to 2036 (the distribution is set out in table 1 below). Peterborough CC, South Holland DC and South Kesteven DC used this as the basis for establishing the Full Objectively Assessed Need (FOAN) for Housing in their adopted Local Plans;
- 3.2.2 The standard method for calculating objectively assessed housing needs was introduced in the National Planning Policy Framework in September 2018. The standard method results in an annual housing requirement for Rutland County of approximately 130¹⁵.

	Housing requirements		
	SHMA	Standard Method	Local Plans
Rutland	159	130	130 ¹⁶
Peterborough	981	942 ¹⁷	942 ¹⁸
South Kesteven	624	783	650
South Holland	445	416	467

¹⁵ Rounded up from 128 per year.

¹⁶ The Rutland Local Plan seeks to accommodate some 160 dwellings per year in order to provide flexibility.

¹⁷ At the time of preparing the Local Plan. The requirement may have changed subsequently.

¹⁸ Takes account of completions 2016 - 2018

Total	2,209	2,271	2,189
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Table 1. Housing requirements based on SHMA, Standard method and Local Plan provision.

- 3.2.3 The emerging Rutland Local Plan identifies a minimum requirement of 130 dwellings per year but allows for some 2,925 houses over the plan period (160 dpa) to provide flexibility. RCC consider the 25% buffer above the 'minimum' requirement is appropriate in order to: provide choice and contingency to the market, to reflect current housing market signals and address the issue of affordability. It would help to provide flexibility and boost the supply of housing. All parties agree that:
- 3.2.4 Each authority has met the need for housing without generating any unmet need.
- 3.2.5 The 130 houses per year target contained in the Rutland Local Plan is not objected to by any party.
- 3.2.6 Stamford North is a strategic allocation for 1,950 homes to create a comprehensive sustainable urban extension to Stamford. As part of the allocation 650 houses at Stamford North lie within the administrative area of Rutland County. The 650 houses will contribute to South Kesteven's, rather than Rutland's, assessed housing need¹⁹.

Provision of Employment Land

- 3.3 The provision of employment land and meeting the economic needs of individual Local Authorities and the wider Functional Economic Market Area is a key strategic matter. The boundaries of the Functional Economic Market Area contain the administrative areas of Rutland County, Peterborough City, South Holland District and South Kesteven District. There are influences beyond these administrative areas including parts of Corby, Melton Borough, Harborough District and parts of Cambridgeshire.

All parties agree that:

- 3.3.1 Rutland County Council, Peterborough City Council, South Holland District Council and South Kesteven District are all part of the same Functional Economic Market Area but with wider economic influences;
- 3.3.2 The appropriate requirement and identified supply for employment land in each of the Local Planning Authorities within the FEMA is set out in table 2 below:

	Employment (B1a & B1b, B1c, B2 and B8)	
	Required (ha)	Supply and allocations (ha)
Rutland	29	44

¹⁹ The issue has been considered and agreed as part of the examination of the South Kesteven Local Plan.

Peterborough	76	158
South Kesteven	47 – 79 ²⁰	179.2
South Holland	82	127
Total	234 – 266	484

Table 2. Employment land requirements and provision.

- 3.3.3 All parties are able to demonstrate sufficient sites to meet identified requirements for employment land during their respective plan periods (up to 2036).
- 3.3.4 Total completions, commitments and proposed allocations result in a substantial over-provision of some 200 hectares of employment land when compared against identified needs. An oversupply across the FEMA during the plan period is an appropriate response which allows sufficient flexibility should: any sites fail to deliver; changing market circumstances; or slower than anticipated rates of delivery.
- 3.3.5 The partners are satisfied that sufficient employment land can be provided in Rutland County and the wider Functional Economic Market Area collectively during the respective Local Plan periods.

St George's Barracks New Garden Village

- 3.4 Rutland County Council is seeking to allocate land for a New Garden Community at the former St George's Barracks site (Edith Weston). The allocation, which includes provision of some 2,215 houses, 14 hectares of employment land and supporting infrastructure, forms a key part of Rutland County Council's approach to delivering growth and is a Strategic Matter.

The parties agree that:

- 3.4.1 They have no objection to the proposed New Garden Community;
- 3.4.2 No material adverse impacts resulting from the proposed allocation have been identified by the HMA partners in terms of environmental, social and economic considerations.

Cross boundary transport issues

- 3.5 The cross boundary transport implications resulting from proposed levels of growth are a key Strategic Matter. Growth in each of the Local Authority areas has the potential to result in adverse cross-boundary impacts in another partner's administrative area.

²⁰ Figures for South Kesteven are expressed as a range and have been rounded.

- 3.5.1 Rutland County Council and HMA partners have all produced Transport Assessments to understand the implications of growth on the local and wider network. In addition, evidence has sought to understand the transport implications of growth arising from the proposed New Garden Community at St Georges Barracks, Edith Weston.
- 3.5.2 The A1 trunk road falls within the administrative areas of both Rutland County and South Kesteven District. Proposed growth in both authorities (and in particular at Stamford North) has the potential to increase vehicular movements that access the strategic and local highway network.

All parties agree that:

- 3.5.3 All Local Authorities have assessed the transport implications of planned levels of growth within their emerging Local Plans and shared the information with the other HMA partners, the respective Local Highway Authorities²¹ and Highways England;
- 3.5.4 The findings of the transport assessments have not identified any material or insurmountable impacts or constraints on the transport network within the HMA arising from proposed levels of growth in Rutland;
- 3.5.5 All parties have cooperated with Highways England and adjoining Local Highway Authorities throughout the process and no 'show-stopping' transport constraints have been identified by these organisations;
- 3.5.6 South Kesteven DC and Rutland CC will work together with the Highways England to identify and apply mitigation measures to manage traffic demand along the A1 arising from the proposed growth at Stamford North. Contributions from new development towards the necessary mitigation requirements will be sought where necessary.

Other issues - Water supply and waste water disposal, Flood risk, Bio-diversity, Provision of social and utilities infrastructure and Climate Change.

- 3.6 The HMA partners have identified other cross boundary issues resulting from proposed growth that require ongoing engagement, along with other partners. The issues, which are Strategic Matters include: water supply and waste water disposal; Flood risk; Bio-diversity; provision of social and utilities infrastructure and Climate Change.
- 3.6.1 Infrastructure delivery partners have been engaged in the development of the Rutland local Plan including: Environment Agency (Flooding); Severn Trent and Anglian Water (water supply and waste water disposal); Western Power

²¹ Rutland County Council, Peterborough City Council and Lincolnshire County Council.

(utilities infrastructure); Natural England (Bio-diversity), and; The Local Education Authority and Clinical Commissioning Group (social infrastructure).

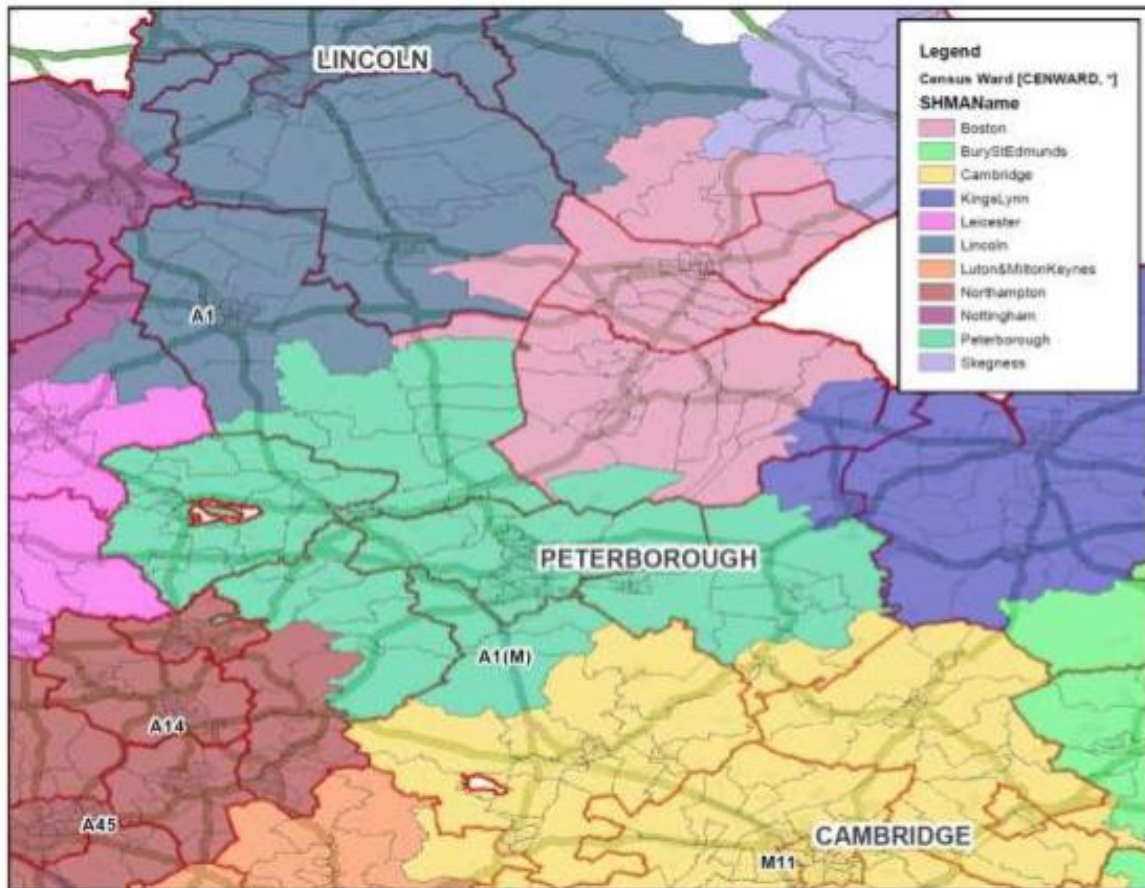
- 3.6.2 Rutland County Council have engaged with the relevant organisations in the preparation of its Local Plan in the context of water supply and waste water disposal; Flood risk; Bio-diversity; Provision of social and utilities infrastructure and Climate Change.
- 3.6.3 The formal responses of Severn Trent & Anglian Water, The Environment Agency, Natural England, Local Education Authority and Clinical Commissioning Groups have been shared between the partners. The formal responses demonstrate that planned levels of growth in the Rutland Local Plan would not result in adverse impacts or are capable of being satisfactorily mitigated in relation to flooding, bio-diversity, utilities provision and social infrastructure.
- 3.6.4 No insurmountable bio-diversity, flooding, social or utilities infrastructure issues have been identified for the respective partner's administrative areas arising from development within Rutland.
- 3.6.5 All Local Authorities within the HMA will continue to engage with the relevant infrastructure providers to understand the implications of proposed growth on the delivery of necessary infrastructure within their emerging Local Plans.
- 3.6.6 In the context of Climate change, all Local Authorities within the Housing Market Area are committed to addressing the causes and impacts of climate change and all emerging and future Local Plans within the HMA will contain policies which contribute to the mitigation of, and adaptation to, climate change, in line with the Climate Change Act.

4. Governance

- 4.1 All parties agree that the Statement of Common Ground will be monitored, reviewed and kept up to date.
- 4.2 In addition, the parties agree to:
- To keep each other well informed on both an informal and formal basis of matters arising which are likely to have significant cross-boundary implications;
 - Work together to achieve identified outcomes in relation to strategic matters;
 - Review and update the Statement of Common Ground in light of any material change in circumstance such as: Amended housing, employment or other requirements; material changes to legislation, policy or guidance; and proposed changes to policy and strategy in Local Plans;

- To adopt positive principles of cooperation.

5. Map of Housing Market Area

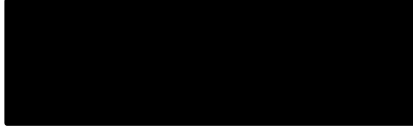


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Agreement

Signed on behalf of Rutland County Council

Mark Andrews



Chief Executive

Signed on behalf of Peterborough City Council

Gemma Wildman



Principal Planning officer

Signed on behalf of South Holland District Council

Phil Norman



Interim Executive Manager

Signed on behalf of South Kesteven District Council

Ken Lyon



20/1/2021

Appendix 5.2 – South Kesteven Statement of Common Ground



Rutland
County Council



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Rutland Local Plan
Statement of Common Ground
Rutland County Council & South Kesteven District Council
January 2021

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been developed in order to address Strategic Planning Matters between the parties of Rutland County Council and South Kesteven District Council. A map of the area is shown in section 4.
- 1.2 The two Authorities are part of the Peterborough Sub-Region Housing Market Area (HMA) and Functional Economic Market Area (FEMA). A separate Statement of Common Ground has been prepared in relation to the whole HMA.
- 1.3 A separate Statement of Common Ground is considered necessary in order to address specific issues that relate to the two authorities.
- 1.4 The Statement sets out the confirmed points of agreement between the parties with regard to:
 - Development of a Strategic Development Area at 'Stamford North' that crosses the administrative boundaries of Rutland County and South Kesteven District;
 - The distribution of housing requirements between Rutland CC and South Kesteven DC and in particular a portion of South Kesteven's Objectively Assessed Housing Need being met by Rutland County Council (as part of the development of Stamford North); and
 - Transport implications arising from growth in the respective Local Authority areas, in particular impacts on the A1 and Local Highway network arising from growth in both authorities.
- 1.5 The purpose of the Statement of Common Ground is to inform the Inspector of the Rutland Local Plan and other parties about the areas of agreement between Rutland County Council and South Kesteven District Council in relation to strategic matters contained in the Rutland Local Plan (2016 - 2036).
- 1.6 The Statement of Common Ground (SoCG) provides a framework for the compliance of the Duty to Co-operate duties and obligations arising from Section 110 of the Localism Act 2011 and paragraphs 24 to 27 of the National Planning Policy Framework (2019). The statement is prepared in accordance with the Planning Practice Guidance.

2. Background

- 2.1 Rutland County Council and South Kesteven District Council are public bodies that are the Local Planning Authorities (LPA) for their respective administrative areas. They are prescribed Bodies for the purposes of the Duty to Cooperate.
- 2.2 The development of 'Local Plans' for each Authority has involved ongoing cooperation between the parties in order to ensure that cross boundary and strategic issues are appropriately addressed. Both Authorities have been involved in jointly developing key evidence for both Local Plans.
- 2.3 This Statement of Common Ground reflects the agreed position between Rutland County Council and South Kesteven District Council for submission to the Inspector for the Rutland Local Plan Examination.
- 2.4 At the time of drafting this SoCG the South Kesteven District Local Plan had recently been adopted (January 2020) following completion of a Local Plan examination. The housing requirement for South Kesteven was based on the SHMAA 2017. The housing requirement for Rutland is based on the 'Standard Method' introduced through the National Planning Policy Framework and associated Planning Practice Guidance, but is mindful of the SHMAA findings.
- 2.5 The Stamford North Urban Extension is a strategic development area that comprises a 153 hectare site, of which approximately 84 hectares is within South Kesteven District and approximately 69 hectares in Rutland County. The South Kesteven Local Plan allocates some 1,300 dwellings on the site with no more than 650 proposed to be allocated within Rutland County.
- 2.6 A draft Memorandum of Understanding (MoU) between Rutland County Council (RCC), South Kesteven District Council (SKDC) and Lincolnshire County Council (LCC) was prepared in June 2019 to assist the South Kesteven Local Plan examination but is unsigned at December 2020. This broadly agreed a joint position regarding: the context for the joint planning process; the objectives of that process; development of a joint evidence base; development of co-ordinated planning policies; governance of the planning process (including roles and responsibilities); mitigation of risks; and implementation of the joint planning process. In addition, a Memorandum of Understanding has been agreed with respective landowners and development interests to work together.
- 2.7 With regard to 'Stamford North', the purpose of this SoCG is to confirm ongoing co-ordination between the parties. The MoU (2019) sought to agree that all parties would agree to work within the context of a joint Development Brief and site masterplan.

- 2.8 With regard to housing requirements and distribution, the SoCG seeks to agree the position between the parties regarding the identified Full Objectively Assessed Need for Housing and the redistribution of part of the housing need from South Kesteven District to Rutland County Council.
- 2.9 With regard to the transport implications of the proposed Stamford North development on the A1 trunk road, the SoCG agrees the position between the Authorities that proposed development within the respective authorities can be satisfactorily addressed and that each of the partners are seeking the necessary infrastructure to mitigate any adverse impacts. A separate SoCG has been signed between Rutland County Council and Highways England.

3. Areas of Common Ground

Development of a Strategic Development Area at 'Stamford North'

- 3.1 The South Kesteven Local Plan (SKLP) allocated a site of some 153 hectares of land at Stamford North. The allocation sought to deliver some 1,950 houses as well as the necessary supporting infrastructure.
- 3.1.1 The parties agree that:
- 3.1.2 The principle of development and associated infrastructure at Stamford North as set out in draft policy H4 of the emerging Rutland Local Plan and STM1 of the South Kesteven Local Plan is acceptable to both authorities.
- 3.1.3 The proposed quantity (1,300 houses within South Kesteven District and no more than 650 houses within Rutland County's administrative area) and extent of the total 1,950 houses is agreed.
- 3.1.4 Development within Rutland County's administrative area will include: a country park; a link road facilitating the east / west connection of the Old Great North Road, Little Casterton Road and Ryhall Road.
- 3.1.5 Necessary community infrastructure to support the scale of development proposed will be provided within the administrative areas of Rutland County and South Kesteven District and identified as part of a jointly prepared Development Brief. Provision of infrastructure will be secured either by direct 'on-site' provision or through financial contributions via Section 106/Community Infrastructure Levy (CIL) for off-site provision.

- 3.1.6 Joint working will take place at locations outside the immediate site boundary of Stamford North, where necessary, to support and / or enable development within that boundary (for example, necessary infrastructure upgrades).
- 3.1.7 A single Development Brief for the whole site shall be sought through the policies of the respective Local Plans. The Development Brief will provide a cross boundary strategic planning framework to guide the preparation of planning applications to ensure a sustainable and comprehensive development comes forward. The development brief will, amongst other things, set out a vision, objectives and a site masterplan. It will also provide detail on the transport and infrastructure delivery, timing and funding.
- 3.1.8 Measures to mitigate environmental impacts will be jointly pursued. These include: surface water flooding; ecology & biodiversity; geotechnical issues; the existing movement network across the site, including public footpaths; views to and from heritage assets; and landscape and visual impacts.
- 3.1.9 Measures will be pursued to limit and mitigate any transport impacts, particularly in relation to the A1 which runs to the west of the proposed development.
- 3.1.10 Ongoing discussions will take place between the partners during the development and consideration of planning applications if any material cross boundary issues or impacts are identified in relation to the proposal.

The distribution of Housing between Rutland County and South Kesteven District

- 3.2 The distribution of housing arising from the Stamford North site was considered as part of the South Kesteven Local Plan. Evidence submitted to the Inspectorate as part of the examination indicated that some 650²² of South Kesteven's housing requirements would be accommodated in Rutland County and would count towards the housing requirements of South Kesteven District Council.

The parties agree that:

- 3.2.1 No more than 650 houses at Stamford North within the administrative area of Rutland County will contribute to South Kesteven's housing requirements²³ and not Rutland County's.

²² Expressed as 'no more than 650' in the emerging Rutland Local Plan.

²³ The issue has been considered and agreed as part of the examination of the South Kesteven Local Plan.

- 3.2.2 Any CIL contributions arising from the proposed development that fall within Rutland County will be received by Rutland County Council.
- 3.2.3 There is no 'unmet' housing needs arising within the administrative areas of South Kesteven or Rutland County Council that need to be addressed in neighbouring Local Planning Authorities. Notwithstanding paragraph 3.2.1 above, the parties will make provision to meet their Fully Objectively Assessed Housing Needs within their respective Local Plans.

Transport implications for the A1 and Local Highway network

- 3.3 The A1 trunk road falls within the administrative areas of both Rutland County and South Kesteven District. Proposed growth in both authorities (and in particular at Stamford North) have the potential to increase vehicular movements that access the strategic and local highway network. Both South Kesteven District Council and Rutland County Council have carried out transport assessments in order to understand the impacts of proposed growth. The assessments have identified that highway improvement schemes are required to mitigate potential impacts. The findings of the transport assessments have been shared with Highways England, Lincolnshire County Council and Rutland County Council Local Highway Authority. None of the parties have raised objections to the Local Plan based on transport grounds and are satisfied that any adverse impacts are capable of being mitigated.

The parties agree that:

- 3.3.1 Based on available transport evidence, the impact of proposed growth identified within the Rutland Local Plan, when considered cumulatively with growth proposed in the South Kesteven Local Plan, is capable of being mitigated through improvements to links and junctions including improvements to the A1 / A606 junction and provision of a link road facilitating the east / west connection of the Old Great North Road, Little Casterton Road and Ryhall Road.
- 3.3.2 The proposed New Garden Community at St George's Barracks, Edith Weston²⁴ will result in modest impacts on the A1 and other local roads within South Kesteven and any potential adverse impacts are capable of being mitigated.

4.0 Governance

- 4.1 This SoCG commits the strategic planning and democratic resources of both Councils to work together in the joint planning process.

²⁴ Including 2,215 houses and 14 ha of employment land.

4.2 In terms of governance arrangements the two authorities agree to adopt the principles of open communication and the sharing of information. More specifically both Councils agree:

- That both parties will continue to work together to reach agreement regarding a development brief, phasing plan and MoU/Position Statement regarding the proposed development of a sustainable urban extension to the north of Stamford;
- To produce a Project Plan showing key work stages and timetable to align and co-ordinate policy and evidence;
- Align decision-making;
- To keep each other well informed on both an informal and formal basis of matters arising which are likely to have significant cross-boundary implications;
- To work together to achieve identified outcomes in relation to strategic matters;
- To review and update this Statement in light of any material change in circumstance such as: major changes to legislation or guidance; material changes to policy and strategy in the emerging plans;
- To adopt positive principles of cooperation; and
- Establish a bipartite structure of a Sponsors' Board and a Project Board for the purposes of the joint planning exercise.

5.0 Map of Strategic Planning Area



Agreement

Signed on behalf of Rutland County Council



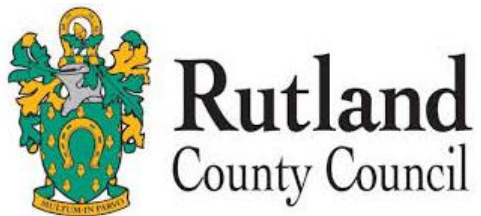
Mark Andrews

Chief Executive

Signed on behalf of South Kesteven District Council

Karen Bradford

Chief Executive



Rutland Local Plan
Statement of Common Ground
Rutland County Council & Natural England
December 2020

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been developed in order to address Strategic Planning issues between the parties consisting of Rutland County Council (RCC) and Natural England (NE). The parties have identified Strategic Planning matters and the approach of the respective parties in addressing these.
- 1.2 The Statement sets out the confirmed points of agreement between the parties with regard to:
 - The proposed allocation of a New Garden Community at St George's Barracks, Edith Weston and how the plan seeks to mitigate potential impacts arising from growth.
 - Other site allocations and whether these satisfactorily consider and mitigate potential impacts on designated, protected and priority habitats, species and geo-diversity, based on evidence.
 - The wording of policies that seek to address good design, climate change and deliver Biodiversity Net Gain.
 - The wording of the natural environment policies.
 - The protection and enhancement of Blue and Green Infrastructure policies.
- 1.3 The purpose of the Statement of Common Ground is to inform the Inspector of the Rutland Local Plan and other parties about the areas of agreement between Rutland County Council and Natural England in relation to key strategic matters contained in the Rutland Local Plan (2018-2036). The agreement has been in a consideration in the development of the proposed allocations, policy wording and supporting explanatory text within the plan.
- 1.4 The Statement of Common Ground (SoCG) addresses strategic matters and shared issues between the parties. It provides a framework for the delivery of the Duty to Co-operate duties and obligations arising from Section 110 of the Localism Act 2011 and paragraphs 24 to 27 of the National Planning Policy Framework (2019). The statement is prepared in accordance with the Planning Practice Guidance.

2. Background

- 2.1 Rutland County Council is a public body which is the Local Planning Authority (LPA) for its administrative area. Natural England is a public body and the government's adviser for the natural environment in England. Its aim is to help protect England's nature and landscapes for people to enjoy and for the services they provide. Both are 'Prescribed Bodies' for the purposes of the Duty to Cooperate.
- 2.2 During development of the Rutland Local Plan, Natural England has made representations which have informed the proposed allocations and policies. In particular, NE has had substantial input into the proposed allocation of a New Garden Community at St George's Barracks, Edith Weston and associated policy requirements. The development of the plan has been enhanced by engagement with NE which helped to ensure that strategic issues and matters are appropriately addressed.
- 2.3 This Statement of Common Ground reflects the agreed position between Rutland Council and Natural England for submission to the Inspector for the Local Plan Examination of the Rutland Local Plan.

3. Areas of Common Ground

3.1 Allocation of a New Garden Community at St George's Barracks

- 3.1.1 Natural England's advice was sought via workshops, meetings, discussions and e-mail exchanges regarding the impact of proposed growth on important heritage assets. In particular the Council engaged with NE in terms of the potential impacts of the St George's New Garden Community on Rutland Water (A RAMSAR site, Special Protection Area, SSSI and Local Nature Reserve).
- 3.1.2 The parties agree that:
- 3.1.3 The proposed policies H2 and H3 that set a framework for development at St George's Barracks satisfactorily address potential impacts on Rutland Water including on any species and habitats and provide a satisfactory approach to mitigating any potentially adverse impacts arising from the proposed development.
- 3.1.4 The evidence gathered to assess the potential impacts of proposed development at St George's Barracks on Rutland Water, including the 'Habitats Regulation Assessment' and 'Phase 1 Habitat Surveys' provide a robust basis that supports the proposed allocation.

3.2 Other site allocations and whether the evidence and policies satisfactorily address potential impacts on habitats and species.

3.2.1 Rutland County has 18 Sites of Special Scientific Interest (SSSIs) in addition to Rutland Water, which are all protected under the Wildlife & Countryside Act 1981 (As Amended).

The parties agree that:

3.2.2 The natural environment evidence indicates that the housing, employment and other allocations proposed in the Rutland Local Plan are capable of being developed without insurmountable adverse impacts on protected and priority habitats and species. Where adverse impacts are identified these are capable of being mitigated.

3.2.3 Further detailed evidence and proposed mitigation measures in relation to potential impacts on habitats and species will be required upon submission of planning applications in relation to the proposed allocation sites.

3.2.4 There has been engagement with Natural England regarding other proposed allocations in the emerging Local Plan.

3.2.5 The evidence relating to the proposed allocations has not identified any insurmountable direct or indirect adverse impacts on protected habitats and species.

3.3 The wording of policies that seeks to address good design, climate change and deliver Biodiversity Net Gain.

3.3.1 The National Planning Policy Framework (2019) and updated Planning practice Guidance July 2019²⁵ now seeks to ensure that net gains for biodiversity are sought through planning policies and decisions. Early drafts of the Local Plan were prepared in advance of the updated NPPF and Planning Practice Guidance and did not include a net-gain policy. The introduction of a 'net-gain' policy (EN9) has evolved following changes to guidance.

3.3.2 The proposed wording changes set out below seek to address the increased emphasis on Bio-diversity Net Gain (BNG) and reflect the latest Government Guidance and legislation.

3.3.3 The parties have agreed that:

3.3.4 The following modifications to the Local Plan objectives and policies would improve its robustness in terms of protecting the Natural Environment, securing good design, addressing climate change and securing Bio-diversity Net gain:

²⁵ Paragraph: 022 Reference ID: 8-022-20190721 was inserted on 21st July 2019.

- Strategic Objective 16 - Reference should be made to '**enhancement of Blue and Green Infrastructure and the connectivity of natural habitats**'.
- Paragraphs 7.17 (justification to policy EN3: Delivering Good Design) should be amended to state:

*"Incorporating ecologically sensitive design and features for biodiversity within a development scheme can achieve significant improvements for biodiversity **and climate change**".*

- Policy EN5 – 'Surface water management, water supply, foul drainage and sustainable drainage systems' (explanatory text). An additional paragraph should be added to state:

"In areas where non-mains foul drainage solutions are necessary, such as septic tanks and package treatment plants, which may impact Rutland Water or other designated sites, they must be designed and sited appropriately to ensure no impacts to the conservation objectives of the designated site."

- Policy EN5 Paragraph 4 should be amended to read:

*"Surface water management should be undertaken, wherever practicable through the utilisation of appropriate SuDS techniques which mimic natural drainage patterns, and where appropriate achieve net gains for nature through the creation of ponds and wetlands onsite or within close proximity. **Where there is potential for surface water run-off into a water sensitive designated site the SuDS must provide the highest level of water quality protection as described within the CIRIA SuDS Manual (2015) C753.**"*

3.4 The wording of the 'Natural Environment' policies

3.4.1 The National Planning Policy Framework (2019) and updated Planning practice Guidance July 2019 now seeks to ensure that net gains for biodiversity are sought through planning policies and decisions. Early drafts of the Local Plan were prepared in advance of the updated NPPF and Planning Practice Guidance and did not include a net-gain policy. The introduction of a 'net-gain' policy (EN9) has evolved following guidance changes.

3.4.2 The proposed wording changes set out below seek to address the increased emphasis on Bio-diversity Net Gain (BNG) and reflect the latest Government Guidance and legislation. The wording of the Council's Natural Environment strategic policies EN9 to EN11 have evolved and has been refined following discussions between Rutland County Council and Natural England. At the time

of drafting this Statement of Common Ground, the Environment Bill is still progressing through parliament and the Council does not want to try to pre-empt the introduction of national BNG targets which would supersede any local plan targets.

3.4.3 The parties have agreed that:

- Policy EN9 Paragraph 2 should be amended to read:

“This includes seeking to enhance *habitats which can contribute to the Nature Recovery Network* and seeking to deliver a net gain *on all proposals to meet agreed targets including any future national targets*”

- Policy EN9 bullet point (h) should be amended to read:

“Maximise opportunities for the restoration, enhancement and connection of ecological or geological assets, *which can contribute to the Nature Recovery Network, and are in line with the Leicestershire, Leicester and Rutland Biodiversity Action Plan (or its successive document).*”

- Policy EN9 explanatory text– Add justification text to support policy EN9 to state:

“The Environment Bill is expected to introduce a requirement for applicants to demonstrate that there will be a Biodiversity net gain post construction. The Defra Biodiversity Metric 2.0 can be used to measure gains and losses to biodiversity resulting from development. Any action, as a result of development, that creates or enhances habitat features can be measured using the metric and as a result count towards biodiversity net gain. The Biodiversity Metric 2.0 can be used for this purpose as a fully tested metric that will ensure consistency across the plan-area”

- Policy EN9 explanatory text suggest adding this to para 7.44– Add justification text to support policy EN9 to explain that further changes to legislation governing biodiversity enhancement are imminent. Add text to state:

“It is anticipated that policies will need to be superseded following changes in government legislation on biodiversity.”

- Paragraphs 7.49 (justification to Policy EN9 - the natural environment) should be amended to state:

“The Council and its partners will carry out further work, where resources permit, to identify and map, where appropriate, any areas in Rutland for

*habitat restoration and creation, **Biodiversity Net Gain off-setting**, Nature Improvement Areas and ecological networks, including wildlife corridors and stepping stones between them, **which will contribute to the wider Nature Recovery Network**”*

3.4.4 Subject to the proposed modifications above, the parties agree that the wording of the Local Plan policies are broadly consistent with the National Planning Policy Framework insofar as they refer to the Natural Environment and Biodiversity Net Gain.

3.5 Policies for the protection and enhancement of Blue and Green Infrastructure.

3.5.1 The wording of the Council’s policy concerning Blue and Green Infrastructure (policy EN10) has evolved and has been refined following discussions between Rutland County Council and Natural England.

3.5.2 The parties have agreed that:

3.5.3 The wording of the Blue and Green Infrastructure (EN10) policy is an appropriate and proportionate approach to safeguarding, improving and enhancing the blue and green infrastructure within Rutland County.

3.5.4 The policy is consistent with the National Planning Policy Framework.

4.0 Governance

4.1 This SoCG commits the bodies to continue working together on planning matters that have impacts on designated habitats and species, including Rutland Water.

4.2 In terms of governance arrangements the two parties agree to:

- Keep a dialogue open on matters arising which are likely to have significant impacts and implications for designated species and habitats;
- To work together to achieve identified outcomes in relation to strategic matters;
- To review and update this Statement in light of any material change in circumstance such as: major changes to legislation or guidance; material changes to policy and strategy in the emerging plans;
- To adopt positive principles of cooperation.

5.0 Map of Strategic Area (Rutland County)



Agreement

Signed on behalf of Rutland County Council

Mark Andrews



Chief Executive

Signed on behalf of Natural England

Roslyn Deeming



Senior Adviser



**Rutland Local Plan
Draft Statement of Common Ground
Rutland County Council & Historic England
January 2021**

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been developed in order to address Strategic Planning Matters between the parties consisting of Rutland County Council (RCC) and Historic England (HE). The parties have identified Strategic Planning matters and the approach of the respective parties in addressing these.
- 1.2 The Statement sets out the confirmed points of agreement between the parties with regard to:
 - The proposed allocation of a New Garden Village at St George's Barracks, Edith Weston including: the principle of development, policy wording (including how the plan seeks to address potential impacts on designated and non-designated heritage assets including the grade II* listed Thor missile site);
 - Other allocations and their potential impacts on Heritage assets; and
 - The wording of policies that seek to conserve and enhance the County's heritage assets and their settings.
- 1.3 The purpose of the Statement of Common Ground is to inform the Inspector of the Rutland Local Plan and other interested parties about the areas of agreement between Rutland County Council and Historic England in relation to strategic matters contained in the Rutland Local Plan (2016-2036). Engagement between the parties has informed the development of the proposed allocations, policy wording and supporting explanatory text within the plan.
- 1.4 The Statement of Common Ground (SoCG) addresses strategic matters and shared issues between the parties. It provides a framework for the delivery of the Duty to Co-operate duties and obligations arising from Section 110 of the Localism Act 2011 and paragraphs 24 to 27 of the National Planning Policy Framework (2019). The statement is prepared in accordance with the Planning Practice Guidance.

2. Background

- 2.1 Rutland County Council is a public body which is the Local Planning Authority (LPA) for its administrative area. Historic England is a public body that helps people care for, enjoy and celebrate England's historic environment. Both are 'Prescribed Bodies' for the purposes of the Duty to Cooperate.
- 2.2 Historic England has been fully engaged during the development of the Rutland Local Plan, and made representations which have informed the proposed allocations and policies. In particular, HE has had substantial input in the

development of policies that seek to manage and secure high quality development of a New Garden Community at St George's Barracks, Edith Weston which is proposed as an allocation and supported by policies H2 and H3 of the emerging Local Plan. The development of the Local Plan has been enhanced by engagement with HE who have helped to ensure that strategic issues and matters are appropriately addressed.

- 2.3 This Statement of Common Ground reflects the agreed position between Rutland Council and Historic England for submission to the Inspector for the Local Plan Examination of the Rutland Local Plan.

3. Areas of Common Ground

3.4 New Garden Community at St George's Barracks

- 3.4.1 Historic England's advice was sought via workshops, meetings, discussions and e-mail exchanges regarding the potential impact of a proposed New Garden Community at St George's Barracks, Edith Weston on important designated and non-designated heritage assets. In particular, discussions sought to develop policies that would protect the grade II* listed THOR missile site and non-designated buildings and features associated with the previous military use of the site.
- 3.4.2 The parties agree that:
- 3.4.3 The proposed allocation of a mixed-use development including some 2,215 houses and 14 hectares of employment land at St George's Barracks, Edith Weston is 'acceptable' in principle subject to the modifications proposed below. A robust masterplan will ensure that future developments will protect the heritage assets and their settings.
- 3.4.4 The following wording changes to policy H2(6) would provide a sound Local Plan policy basis setting out the principles for the protection of the heritage assets on the site.

"The masterplan should demonstrate how the following principles will be addressed in the design, development and delivery of the garden community:

.....creates a distinctive environment respecting the site's character and designated and non-designated heritage assets. The masterplan, should be informed by a heritage impact assessment and archaeological assessment, which demonstrates how the Thor Missile site (a grade II listed building) and its setting are satisfactorily protected. The masterplan should be designed to reflect the historic character of the aerodrome taking inspiration from the layout of the camp and runways."*

- 3.4.5 The following wording changes to policy H3(e) would provide a sound basis for setting out the development requirements arising from the site.

“Development will be supported where it:

...responds positively to the site’s heritage in particular the Thor Missile site (grade II listed building) and its setting and demonstrate how development will take into account the impact on designated and non-designated heritage assets and archaeology (identified following a robust Heritage Impact assessment) within the site.”*

- 3.4.6 The proposed changes to Policies H2 and H3 of the Local Plan would provide a robust framework for the protection for designated heritage assets.

- 3.4.7 The changes will ensure a balanced consideration can be applied to developments that have the potential for impacts on non-designated heritage assets. The policies would ensure that proposals will only be supported where the benefits of the scheme outweigh the scale of any harm or loss, having regard to the significance of the heritage asset.

- 3.4.8 Both parties are mindful of Historic England’s proposal to designate part of the proposed site allocation as a Scheduled Monument and designate other currently non-designated heritage assets in the vicinity as listed buildings. Both parties agree to work collaboratively to address any issues arising should additional heritage assets be designated in the future and prior to determination of any planning application on the site.

3.5 Other allocations

- 3.5.1 Historic England’s advice was sought via meetings, discussions and e-mail exchanges throughout the development of the Local Plan regarding the impact of other proposed allocations on heritage assets.

- 3.5.2 The parties have agreed that:

- 3.5.3 Subject to the proposed modification set out in paragraph 3.2.4 below, the proposed housing and employment allocations in the emerging Rutland Local Plan (Policies H1.1 to H1.18 (and associated implementation framework) and policies E1 to E1.3) provide a robust policy basis which satisfactorily protect heritage assets.

- 3.5.4 The following modifications to proposed allocations and associated policies would improve policies in the context of heritage assets and protecting the historic environment:

- Policy H1.13 - Criteria b should be expanded to include reference to the Grade I Church of St Mary.

- Policy H4 – Amend criterion B of policy to add: “.....of the notable species ***and providing an appropriate buffer for the protection and enhancement of the scheduled monument at Great Casterton, as shown on the policies map.***”

3.5.5 Removal of ‘The Yews, Well Cross, Edith Weston’ as a proposed housing allocation (EDI/02(A)) is supported.

3.6 The wording of the ‘Historic Environment’ policies and other text

3.6.1 The wording of the Council’s Historic Environment policies and Strategy has evolved following discussions between Rutland County Council and Historic England.

3.6.2 The parties have agreed that:

3.6.3 The following modifications to the Local Plan vision, objectives and policies would improve its robustness in terms of protecting heritage assets:

- Vision (Chapter 3 pp24) - Reference should be made to ‘heritage’ within the fifth bullet point.
- Strategic Objective 14 - Reference should be made to ‘heritage assets and their settings’ within bullet point 14.
- SD7 (Criteria d) should include reference to ‘heritage assets and their settings’.
- Policy EN1 – Add bullet point 6 to refer to “the historic landscape”
- Policy EN8 – Amend text to address the potential impact of wind turbines on heritage assets and views important to their setting.
- Paragraphs 7.77 to 7.90 (The historic and cultural environment) should refer to Scheduled Monuments and add a paragraph to describe non-designated heritage assets and their settings within the supporting text.

The proposed full wording is attached as Appendix A.

3.6.4 Subject to the proposed modifications above, the parties agree that the wording of the Local Plan policies are broadly consistent with the National Planning Policy Framework insofar as they refer to ‘heritage assets’ and ‘their settings’ being ‘conserved’ and ‘enhanced’ and that ‘heritage assets’ includes both ‘designated’ and ‘non-designated’ assets.

4.0 Governance

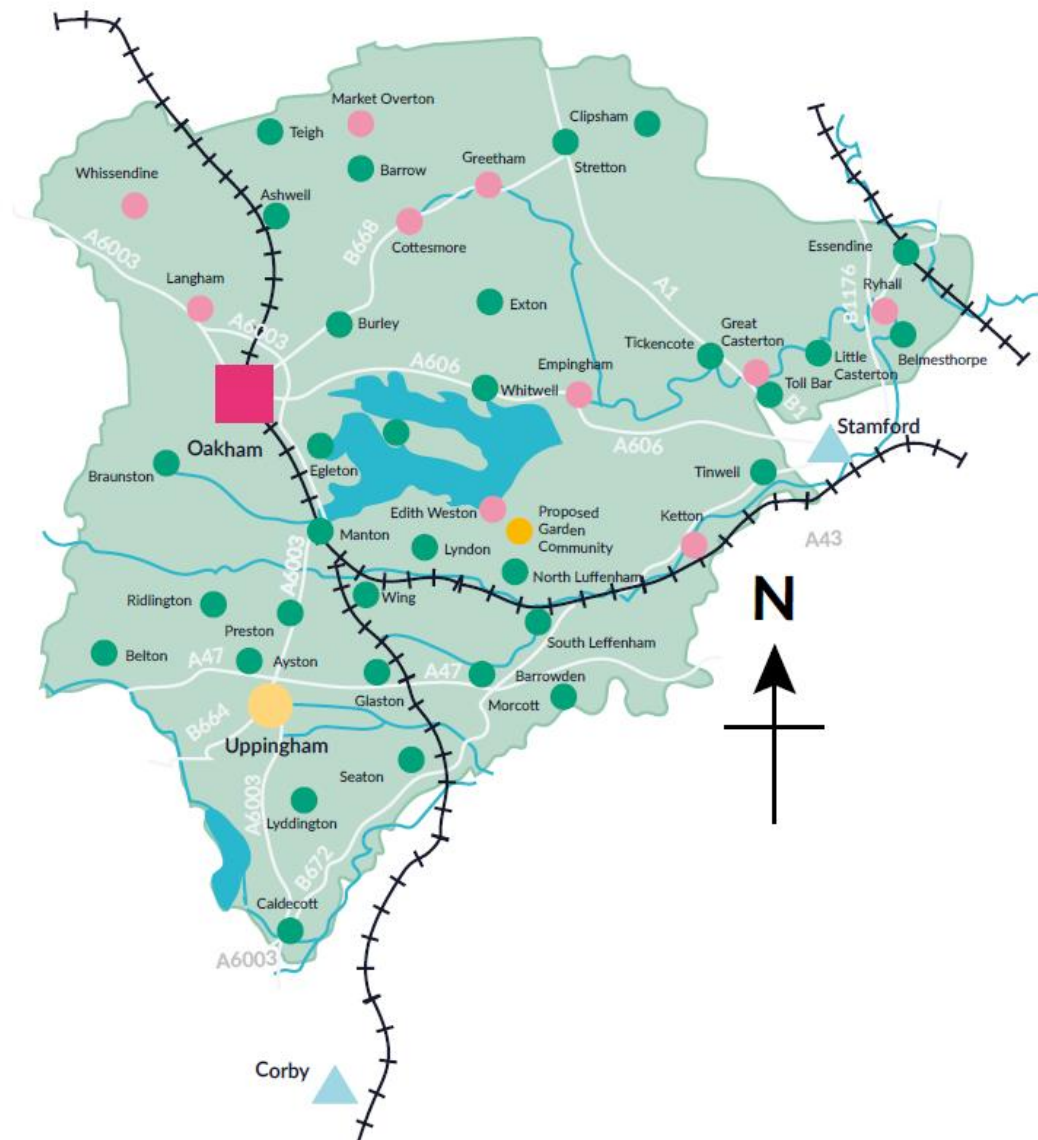
4.1 This SoCG commits the bodies to continue working together on planning matters that have impacts on designated and non-designated heritage assets including those at St George’s Barracks.

4.2 In terms of governance arrangements the two parties agree to:

- Keep a dialogue open on matters arising which are likely to have significant impacts and implications for heritage assets;
- To work together to achieve identified outcomes in relation to strategic matters;
- To review and update this Statement in light of any material change in circumstance such as: major changes to legislation or guidance; material changes to policy and strategy in the emerging plans;
- To adopt positive principles of cooperation.

5.0 Map of Strategic Area (Rutland County)

Map of Strategic Area (Rutland County)



Agreement

Signed on behalf of Rutland County Council

Mark Andrews

Not Signed

Chief Executive

Signed on behalf of Historic England

Emilie Carr

Not Signed

Historic Environment Planning Adviser

Appendix A – Proposed modified wording

Proposed modified wording (**shown in bold text**) to Local Plan policies agreed between Rutland County Council and Historic England.

Vision

Bullet point 5. “.....the individual character, **heritage** and attractiveness of each town and village and the countryside will have been maintained and the quality of life for residents improved;...”

Objectives

Strategic Objective 14. “To protect and enhance the built environment and open spaces, historic environment, **heritage assets and their settings** and local townscape associated with the historic core of the market towns, listed buildings and conservation areas.....”

Policy H2 – St George’s garden community development and delivery principles

“The masterplan should demonstrate how the following principles will be addressed in the design, development and delivery of the garden community:

.....creates a distinctive environment respecting the site’s character and designated and non-designated heritage assets. The masterplan, should be informed by a heritage impact assessment and archaeological assessment, which demonstrates how the Thor Missile site (a grade II* listed building), and the setting providing by the former airfield runways are satisfactorily protected and its setting will be satisfactorily protected and shows how development will avoid, minimise and enhance or compensate any adverse effect on non-designated heritage assets and archaeology within the site. The masterplan should be designed to reflect the historic character of the aerodrome taking inspiration from the layout of the camp and runways.”

Policy H3 - St George’s garden community development requirements

“Development will be supported where it:

...responds positively to the site’s heritage in particular the Thor Missile site (grade II* listed building) and its setting and demonstrate how development will avoid, minimise and enhance or compensate any adverse effect on designated and non-designated heritage assets and archaeology within the site.”

Policy H1.13 - Home Farm, Ketton

*“.....b) designed to retain buildings of local importance – in particular **the Grade I Church of St Mary, 19th Century barn and listed dovecote and preserves and enhance the setting of these assets.....”***

Policy H4 - – Cross boundary development opportunity – Stamford North

“The masterplan/planning application is expected to include:

*.....country park incorporating the appropriate mitigation of potential harm to biodiversity and wildlife assets, including the translocation of the notable species **and providing an appropriate buffer for the protection and enhancement of the scheduled monument at Great Casterton, as shown on the policies map.”***

Policy SD7 - – Use of military bases and prisons for operational or other purposes

*“(d) protect and enhance the countryside and character of the landscape, natural and cultural heritage **including heritage assets and their settings;***

Policy EN1 - – Landscape character Impact

New bullet point 6:

“5. Local distinctiveness and sense of place.

6. The historic landscape”

Policy EN8 - Low-carbon energy generation

“.....will be permitted provided that environmental, economic and social impacts can be addressed satisfactorily including:

i) the historic and cultural environment, **heritage assets and views important to their setting.”**

New Paragraph 7.91

“The Planning Practice Guidance recognises that heritage assets are either ‘designated’ or ‘non-designated’. Legislation sets out the tests to avoid substantial harm to ‘designated’ heritage assets. In the case of non-designated assets, development proposals have an impact these should be considered against the benefits of the scheme to determine whether the proposal outweighs the scale of any harm or loss, having regard to the significance of the heritage asset.”

Appendix 5.5 – Environment Agency Statement of Common Ground



**Rutland Local Plan
Statement of Common Ground
Rutland County Council & the Environment Agency
December 2020**

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been developed in order to address Strategic Planning issues between the parties consisting of Rutland County Council (RCC) and the Environment Agency (EA).
- 1.2 The parties have identified the shared 'Strategic Planning Matters' that need to be addressed and the approach of the respective parties in addressing these. This Statement sets out the confirmed points of agreement between the parties with regard to:
 - Proposed site allocations and whether these satisfactorily consider and mitigate potential flooding and water quality impacts, based on evidence.
 - The wording of policies related to water quality, water efficiency and the direct and indirect impacts of flooding.
 - The proposed allocation of a New Garden Village at St George's Barracks, Edith Weston, and how the plan seeks to mitigate potential adverse impacts including surface water drainage and effective waste water management.
- 1.3 The purpose of the Statement of Common Ground is to inform the Inspector of the Rutland Local Plan and other interested parties about the areas of agreement between Rutland County Council and the Environment Agency in relation to key strategic matters contained in the Rutland Local Plan (2016-2036). The Statement demonstrates the discussions that have been a consideration in the development of the proposed allocations, policy wording and supporting explanatory text within the plan.
- 1.4 The Statement of Common Ground (SoCG) addresses strategic matters and shared issues between the parties. It provides a framework for the delivery of the Duty to Co-operate duties and obligations arising from Section 110 of the Localism Act 2011 and paragraphs 24 to 27 of the National Planning Policy Framework (2019). The statement is prepared in accordance with the Planning Practice Guidance.

2. Background

- 2.1 Rutland County Council is a public body which is the Local Planning Authority (LPA) for its administrative area. The Environment Agency is a public body that seeks to protect and improve the environment, including treatment of

contaminated land, water quality and resources, managing the risk of flooding and conservation and ecology. Both are 'Prescribed Bodies' for the purposes of the Duty to Cooperate.

- 2.2 During development of the Rutland Local Plan, the Environment Agency has made representations which have informed the proposed allocations and policies. The development of the plan has been enhanced by engagement with the EA which helped to ensure that strategic issues and matters are appropriately addressed.
- 2.3 This Statement of Common Ground reflects the agreed position between Rutland Council and the Environment Agency for submission to the Inspector for the Local Plan Examination of the Rutland Local Plan.

3. Areas of Common Ground

3.1 Proposed site allocations and whether these satisfactorily consider and mitigate potential flooding and water quality impacts, based on evidence.

- 3.1.1 The Council engaged with the Environment Agency via discussions and e-mail exchanges in terms of potential impacts arising from the proposed scale of growth and proposed allocations. The Environment Agency's advice was sought primarily in relation to flooding and water quality.
- 3.1.2 Engagement during the 'Issues & Options' stage of Local Plan preparation identified that the scale of proposed growth at Oakham and Uppingham had the potential to result in a lack of capacity at the waste water treatment works at these settlements. This could result in potential impacts on compliance with the 'Water Framework Directive' and associated impact on Rutland Water (SPA and Ramsar Site) in terms of impact on flood risk.
- 3.1.3 Early engagement also identified that two proposed allocations at 'land south of Brooke Road (Oakham)' and 'River Gwash Trout Farm, Belmesthorpe Lane (Ryhall)' had the potential to result in adverse impacts on flooding and water quality.
- 3.1.4 The EA initially advised that a revised Water Cycle Study be undertaken. Subsequent discussions have identified that a revised water cycle study is not necessary and that the 2011 study offers a sufficiently robust evidence base.
- 3.1.5 The EA have identified that some additional work is needed on the Council's Strategic Flood Risk Assessment but that this can be satisfactorily resolved.

3.1.6 The parties agree that:

3.1.7 The confirmed upgrading of the Oakham Water Recycling Centre (WRC) (as identified in the Council's Infrastructure Delivery Plan (IDP) and Anglian Water's Investment Programme 2020 to 2025) will provide sufficient increased capacity and improved performance to mitigate potential adverse impacts on water quality resulting from the committed and proposed levels of growth in Oakham identified in the emerging Local Plan. The WRC is currently flow compliant with its permit but the improvements are essential to address existing performance issues impacting on water quality, which would otherwise become more severe with increased demand. The measures aim to reduce storm spills and secure compliance with Water Framework Directive requirements (ammonia and BOD – no deterioration). The reduction in proposed growth in the Local Plan between early iterations and the Publication version will also help to maintain adequate capacity.

3.1.8 The proposed housing and employment allocations in the emerging Local Plan are appropriate and, subject to the associated policy wording requiring mitigation measures, can be delivered without unacceptable harm in terms of water quality and flooding.

3.1.9 The Strategic Flood Risk Assessment (SFRA) (2009) is out of date in parts but this can be addressed through the production of an update or addendum document to accompany the SFRA. The update published with the pre-submission Local Plan needs some additional work but minor deficiencies can be overcome. A modified SFRA and Water Cycle Study (2011) offer a sufficiently robust evidence base to inform the policies and allocations in the Local Plan.

3.2 The wording of policies related to water quality, water efficiency and the direct and indirect impacts of flooding.

3.2.1 Early engagement with the Environment Agency identified concerns regarding the wording of policies in the emerging plan. These included: Draft Policy RL2 'Sustainable development principles' – in relation to seeking 'adequate waste water treatment'; RLP33 (Good design) – in seeking 'Sustainable urban Drainage' and 'Specific Water Efficiency Standards'; RLP38 'The natural environment' and RLP42 (Green infrastructure, sport and recreation). In addition, changes to the wording of paragraph 7.30 are proposed.

3.2.2 Discussions in relation to the 'Publication Version' of the Local Plan (2020) suggested some minor wording to policy for clarification which are supported by both parties. These will be provided to the Inspector.

3.2.3 The parties have agreed that:

3.2.4 The revised wording of the 'Sustainable development principles' (policy SD1), 'Delivering good design' (policy EN3), 'Surface water management, water supply, foul drainage and sustainable drainage systems' (policy EN5), 'the natural environment' (policy EN9), and 'Blue and Green infrastructure' (policy EN10) are supported by the Environment Agency and are consistent with the National Planning Policy Framework and Water Framework Objective requirements. Some minor re-wording to policy EN5 is agreed to improve clarity.

3.3 The proposed allocation of a New Garden Community at St George's Barracks, Edith Weston, and how the plan seeks to mitigate potential impacts.

3.3.1 The Environment Agency's advice was sought via workshops, meetings, discussions and e-mail exchanges regarding the impacts of a proposed New Garden Community at St George's Barracks on water quality, water efficiency and flooding.

3.3.2 In particular cooperation between the Council and EA sought to address the impacts of development on water quality in relation to Rutland Water (A Special Area of Conservation and RAMSAR site). A key issue was identified in relation to the capacity of waste water treatment facilities at St George's Barracks and North Luffenham.

3.3.3 No issues were identified in terms of flooding.

3.3.4 The parties have agreed that:

3.3.5 The proposed allocation of a mixed-use development including some 2,215 houses and 14 hectares of employment land at St George's Barracks, Edith Weston is 'acceptable' in principle. Subject to the mitigation measures identified in policies H2 and H3 of the emerging Local Plan the site is capable of being satisfactorily developed without unacceptable impacts on water quality (including impacts on Rutland Water SAC) and flooding.

3.3.6 Policy H2 (n) is supported. This seeks to provide improvements to the treatment of waste water that meets the requirements of the Water Framework Directive. In addition it provides a satisfactory basis to secure improvements in water quality and surface water management.

3.3.7 Some minor re-wording to policy H3 is agreed to improve clarity.

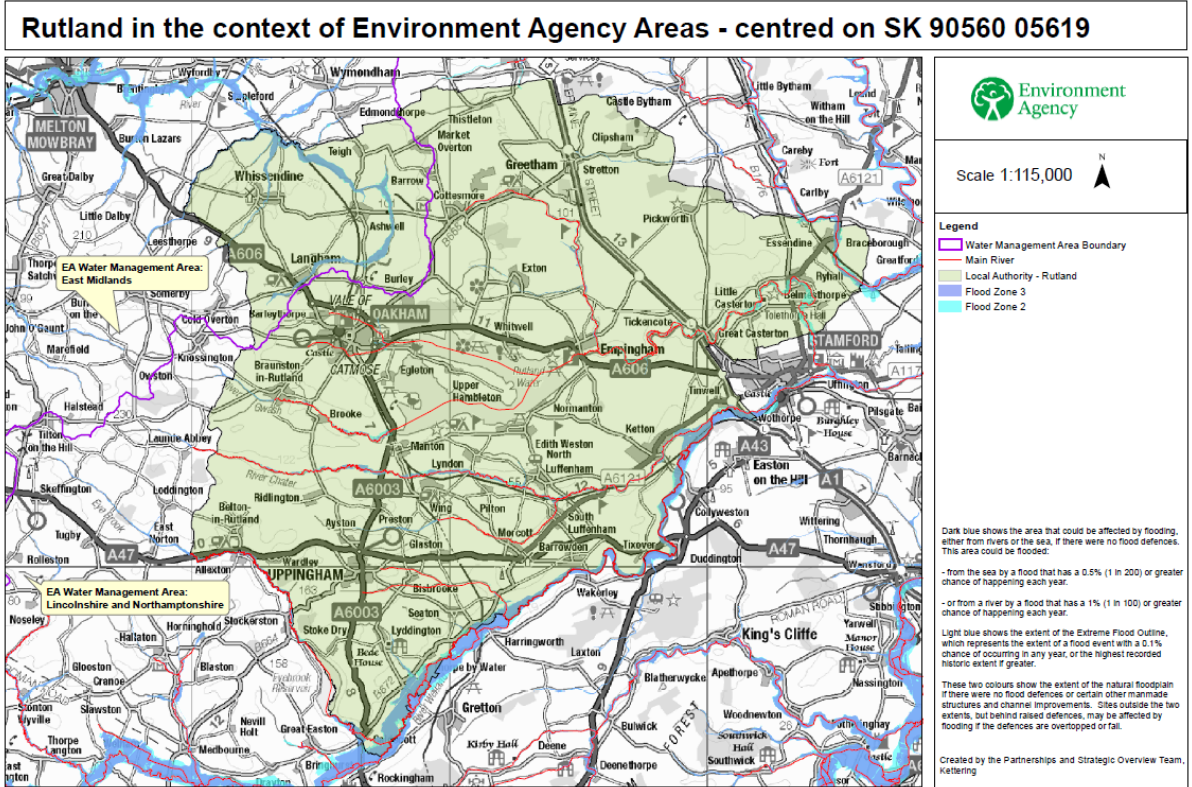
4.0 Governance

4.1 This SoCG commits the bodies to continue working together on planning matters that have impacts on water quality, water efficiency and the direct and indirect impacts of flooding.

4.2 In terms of governance arrangements the two parties agree to:

- Keep a dialogue open on matters arising which are likely to have significant impacts and implications for heritage assets;
- To work together to achieve identified outcomes in relation to strategic matters;
- To review and update this Statement in light of any material change in circumstance such as: major changes to legislation or guidance; material changes to policy and strategy in the emerging plans;
- To adopt positive principles of cooperation.

5.0 Map of Strategic Area (Environment Agency East Midlands)



Agreement

Signed on behalf of Rutland County Council

Mark Andrews



Chief Executive

Signed on behalf of the Environment Agency

Nicola Farr



Sustainable Places - Planning Advisor



Rutland
County Council



Rutland Local Plan
Statement of Common Ground
Rutland County Council & Highways England
November 2020

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been developed in order to address Strategic Planning issues between the parties consisting of Rutland County Council (RCC) and Highways England (HE). The parties have identified Strategic Planning matters and the approach of the respective parties in addressing these.
- 1.2 The Statement sets out the confirmed points of agreement between the parties with regard to:
 - The proposed allocation of a New Garden Village at St George's Barracks, Edith Weston including how the plan seeks to mitigate potential impacts and whether this is supported by evidence.
 - Impact of the proposed development at 'Stamford North' on the Strategic Road Network (primarily the A1) when considered with alongside other proposed growth in South Kesteven District.
 - Whether the policies and infrastructure requirements contained in the Local Plan satisfactorily mitigate other potential impacts on the Strategic Road Network.
- 1.3 The purpose of the Statement of Common Ground is to inform the Inspector of the Rutland Local Plan and other interested parties about the areas of agreement between Rutland County Council and Highways England in relation to key strategic matters contained in the Rutland Local Plan (2016-2036). The agreement demonstrates the discussions that have been a consideration in the development of the proposed allocations, policy wording and supporting explanatory text within the plan.
- 1.4 The Statement of Common Ground (SoCG) addresses strategic matters and shared issues between the parties. It provides a framework for the delivery of the Duty to Co-operate duties and obligations arising from Section 110 of the Localism Act 2011 and paragraphs 24 to 27 of the National Planning Policy Framework (2019). The statement is prepared in accordance with the Planning Practice Guidance.

2. Background

- 2.1 Rutland County Council is a public body which is the Local Planning Authority (LPA) for its administrative area. Highways England is a government company charged with operating, maintaining and improving England's motorways and trunk roads, which include major A roads. Both are 'Prescribed Bodies' for the purposes of the Duty to Cooperate.

- 2.2 HE have proactively engaged with Rutland County Council during the development and preparation of the Rutland Local Plan. This engagement has sought to assess the potential impacts of future development with a view to safeguarding the future operation of the A1 (and other trunk roads) and its ability to support economic growth in the area.
- 2.3 During development of the Rutland Local Plan, Highways England has made representations which have informed the proposed allocations and policies. In particular, HE has had an input into the proposed allocation of a New Garden Village at St George's Barracks, Edith Weston and proposed allocation at land North of Stamford. HE have helped to develop the associated policy requirements. The development of the Local Plan has been enhanced by engagement with HE which helped to ensure that strategic issues and matters are appropriately addressed.
- 2.4 Highways England has also engaged in joint discussions between South Kesteven District Council, Lincolnshire County Council and Rutland County Council concerning a strategic allocation to the north of Stamford that falls partly within Rutland County and partly within South Kesteven's administrative areas.
- 2.5 This Statement of Common Ground reflects the agreed position between Rutland Council and Highways England for submission to the Inspector for the Local Plan Examination of the Rutland Local Plan.

3. Areas of Common Ground

3.1 Allocation of a New Garden Village at St George's Barracks

- 3.1.1 Highways England's advice was sought via meetings, discussions and e-mail exchanges regarding the impact of proposed growth at St George's New Garden Community on the Strategic Road Network (SRN) (alongside other proposed and committed growth). In particular the potential impacts on the A1 were discussed.
- 3.1.2 The parties agree that:
- 3.1.3 The proposed development of a 'New Garden Community' of some 2,215 houses, employment land and associated infrastructure at the former St George's Barracks, Edith Weston results in only 'modest' additional vehicle movements on the A1 and other sections of the Strategic Road Network (SRN). The proposed allocation would be unlikely to result in any material impacts on the SRN in terms of capacity, congestion or highway safety. Impacts would not be 'severe'.
- 3.1.4 The Local Plan policies make sufficient provision to safeguard the operation of the SRN, by requiring major development proposals (such as St George's Barracks) to assess the impact of the proposed growth and the need for

mitigation packages on the SRN through Transport Assessments (TAs) to be undertaken at planning application stage.

3.1.5 The transport evidence gathered to assess the potential transport impacts of proposed development at St George's Barracks is a robust and proportionate basis on which to allocate the New Garden Community.

3.2 Impact of the proposed development at Stamford North when considered alongside other proposed growth.

3.2.1 A mixed-use development of some 1,950 houses is allocated in both the South Kesteven District (1,350 dwellings) and Rutland County (650 dwellings) Local Plans.

3.2.2 The allocation and associated policy within the South Kesteven Local Plan requires an:

".....appropriate full transport assessment and phasing plan....for the entire site (to include for the land extending into Quarry Farm, Rutland.....".

3.2.3 Discussions have been held with Highways England (alongside Lincolnshire County Council and South Kesteven District Council) regarding the allocations.

3.2.4 The parties agree that:

3.2.5 Based on the evidence provided, the proposed transport improvement measures at Stamford North identified in the emerging Local Plan Policy H4²⁶ and associated Infrastructure Delivery Plan would mitigate any adverse impacts on the Strategic Road Network to an acceptable degree (in terms of capacity, congestion and highway safety).

3.2.6 The evidence gathered to assess the potential transport impacts of proposed development at Stamford North is robust and proportionate basis on which to allocate residential development of up to 650 houses.

3.3 The wording of other transport objectives, policies and justifications in the context of the Strategic Road Network

3.3.1 The Local Plan contains multiple objectives, policies and justifications that seeks to deliver effective transportation including promoting sustainable modes of transport. The Local Plan policy SC2 'Securing sustainable transport'

²⁶ "A distributor road facilitating the connection of the Old Great North Road, Little Casterton Road and Ryhall Road and any associated junction improvements arising from this new road, including increasing capacity at the A1/A606 junction."

focuses mainly on promoting sustainable forms of transport whilst policy SC4 seeks to ensure that:

“...Proposals for major development will be expected to deliver any additional on and off site infrastructure requirements that would mitigate and/or compensate for the impacts generated by the new development....”.

3.3.2 The parties agree that:

3.3.3 The wording of the transport and infrastructure related policies SC2 (sustainable transport and accessibility) and SC4 (Developer contributions – strategic policy) are an appropriate approach to mitigating any adverse impacts on the Local and Strategic Road Network.

3.3.4 The policies are consistent with section 9 of the National Planning Policy Framework 2019 ('Promoting sustainable transport') in seeking to ensure that new developments promote sustainable forms of transport and 'avoiding and mitigating' any adverse effects.

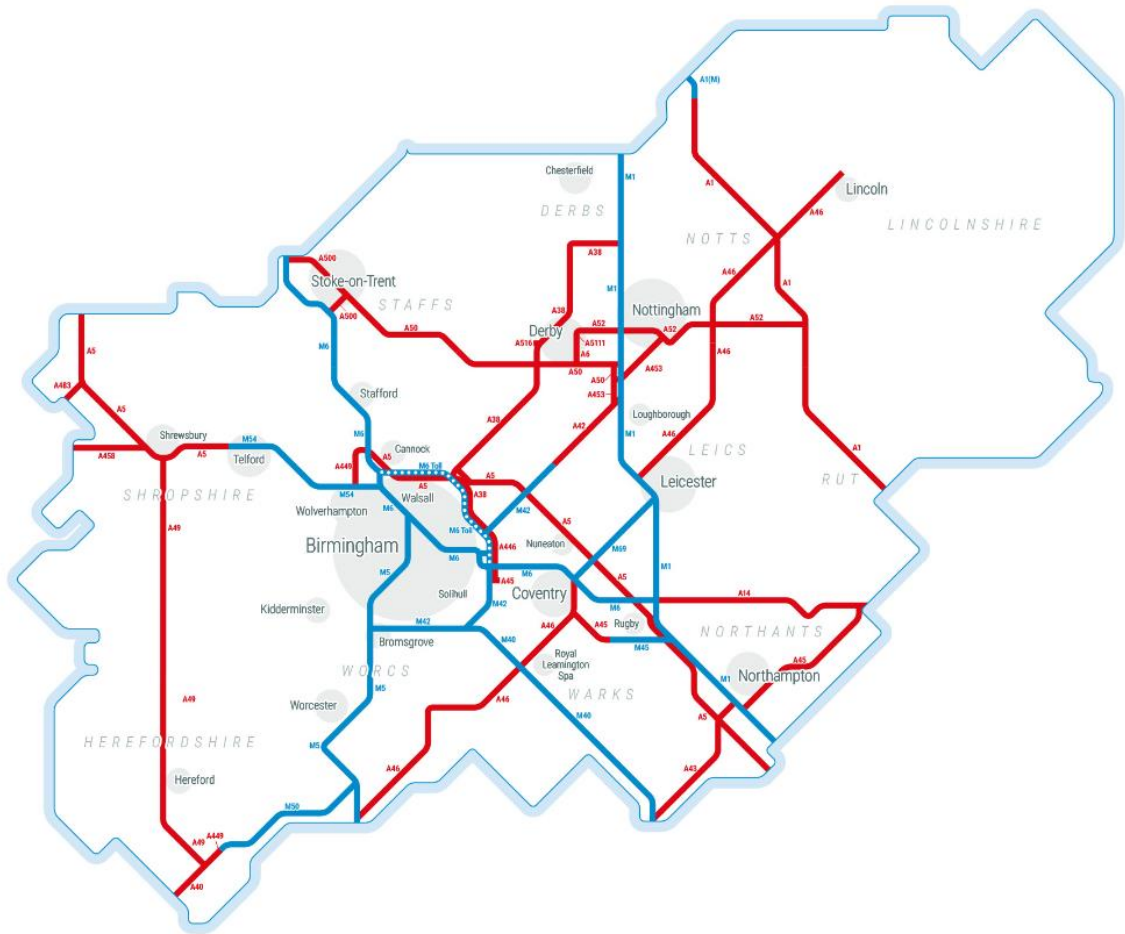
4.0 Governance

4.1 This SoCG commits the bodies to continue working together on planning matters that have impacts on the Strategic Road Network.

4.2 In terms of governance arrangements the two parties agree to:

- Keep a dialogue open on matters arising which are likely to have significant impacts and implications for the A1 and other parts of the SRN;
- Work together to achieve identified outcomes in relation to strategic matters;
- Review and update this Statement in light of any material change in circumstance such as: major changes to legislation or guidance; material changes to policy and strategy in the emerging plans;
- Adopt positive principles of cooperation.

5.0 Map of Highways England Midlands Strategic Area (including Rutland County)



Agreement

Signed on behalf of Rutland County Council

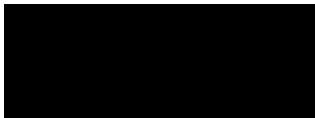
Mark Andrews



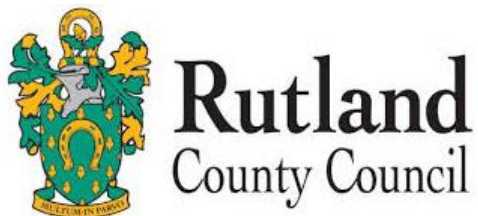
Chief Executive

Signed on behalf of Highways England

Martin Seldon



Assistant Spatial Planner



Rutland Local Plan
Statement of Common Ground
**Rutland County Council and East Leicestershire &
Rutland Clinical Commissioning Group**
December 2020

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been developed in order to address Strategic Planning Matters in the emerging Rutland Local Plan 2018 – 2036. The SoCG seeks to identify the Strategic Matters and agree an approach to addressing these between the parties consisting of Rutland County Council (RCC) and East Leicestershire & Rutland Clinical Commissioning Group (EL&RCCG).
- 1.2 The Statement sets out the confirmed points of agreement between the parties with regard to:
 - The requirements for primary health care arising from the proposed housing and other growth contained within the Rutland Local Plan 2018 - 2036;
 - The proposed delivery, timing and management of health care provision associated with a proposed New Garden Community at St George's Barracks, Edith Weston;
 - The proposed delivery, timing and management of health care provision associated with development at Stamford North; and
 - The amount, destination and timing of financial contributions required in order to deliver the necessary infrastructure.
- 1.3 The purpose of the Statement of Common Ground is to inform the Inspector of the Rutland Local Plan and other parties about the areas of agreement between Rutland County Council and the CCG in relation to key strategic matters contained in the Rutland Local Plan (2018 - 2036), primarily the delivery of necessary primary care facilities associated with growth. The agreement has been a consideration in the development of proposed Policies (H2 and H3) of and the Infrastructure Delivery Plan within the Rutland Local Plan.
- 1.4 The Statement of Common Ground (SoCG) addresses 'strategic matters' and shared issues between the parties. It demonstrates engagement between the parties in accordance with the 'Duty to Co-operate' obligations arising from Section 110 of the Localism Act 2011 and paragraphs 24 to 27 of the National Planning Policy Framework (2019). The statement provides a framework for the delivery of Primary Health care infrastructure arising from the proposed growth and is prepared in accordance with the Planning Practice Guidance.

2. Background

- 2.1 Rutland County Council is a public body which is the Local Planning Authority (LPA) for its administrative area. East Leicestershire & Rutland Clinical Commissioning Group (CCG) is a clinically-led public body that is responsible for the planning and commissioning of health care services for the East Leicestershire and Rutland area. Both are prescribed Bodies for the purposes of the Duty to Cooperate.
- 2.2 In developing the Rutland Local Plan, the CCG have been engaged on an ongoing basis in order to assess the impacts of growth on the provision of primary health care. Discussions have sought to identify opportunities to provide new or extend existing facilities to support growth where required. Discussions also sought to identify the necessary financial contributions to deliver new or expand existing facilities. Discussions have mainly been between Rutland County Council and EL&RCCG who have, in turn, liaised with Medical Practices within Rutland County.
- 2.3 This Statement of Common Ground provides a position statement between Rutland County Council and East Leicestershire & Rutland Clinical Commissioning Group based on the best information currently available for submission to the Inspector for the Rutland Local Plan Examination.

3. Areas of Common Ground

3.1 Requirements for new health care provision

- 3.1.1 The Publication version of the Local Plan proposes a minimum of 2,340²⁷ new homes in Rutland County between 2018 and 2036. The increase in housing will have a commensurate increase in population. As a result of the proposed growth in population and changing demographic circumstances, there will be additional pressures on social infrastructure including primary health care.
- 3.1.2 RCC have liaised with the CCG and produced an Infrastructure Delivery Plan (IDP) as part of the emerging Local Plan. Amongst other things, the IDP seeks to assess the implications of potential growth on health provision. This has involved ongoing engagement with the CCG and in turn Medical Practices within the County of Rutland.

The parties agree that:

- 3.1.3 The available capacity at existing medical practices that serve the current residents of Rutland County is currently insufficient to meet the identified

²⁷ Based on the Standard Method for calculating housing need which identifies a requirement for some 130 homes per year. The plan allows for some 2,940 homes 2018-2036 in order to allow for flexibility in delivery.

increases in homes and resulting increases in population. Any increase in population will require a commensurate increases in GP practice facilities.

- 3.1.4 The proposed housing growth within the Local Plan could generate some 5,380 additional patients²⁸ between 2018 and 2036. Using National Health Service England (NHSE) standard calculations, this number of patients would require additional capacity. The exact calculation of floorspace will be assessed based on the scale of growth and the implications for each existing building.
- 3.1.5 The Infrastructure Delivery Plan (IDP) identifies the need for necessary primary care facilities arising from the levels of housing growth proposed in Rutland County between 2018 and 2036.
- 3.1.6 Improvements to primary care provision arising from development identified in the Local Plan can be delivered through extensions, expansion, relocation or reconfiguration of existing practices. Where required and feasible, the delivery of new primary care facilities will be explored – primarily at St George’s Barracks. Based on the proposed quantity and distribution of growth and an assessment of potential capacity, financial contributions could be spent at a wide range of existing primary care facilities²⁹.
- 3.1.7 Given that patients have freedom of choice and to provide flexibility this list is not prescriptive or exhaustive and other facilities may be expanded using financial contributions³⁰. In order to maintain a flexible approach that responds to prevailing circumstances at the time of delivery of development both parties will continue to engage throughout the development process in order to identify and fund the most appropriate solution.
- 3.1.8 Both parties will continue to work collaboratively on joint initiatives such as ‘One Public Estate’ and effective use of public sector property in Rutland.

3.2 Requirements arising from St George’s Barracks New Garden Community

The parties agree that:

- 3.2.1 The proposed development at St George’s Barracks will result in increased demand for primary care facilities. The short term solution for meeting need will utilise existing facilities³¹ (to be agreed between Rutland County Council and the Clinical Commissioning Group). The provision of a new facility ‘on-site’ at St George’s Barracks is the preferred longer term solution.

²⁸ Assuming people 2.3 per household.

²⁹ Current facilities are found at Oakham Medical practice, Uppingham Surgery and Empingham Medical Centre with potential delivery at Rutland Memorial Hospital.

³⁰ Where this is necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind.

³¹ Likely to be at Empingham but other options will be considered to provide flexibility.

- 3.2.2 Both parties agree to explore a robust approach to the delivery of a potential new health and wellbeing centre at St George's Barracks as part of a local neighbourhood centre. The scale and design of any new facility will involve a full design process for the new building based on NHSE standards. Development will involve consultation and agreement between the Local Planning Authority, East Leicestershire Clinical Commissioning Group and site developers.
- 3.2.3 The future management arrangements, including any rental value, will be subject to further agreement between Rutland County Council, EL&RCCG and the landowner / developer.
- 3.2.4 Policy H3 of the emerging Rutland Local Plan sets out a satisfactory Framework for the delivery of health care facilities.

3.3 Proposed development at Stamford North

- 3.3.1 Some 1,950 new homes are proposed at land north of Stamford. 1,300 homes are proposed within the administrative area of South Kesteven (within the South Lincolnshire Clinical Commissioning Group area). 650 homes are proposed within Rutland County (within the East Leicestershire & Rutland Clinical Commissioning Group area). The location of the development and freedom of choice entails that residents may choose to register with practices in Stamford or Rutland.

The parties agree that:

- 3.3.2 Subject to further discussion with both EL&R CCG and South Lincolnshire CCG it is proposed that developer contributions would be made towards improved and enhanced primary care services in practices in Rutland County including, but not exclusively, those at Empingham. In order to maintain a flexible approach that responds to prevailing circumstances at the time of delivery of development both parties will continue to engage throughout the development process in order to identify and fund the most appropriate solution.

3.4 The amount, destination and timing of financial contributions required in order to deliver the necessary infrastructure

- 3.4.1 Financial contributions towards provision of new primary healthcare facilities resulting from growth will primarily be delivered through Community Infrastructure Levy for most developments, other than for St George's Barracks, where on-site provision is the preferred approach. This is considered separately in section 3.2 above.
- 3.3.3 Rutland County Council levies a charge on development through the Community Infrastructure Levy. The money raised seeks to fund infrastructure

that the Council, local community and neighbourhoods need. The infrastructure on which CIL is spent is identified in a 'Regulation 123' schedule, which lists infrastructure projects or types of infrastructure that it intends to fund through contributions. The list includes 'New and expanded GP facilities'.

The parties agree that:

- 3.4.3 The level of financial contributions required to support the delivery of infrastructure identified in the 'Infrastructure Delivery Plan' will be informed by ongoing dialogue between the Local Planning Authority, East Leicestershire & Rutland Clinical Commissioning Group and site developers. The Infrastructure Delivery Plan is a 'living' document that can be updated in order to respond to changing circumstances and priorities for the delivery of infrastructure. Both parties agree to continue to work together to respond to the prevailing circumstances in order to identify and deliver primary care facilities.

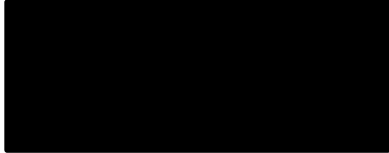
4.0 Map of the Strategic Area



Agreement

Signed on behalf of Rutland County Council

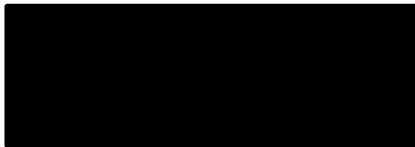
Mark Andrews



Chief Executive

Signed on behalf of East Leicestershire and Rutland Clinical Commissioning Group

Andy Williams



Chief Executive LLR CCGs

Appendix 6 – Terms of reference for Leicestershire Development Plans Forum

LEICESTER, LEICESTERSHIRE AND RUTLAND PLANNING OFFICERS' FORUM **TERMS OF REFERENCE**

Description

1. The Planning Officers' Forum is a formal meeting of Chief Officers (or their nominee) responsible for planning and transport services within the Leicester City Council, Leicestershire District Council's, Leicestershire County Council and Rutland County Council.

Purpose

2. The purpose of the Forum is to:
- a. Keep abreast of land use planning and transport issues across the sub-region of Leicester, Leicestershire and Rutland;
 - b. Engender cooperative and collaborative working across the sub-region and to assist Council's in demonstrating the Duty to Cooperate;
 - c. Share knowledge and promote good practice in the delivery of effective and efficient planning services within the sub-region including with Rutland;
 - d. Provide an overarching governance structure to the Development Plans Forum and the Development Management Forum
 - e. To support and complement the work of the Strategic Planning Group
 - f. Provide collective professional technical planning advice and guidance to the Strategic Planning Group as required
 - g. To advise the Strategic Planning Group on relevant planning issues and national learning as identified and occurring through their professional networks.
 - h. To ensure strategic decisions that are collectively agreed by the Strategic Planning Group are implemented at local level.

Meeting Frequency

3. The Forum will meet regularly throughout the year in synergy with the Strategic Planning Group meeting or otherwise as required.

Chair & Secretariat

4. The Chair of the group will be elected for a 12 month period and will be rotated in alphabetical order of each member organisation. The chairing authority will provide the meeting venue.
5. The Chair, or a nominated representative in the chairs absence, will represent the Planning Officers' Forum on the Strategic Planning Group to report on the Forum's work.
6. The previous chairing authority shall provide the secretariat for each meeting

June 2015 June 2015

Functions and responsibilities

7. The Forum will provide professional advice to the Strategic Planning Group that supports its overall direction and work programme. From time to time this will involve the Forum being tasked with specific pieces of work to be reported back to SPG. Task and finish groups will be established as necessary to deliver specific projects.
8. The Forum will maintain an up to date work programme and provide monthly highlight reports to the Strategic Planning Group on currently commissioned work.
9. The Chair of the Forum will represent the views of the Forum at Strategic Planning Group or other appropriate meetings as may be necessary.
10. The Forum will delegate work to, and ask for reports back from, other working groups including the Development Plans Forum and Development Management Forum.
11. The Planning Officers Forum will also have responsibility for overseeing and reviewing the terms of reference for the Development Plans Forum and Development Management Forum
12. The Planning Officers Forum will receive the minutes of the Development Plans Forum and Development Management Forum meetings

Appendix 7 – Rutland County Council Statement of Engagement - Local Planning, Highway and Education Service Areas



Rutland Local Plan
Statement of Engagement between
Rutland County Council - Local Planning Authority, Local Highway
Authority and Local Education Authority

December 2020

1. Introduction

- 1.7 This Statement of Engagement (SoE) has been developed in order to demonstrate that Strategic Planning Matters have been satisfactorily addressed by different services of Rutland County Council in the development of the Local Plan. A map of the area is shown in section 4.
- 1.8 Rutland County Council is a Unitary Authority with the administrative functions for Local Planning, Local Highways and Local Education.
- 1.9 The Statement sets out the confirmed points of agreement between the Local Planning, Highways and Education service areas with regard to:
- Provision of education infrastructure arising from proposed growth – including impacts arising from a New Garden Community at St George’s Barracks;
 - Addressing the impact of proposed growth on transport matters including provision of infrastructure and measures to mitigate any adverse transport impacts including those arising from a New Garden Community at St George’s Barracks;
- 1.10 The purpose of the Statement of Engagement is to demonstrate to the Inspector of the Rutland Local Plan and other parties that the service areas of Rutland County Council have engaged effectively in developing the Rutland Local Plan and in particular in relation to the key strategic matters above. The SoE seeks to confirm that agreement has been reached between the relevant service areas within the Council.
- 1.11 In two tier authorities a ‘Statement of Common Ground’ would be prepared between the parties in order to demonstrate effective engagement. The Local Highway Authority are a ‘prescribed body’ for the purposes of the Duty to Cooperate. The Local Education Authority perform an essential function that impacts on the ‘Strategic Planning Matters’ addressed in the Local Plan.
- 1.12 The Statement provides a framework for the delivery of the Duty to Co-operate duties and obligations arising from Section 110 of the Localism Act 2011 and paragraphs 24 to 27 of the National Planning Policy Framework (2019). The statement is prepared in accordance with the Planning Practice Guidance.

2. Background

- 2.1 Rutland County Council is a public body that is the Local Planning, Highways and Education Authority for its administrative area. The Local Highway Authority is a 'Prescribed Body' for the purposes of the Duty to Cooperate.
- 2.10 The development of the 'Rutland Local Plan' has involved ongoing cooperation between these service areas in order to ensure that strategic matters are appropriately addressed.
- 2.11 This 'Statement of Engagement' reflects the agreed position between the various service areas within Rutland County Council for submission to the Inspector for the Rutland Local Plan Examination.
- 2.12 The Rutland Local Plan is seeking to deliver at least 2,340³² houses during the plan period (2018 to 2036) but has some flexibility which allows for some 2,940³³ houses during the plan period.
- 2.13 The emerging Rutland Local Plan seeks to allocate 18 housing sites and a new Garden Community at the St George's Barracks site at Edith Weston. The new Garden Community proposes delivery of some 1,000 houses between 2018 and 2036 (as part of a larger development for some 2,215 houses). In addition, policy H4 proposes 'no more than 650 houses' within Rutland County on land north of Stamford as part of an 'Urban Extension' which falls mostly within South Kesteven District. All new developments have the potential to impact on Local Highways capacity and Education provision.
- 2.14 The purpose of this Statement of Engagement is to confirm ongoing and effective co-ordination between the Rutland County Council service areas on these matters. The statement seeks to confirm that effective discussions have taken place and to agree the position between the parties regarding the Strategic Matters referred to in paragraph 1.3 above.

3. Areas of Agreement

Provision of education infrastructure arising from proposed growth

- 3.1.1 The emerging Rutland Local Plan (RLP) seeks to deliver at least 2,340 houses during the plan period and flexibility allows for some 2,940 dwellings. The housing development proposed in the Rutland Local Plan will require commensurate growth in social infrastructure including local schools³⁴.
- 3.1.2 The Infrastructure Delivery Plan sets out the necessary provision of new or expanded schools and the financial contributions required in order to deliver these facilities. It identifies the need for a new primary provision at Stamford

³² Some 130 per year based on the 'Standard Method' for calculating housing need.

³³ Including Allocations, completions since 2018 and commitments.

³⁴ Rutland County Council also has duty under Section 6 of the Childcare Act to secure sufficiency of childcare

north and St George’s Barracks, but that there is currently insufficient capacity within secondary schools to accommodate growth proposed³⁵. This will be regularly reviewed.

3.1.3 A new two form entry primary school (with potential to expand to a three form entry school) is proposed as part of the development of the St George’s Barracks New Garden Community and a new 2 form entry primary as part of the Stamford north development

3.1.4 The financial contributions are primarily those required to increase capacity in primary schools in Rutland County. There is currently insufficient capacity within secondary schools to accommodate growth proposed in Rutland County. This will continue to be monitored to ensure that there is capacity in the short and longer term.

3.1.5 The provision of other education facilities are proposed as financial contributions through the Community Infrastructure Levy (CIL) to increase capacity through extension or expansion at existing schools as required.

Local Planning Authority and Local Education Authority agree that:

3.1.6 The proposed additional school provision and financial contribution requirements through CIL (as set out in the table below) represent the agreed infrastructure improvements necessary to accommodate the increases in student numbers at primary and secondary schools during the specified timescales for delivery.

Location	Infrastructure Required	Timescale for Delivery
St George’s Barracks	2 Form Entry (420 place) primary School with potential to expand to a 3 form entry school.	2025 - 2030
Stamford North	Provision of a primary School as part of the development within the administrative area of South Kesteven District	To be confirmed
All other sites	Financial contributions to existing schools through CIL including at Oakham C of E Primary School	Various

Table 1 – Proposed education requirements arising from allocations in the emerging Rutland Local Plan.

³⁵ School capacity assessment data (Nov 2020) indicates that this academic year secondary provision is at 97.5% of capacity and will be oversubscribed for each of the four academic years commencing between September 2021 and September 2024 with the following 2 years approximately back to 99% capacity. A feasibility study has been undertaken to increase capacity at Catmose College

- 3.1.7 Other than the proposed expansion and relocation of Edith Weston Academy to St George's Barracks New Garden Community to accommodate pupil numbers generated by the additional growth, no additional primary schools are currently required to be located within Rutland County.
- 3.1.8 A new primary school will be delivered as part of the development of Stamford North but this will be located within the administrative are of South Kesteven District and funded through developer contributions across the whole development site.
- 3.1.9 The education requirements set out paragraphs 6.8 to 6.14 and Appendix 1 of the 'Infrastructure Delivery Plan', which accompanies the Local Plan are an accurate short term forecast of the likely student yields arising from growth and the necessary funding required to deliver increases in capacity for primary and secondary education. This will be regularly reviewed. Funding for education provision will be sought through the Council's Community Infrastructure Levy.
- 3.1.10 Subject to provision of a new two form entry primary school (with potential to expand to a three form entry school) at St George's Barracks and provision of new primary school to serve the Stamford north development, and financial contributions through CIL towards extending existing schools, no insurmountable school capacity issues have been identified as a result of the proposed levels of growth in the emerging Local Plan.
- 3.1.11 There are currently no insurmountable capacity issues at secondary schools in Rutland County although the most recent school capacity forecasts indicate that there is some potential for this to change over the plan period, which would result in the need for additional capacity which will be secured through CIL contributions to expand existing secondary schools where necessary. This will be addressed through ongoing monitoring.

3.2 Transport – mitigation and delivery of key infrastructure

- 3.2.1 Rutland County Council has produced evidence that seeks to assess the transport impacts and implications of growth proposed in the emerging Local Plan within and beyond the administrative boundaries of Rutland County. Evidence has mainly been provided in the form of Transport Assessments. The evidence seeks to assess impacts on the local and wider highway network and suggest proposed mitigations measures.
- 3.2.2 The main impacts on the Local Highway network resulting from growth proposed in the Local Plan arise from developments at St George's Barracks (policy H2&H3) and Stamford North (policy H4).

3.2.3 A Transport Assessment (TA) has been undertaken to understand and identify any impacts on the existing local highway network (LHN) as a direct result of the New Garden Community at St George's Barracks. Four junctions were identified as having insufficient capacity and requiring mitigation as a result of the proposed development.

3.2.4 The A1 trunk road passes through the administrative area of Rutland County. Proposed growth at Stamford North Urban Extension has the potential to increase vehicular movements on the strategic and local highway network. Rutland County Council in conjunction with Lincolnshire County Council has sought to assess the impacts of proposed growth on the Strategic Road Network (A1). Highways England, the Authority responsible for the Strategic and Trunk Road network have been engaged in the development of the Rutland Local Plan in the context of the impacts of proposed growth on the A1 and this is the subject of a separate Statement of Common Ground. Highways England has not raised objections to the Local Plan based on transport grounds and are satisfied that any adverse impacts are capable of being mitigated.

The Local Planning Authority and Local Highway Authority agree that:

3.2.5 The 'Transport Assessments' produced in association with the Local Plan and those prepared as part of the consideration of St George's Barracks (New Garden Community) and Stamford North provide an appropriate evidence base to understand the implications of growth on the highway network for the purposes of the Local Plan allocations.

3.2.6 The findings of the Transport Assessments and associated reports have identified impacts on links and junctions including the identification of junctions that would, as a result of development, be above their operating capacity.

3.2.7 The Junction improvements identified will mitigate the impacts of growth at St George's Barracks and on the surrounding highway network. The following measures, as set out in paragraph 7.9 of the Infrastructure Delivery Plan, are appropriate improvements that will seek to mitigate the impacts of growth.

- A606/Normanton Road – Upgrading of the junction to a mini-roundabout;
- A6003/Lyndon Road – Provision of a new roundabout;
- A606/Main Street, Empingham – Proposed improvements to the junction layout;
- Wytchley Road/Normanton Road – Installation of a mini-roundabout.
- Wytchley Road – carriageway widening
- Edith Weston Road/Manton Road/Pennine Drive – mini roundabout improvements

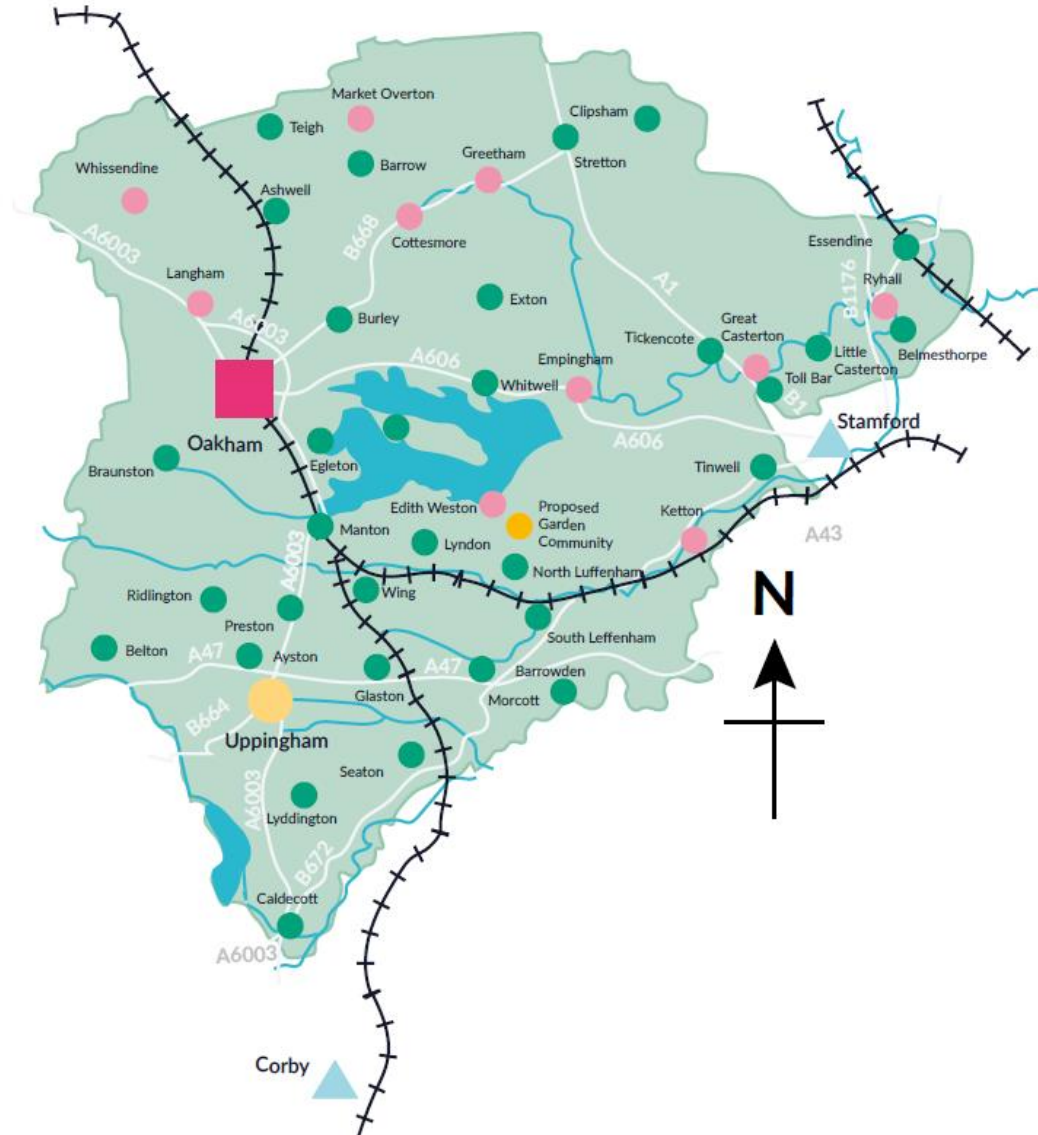
- 3.2.8 The transport mitigation measures proposed to the junction of the A1 and A606 at Stamford will help to minimise the impacts of growth on the Local Highway and Strategic Road Network.
- 3.2.9 Other measures incorporated within the emerging Local Plan (including policy SD1(Sustainable development principles) and EN3 (Delivering good design) offer a satisfactory approach to encouraging modal shift and future proofing the transport network to respond to technological changes, including:
- The installation of bus priority measures to promote modal shift;
 - Seeking to maximise sustainable travel take-up; and
 - Encouraging the provision of electrical vehicle charging opportunities and other responses to low carbon travel and improved technology.
- 3.2.10 The public transport improvements proposed in the Local Plan offer an appropriate approach including:
- Pump priming to support bus service provision during the early phases of development at St George's Barracks;
 - Support for additional school bus/taxi transport provision generated by new developments.
- 3.2.11 Transport Assessments have provided robust evidence that any adverse transport impacts resulting from the proposed New Garden Village at St George's Barracks and Urban Extension at Stamford North can be satisfactorily mitigated by improvements to junctions and links and measures to encourage modal shift.

4.0 Governance

- 4.1 Rutland County Council is the Local Authority for transport and education. There is a commitment to work together as one Council in the delivery of public services, including the production of the Local Plan.
- 4.2 In terms of governance arrangements the service areas agree to adopt the principles of open communication and the sharing of information. More specifically:
- To keep each service areas service areas well informed on both an informal and formal basis of matters arising which are likely to have significant cross-departmental implications;
 - To work together to achieve identified outcomes in relation to strategic matters;
 - To review and update this Statement in light of any material change in circumstance such as: major changes to legislation or guidance; material changes to policy and strategy in the emerging plans; and

- To adopt positive principles of cooperation;

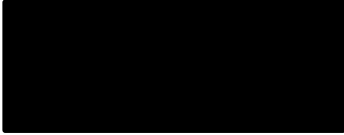
5.0 Map of Strategic Planning Area



Statement of Engagement

Signed on behalf of the Local Planning Authority

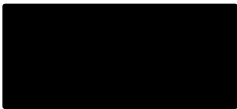
Roger Ranson



Planning Policy Manager

Signed on behalf of the Local Education Authority

Gill Curtis



Head of Learning and Skills

Signed on behalf of the Local Highway Authority


Andy Tatt



Interim Principal Highways Manager

Appendix 8 – Correspondence confirming satisfactory cooperation and that Statements of Common Ground are not required

Appendix 8.1. Melton Borough Council

 Thu 21/11/2019 11:49
Sarah Legge <[REDACTED]>
RE: Rutland Local Plan
To Paul Tebbitt
You replied to this message on 22/11/2019 08:18.

Hi Paul,

Good to have a catch up with you – you never know who you’re going to bump into at these events!

Thanks for the information. On the face of it, I can’t see that there would be any particular strategic cross boundary issues. The development promoted at Whissendine which is the closest to the border is pretty modest, and your garden village is a fair distance from the Borough / County boundary. I’ll take the info to my 1-2-1 with Jim next week to just check there’s nothing more strategic going on that I’m not aware of just to make sure anyway.


I presume due to Rutland’s distance from Leicester City you’re not involved in any of the discussions regarding taking on the City’s unmet need? I believe they’re publishing the report today which gives the actual numbers.

The only other thing I didn’t mention to you on Monday is that I’m leading on a project to look into enhanced connectivity between Melton and Nottingham – WSP are the contractors for it. We were successful in getting LLEP Pooled Business Rates funding for it. It’s almost come to an end now, as the options have been chosen that make the most sense, and they’re working on finalising the report now. It may be of interest to you as Oakham is on the same train line as Melton, and rail forms part of some of the options for exploring further. I’ll let you have a copy of the final report when I have it.

Thanks, Sarah

Sarah Legge
Local Plans Manager

Appendix 8.2 – Harborough District Council

 Mon 02/12/2019 12:17
Lesley Aspinall <[REDACTED]>
Rutland Local Plan - cross boundary issues
To Paul Tebbitt
Cc Tess Nelson
You replied to this message on 04/12/2019 08:49.

Hello Paul

Further to our recent correspondence, I can confirm that based on current information there is unlikely to be a need for a SoCG as there don’t appear to be any outstanding Duty to Cooperate matters that need to be addressed at this stage. We will however review this position once the draft Local Plan is available, particularly in relation to draft policies potentially affecting the Eyebrook Reservoir (i.e. green infrastructure, biodiversity and tourism).

In the meantime should you have any queries, please feel free to contact me on [REDACTED].

Kind regards
Lesley

Lesley Aspinall
Senior Planning Policy Officer
Strategic Planning Team

Appendix 8.3 – Homes England



Wed 07/10/2020 11:32

Claire Hemus <[REDACTED]>
St George's Garden Village

To: Paul Tebbitt

You forwarded this message on 07/10/2020 12:06.

Suggested Meetings

Get more a

Good Morning Paul,

I hope your well. Good to talk to you last week .

Just to confirm following our conversation that we feel a Statement of Common Ground is not necessary. We are satisfied with Rutland Local Authorities approach and partnership arrangements, and the engagement we have had on the Local Plan.

Hope this is ok, thanks again Paul.
Kind Regards
Claire

Claire Hemus | Planning and Enabling Manager
Development Central

8.4 – Corby Borough Council



Fri 29/11/2019 13:31

Terry Begley <[REDACTED]>
RE: Rutland Local Plan - Notes of meeting 27/11/19

To: Paul Tebbitt

Agreed, thank you

From: Paul Tebbitt [mailto:[REDACTED]]
Sent: 29 November 2019 09:04
To: Richard Palmer <[REDACTED]>; Simon James <[REDACTED]>; Terry Begley <[REDACTED]>
Subject: Rutland Local Plan - Notes of meeting 27/11/19

Dear Richard, Simon and Terry,

Thank you for your comments on the draft note following our meeting on 27th November 2019.

I attach an updated note incorporating the suggested changes.

If there are any material changes in circumstances I will keep you informed. In the meantime, please would you confirm that, at this stage, you are happy that RCC have complied with the Duty to Cooperate and are happy that a formal 'Statement of Common Ground' is not required.

8.5 Joint Strategic Planning Manager of Leicester & Leicestershire Local Planning Authorities



Wed 13/01/2021 16:03

Robert Thornhill <[REDACTED]>
L&L Housing & Employment Need

To: Paul Tebbitt

Cc: Rachel Armstrong

You replied to this message on 13/01/2021 16:06.

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Message L&L Joint Statement Sept 2020 FINAL.pdf (457 KB)

Hi Paul,

The attached joint statement sets out the latest published position on unmet need in Leicester & Leicestershire (L&L). As set out in the statement there is considerable flexibility to meet need within the L&L HMA and FEMA (including taking into account the Cities and Urban Centres uplift introduced by Government in December 2020). The L&L authorities are therefore cooperating on the basis of meeting their needs within the L&L HMA/FEMA - hence we have not made a request to Rutland for assistance in meeting need from our area.

Should the situation change in future we will of course engage through the Duty to Cooperate in the normal way.

Thanks,

Rob Thornhill
Joint Strategic Planning Manager
Leicester & Leicestershire

