

# RUTLAND LOCAL PLAN

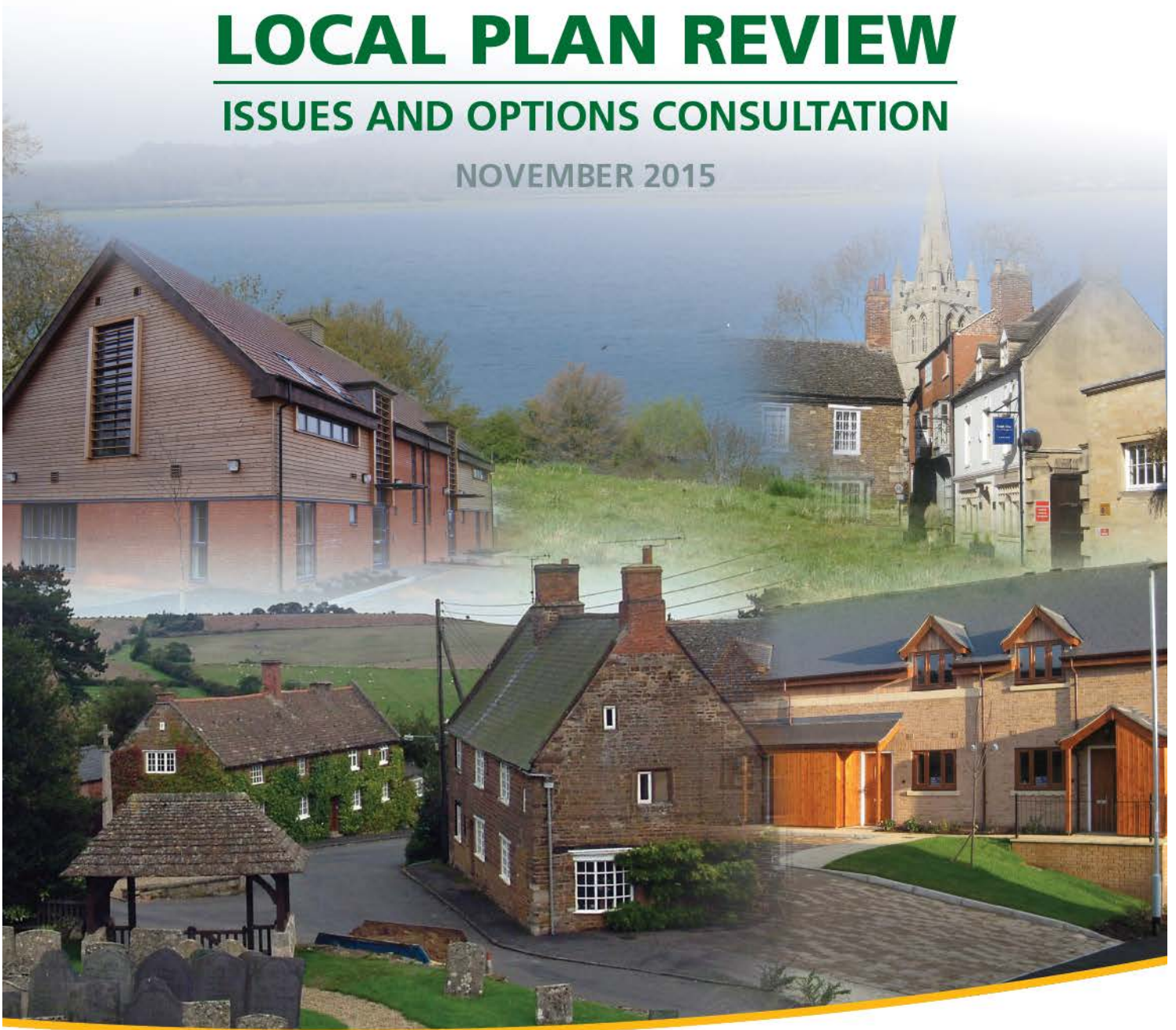


RUTLAND LOCAL PLAN 2015 - 2036  
DEVELOPMENT PLAN DOCUMENT

## **LOCAL PLAN REVIEW**

### **ISSUES AND OPTIONS CONSULTATION**

NOVEMBER 2015



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



**Rutland**  
County Council

**Rutland Local Plan Review**  
**Issues and Options Consultation**

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# Rutland Local Plan Review

## Issues and Options Consultation

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### Introduction

#### **What is the purpose of this document?**

- 1.1 Rutland County Council is seeking views on a range of key issues and options to help it prepare a review of its Local Plan. The review will extend the time period of the existing plan and address a number of issues as outlined below.

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

- 1.2 There are a number of reasons for reviewing the Local Plan:
- To extend the plan period to 2036 in order to ensure that there will be a 15 year time horizon as recommended in the NPPF;
  - To provide for the additional new housing, employment and other development that will be required to meet future needs over the extended plan period;
  - To bring the plan up to date and to reflect new issues that have arisen since adoption of the Council's current Development Plan Documents;
  - To reflect changes to national planning policy and guidance;
  - To combine a number of existing Development Plan Documents into a single Local Plan as recommended in the National Planning Policy Framework (NPPF);
  - To take into account the preparation of a number of neighbourhood plans in Rutland.
- 1.3 A glossary of the terms used in this document is shown in Appendix 1. .

#### **Which policies are being reviewed?**

- 1.4 The following Development Plan Documents (DPDs) are being reviewed and it is intended that they will be replaced by the single local plan:
- Minerals Core Strategy and Development Control Policies DPD (October 2010)
  - Core Strategy DPD (July 2011)
  - Site Allocations and Policies DPD (October 2014)
- 1.5 Where policies in the existing DPDs remain up-to-date and relevant, it is intended that these will be carried forward unchanged into the Local Plan Review. There may also be a need to combine policies or reconsider them in response to any issues raised through the consultation process.
- 1.6 Neighbourhood plans that are under preparation or have already been completed may also need to be reviewed through the neighbourhood planning process in order to ensure consistency with the policies of the Local Plan Review and to identify any additional development that may be required in the period to 2036.

#### **What is the plan period?**

- 1.7 It is intended that the plan period will run from 2015 until 2036. This will provide an additional 10 years horizon beyond the current plan period (2026) and will ensure that there is at least a 15 year time horizon after the plan is finally adopted by the Council (anticipated December 2017).

# Rutland Local Plan Review

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### What are we now consulting on?

- 1.8 The purpose of this consultation is to establish what key issues will need to be addressed in the Local Plan Review and the options for dealing with these issues. The key issues on which the Council is seeking views are set out in the document below but there is also an opportunity to raise other issues through this consultation.

### Is there a Sustainability Appraisal?

- 1.9 The document will be influenced at each stage by a Sustainability Appraisal (SA) and Habitat Regulations Assessment (HRA) in order to appraise the economic, social, and environmental sustainability of the plan and to assess its potential impacts against the conservation objectives of Rutland Water.

### How and when do comments need to be made?

- 1.10 Consultation is taking place with a range of groups and stakeholders, including the Local Strategic Partnership (Rutland Together) and the Rutland Parish Forum, as set out in the Council's [Statement of Community Involvement](#).
- 1.11 The document is being made available for comment over a 9-week period commencing on 10 November 2015 and ending at 12 January 2016. During this period it will be subject to widespread publicity, including:
- Notices and items in local newspapers, media and Council's website;
  - An exhibition at the Victoria Hall in Oakham, the Village Hall in Cottesmore and public libraries in Oakham, Uppingham, Ketton and Ryhall at the times specified in the notices.
  - Summary publicity leaflet available in public venues in the County.
- 1.12 Any comments should be sent to the Council during this period using the form provided, where possible.

### What are the next stages?

- 1.13 The Council will consider all responses received before preparing the next "Preferred Options" version of the document for consultation. This will set out the text and draft policies in more detail. It will also identify the preferred sites for new housing and other development such as employment, waste and minerals extraction.
- 1.14 The future stages of the Local Plan Review are outlined below.

Stage of the plan and anticipated dates	Purpose
Consultation on Preferred Options <b>August-September 2016</b>	This will set out the Council's proposed sites to be allocated in the plan, the proposed policies and policies map.
Consultation on the Proposed Submission Document <b>January-February 2017</b>	This will set out the proposed plan to be submitted to the Planning Inspectorate for public examination.
Public Examination <b>August 2017</b>	An independent examination conducted by a planning inspector will consider responses to the Proposed Submission version of the plan

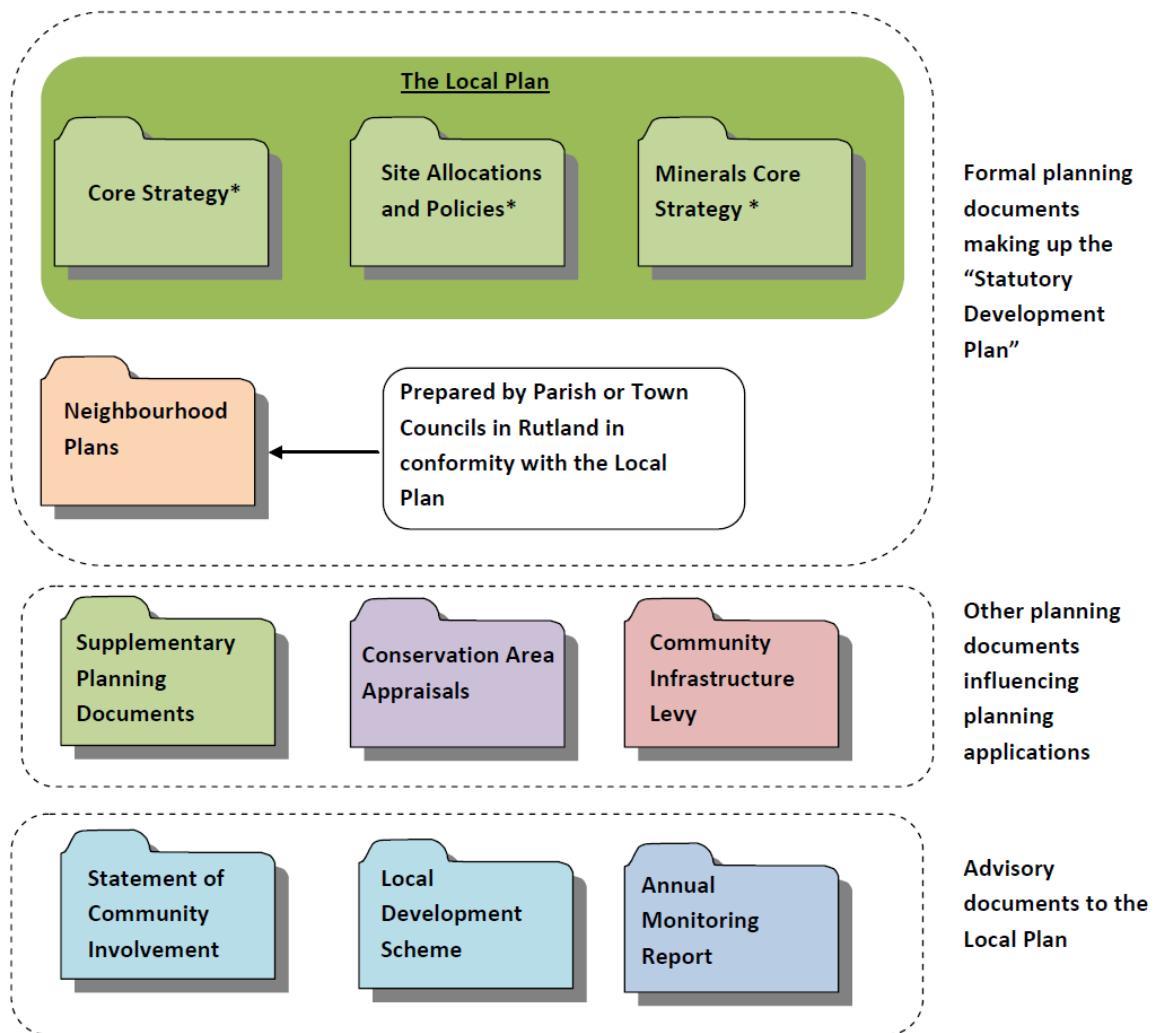
# Rutland Local Plan Review

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Stage of the plan and anticipated dates	Purpose
Inspector's Report	This will set out the Planning Inspector's findings on the public examination and any changes to the plan that will need to be made by the Council
Adoption of the plan by the Council <b>December 2017</b>	The formal stage at which the final plan is agreed by the Council and becomes part of the statutory development plan

1.15 When adopted, the Local Plan review will form part of the planning policy framework for Rutland (see Figure 1) and provide a basis for the consideration of planning applications and the preparation of other planning documents.

Figure 1. The Planning Policy Framework



## Rutland Local Plan Review

### Issues and Options Consultation

#### How can sites for new housing and other development be put forward?

- 2.1 The Council carried out a “Call for Sites” consultation in September-October 2015. This provided an early opportunity for developers, landowners, town and parish councils, and other interested parties to put forward potential sites to the Council for consideration as potential sites to be allocated in the plan.
- 2.2 A number of sites were put forward to the Council in response to this consultation in a range of locations across the County. Further details can be viewed in the “Call for Sites – Summary of Response to Consultation” which may be viewed on the Council’s website.
- 2.3 Any additional sites or changes to sites submitted through the previous “Call for Sites” consultation may now be submitted to the Council through this Issues and Options consultation, using the separate form provided. There is no need to resubmit sites submitted through the previous Call for Sites unless there are any changes to them.
- 2.4 Sites may be put forward for a range of purposes which may include housing, employment, retail, minerals and waste related development. Any sites put forward will be taken into account in considering sites to be allocated in the next “Preferred Options” version of the Local Plan Review.
- 2.5 Sites that are submitted in areas where neighbourhood plans are being prepared or reviewed will be forwarded to the relevant parish councils for consideration through the neighbourhood planning process. Sites for minerals and waste related development will remain a matter for the Local Plan Review.
- 2.6 It should be noted that if a site is put forward to the Council, this does not imply that it will automatically be included as an allocation in the Local Plan. Only those sites that are needed to meet requirements and which meet the criteria in terms of site size, location and suitability are likely to be allocated in the Local Plan.
- 2.7 Sites may be put forward irrespective of ownership. However only sites which are genuinely available for development will be considered by the Council for allocating in the plan.
- 2.8 Sites should be submitted to the Council even if they have previously been allocated in the Local Plan or submitted to the Council through consultations on the Local Plan or Strategic Housing/Employment Land Availability Assessments. This will ensure that the Council has the latest information on the availability and deliverability of sites.
- 2.9 For each site put forward, a response form should be completed and accompanied by a map (preferably Ordnance Survey base at an appropriate scale e.g. 1:2,500) showing a clear site boundary. This is so that the Council can accurately identify the site and record it on its mapping system.
- 2.10 The minimum size the Council considers feasible to allocate for development in the plan is:
  - 0.15 ha for housing sites (which represents at least 6 dwellings in the Oakham and Uppingham and 4-5 dwellings in the larger villages and elsewhere);
  - 0.25 ha or 500m<sup>2</sup> floorspace for sites for economic development.

## Rutland Local Plan Review

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- 2.11 All sites put forward will be subject to assessment in accordance with the [Methodology for Assessing Potential Sites](#) (August 2015). Further information is available on the guidance note which accompanies the “Call for sites” response form.

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### **Neighbourhood Plans**

#### **What role should the Local Plan take in coordinating neighbourhood plans?**

- 3.1 Neighbourhood plans set out the local communities' plans for shaping the development of their areas. They can play an important role in identifying sites for new housing and other types of development and setting out more detailed planning policies to help determine decisions on planning applications.
- 3.2 A number of neighbourhood plans have already been completed or are under preparation in Rutland, including plans for the villages for Barrowden (jointly with Wakerley in East Northamptonshire District), Cottesmore, Edith Weston (made in 2014), Greetham and Langham. The Uppingham Neighbourhood Plan has successfully passed through a public examination and referendum but is presently held in abeyance pending the outcome of an ongoing legal challenge.
- 3.3 Neighbourhood plans do not form part of the Local Plan but they are required to be in conformity with the overall planning framework provided by the Local Plan. The Local Plan may also play an important role in co-ordinating neighbourhood plans, for example by setting the amount of new housing development to be accommodated in individual villages or categories of villages in the settlement hierarchy.
- 3.4 The Local Plan Review will set out the overall scale of development to be accommodated at Oakham, Uppingham and the Local Service Centres. As the Review progresses, it will be important that any neighbourhood plans already under preparation should conform with its policies and provide for any new development that may be required in the period to 2036.
- 3.5 Similarly, neighbourhood plans that have already been completed may also need to be reviewed in order to consider whether any sites for new housing, employment or other development may be needed to meet requirements in the new Local Plan period to 2036.
- 3.6 If the requirements for new development set out in the Local Plan Review are not met through neighbourhood plans, the Local Plan Review may identify and allocate suitable sites to meet these requirements.
- 3.7 The current policy in the Core Strategy DPD sets out the number of new houses to be accommodated in each of the two towns and an overall figure for the number of houses to be accommodate across the Local Service Centres and the Smaller Service Centres/Restraint Villages.
- 3.8 In order to ensure that sufficient sites for new housing are allocated in neighbourhood plans, an alternative approach could be for the Local Plan Review to either:
  - specify an overall figure for the amount of development to be accommodated in each of the Local Service Centres, or
  - to do this only where there is a current or proposed neighbourhood plan and to specify an overall figure for the remaining Local Service Centres.



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- 3.9 In the Smaller Service Centres and Small Villages, it is intended that the Local Plan Review will continue to specify an overall figure for the amount of development to be accommodated across the two categories of villages. Where neighbourhood plans are being prepared for these villages, they will need to consider what development may be appropriate within the policy framework provided by the Local Plan Review.

<b>Question 1</b> <b>How should the Local Plan Review play a coordinating role in the preparation of neighbourhood plans?</b>	<b>Which is your preferred option?</b>
<b>Option A: Continue the current approach showing an overall figure for the amount of development to be accommodated across the Local Service Centres?</b>	
<b>Option B: The Local Plan Review to specify the amount of development to be accommodated in each of the Local Service Centres?</b>	
<b>Option C: The Local Plan to specify the amount of development to be accommodated in each of the Local Service Centres where there is a current or proposed neighbourhood plan and an overall figure for the remaining Local Service Centres?</b>	
<b>Option D: Another option? (Please specify with reasons)</b>	

#### **The spatial portrait, vision and objectives**

##### **Are changes to the spatial portrait, vision or objectives needed?**

- 4.1 The spatial portrait, objectives and vision help to identify the issues to be addressed in the Local Plan and set out the context in which the policies of the plan are prepared.
- 4.2 The current spatial portrait, vision and objectives were drawn up as part of the [Core Strategy DPD](#) in 2011 and subject to extensive consultation and examination as part of that process. The objectives were subsequently updated through the [Site Allocations and Policies DPD](#) which was adopted in 2014. These are shown in Appendix 2.
- 4.3 The spatial vision and strategic objectives in relation to minerals planning in Rutland was initially developed and set out as part of the Minerals Core Strategy and Development Control Policies DPD in 2010. These are shown in Appendix 3.
- 4.4 Some changes may be needed to the spatial portrait in order to reflect any changes to the economy, environment, social and cultural matters that have occurred since 2010.
- 4.5 The vision for the plan was based on the [Sustainable Communities Strategy for Rutland 2010-2012](#) and the Council's "[20 year vision for Rutland](#)". These strategies, or any successors to them, will continue to provide the basis for the vision.

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- 4.6 The strategic objectives will be adapted from the existing objectives set out in the Core Strategy DPD and Site Allocations and Policies DPD and the Minerals Core Strategy and Development Control Policies DPD. These are shown in Appendix 2 and 3.
- 4.7 It is intended that these will be updated and combined to reflect any changes arising from the review of the spatial portrait and vision outlined above. The objectives and vision will also be updated to reflect the Council’s latest Vision, Aims, Objectives and Priorities.
- 4.8 Any changes to the spatial portrait, objectives and vision will be published for consultation as part of the next “Preferred Options” version of this Local Plan Review.

<b>Question 2</b>	<b>Which is your preferred option?</b>
<b>Do you agree with the spatial portrait, objectives and vision as set out in the Council’s current development plan documents?</b>	
<b>Yes</b>	
<b>No</b>	
<b>If no, please state specify any changes that you consider necessary, giving reasons for your comments.....</b>	

#### The spatial strategy

##### Are changes to the settlement hierarchy needed?

##### **Strategic Objective 2: Vibrant and prosperous market towns**

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

##### **Strategic Objective 3: Diverse and thriving villages**

- To develop diverse and thriving villages by encouraging sustainable development where it supports the role of the larger villages as “service hubs” for the smaller villages and meets local needs in the smaller villages and maintains and improves their vitality and viability.

##### **Existing policies to be reviewed:**

Core Strategy DPD Policy CS3

- 5.1 The settlement hierarchy categorises the towns and villages in Rutland according to a range of factors including the range of employment opportunities, services and facilities and access to public transport that is available. This provides a basis for establishing the most sustainable locations for growth in the County.
- 5.2 The current settlement hierarchy in the Core Strategy DPD identifies Oakham and Uppingham as the main town and small town in Rutland with the best range of job opportunities, services and facilities. It identifies seven Local Service Centres as the largest villages with a range of facilities and access to public transport.

## Rutland Local Plan Review

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- 5.3 The Council has carried out a review of the settlement hierarchy through a [Sustainability of Settlements Assessment](#) (2015). This updates previous data and uses a revised methodology reflecting the principles established in the NPPF. As a result of this assessment, it is considered that some changes to the settlement hierarchy are needed based on the sustainability of each town and village.
- 5.4 Two potential options are proposed below that increase the number of Local Service Centres and reduce the number of Smaller Service Centres. A new “Accessible Villages with Limited Facilities” category also recognises that some villages have only limited facilities within them but these have a higher sustainability rating due to accessibility to nearby services and facilities.
- 5.5 Option A (Figure 2 below) proposes that the 9 villages with the highest sustainability ratings be included in the Local Service Centres category and the 11 villages with the next highest ratings in the Smaller Service Centres category. The main changes compared with the current settlement hierarchy are:
- Langham, Great Casterton, and Whissendine are now included in the Local Service Centres category;
  - Market Overton is included in the Smaller Service Centres category;
  - Barleythorpe, Preston and Toll Bar are included in a new “Accessible Villages with Limited Facilities” category;
  - The category previously named ‘Restraint Villages’ has been re-named ‘Small Villages’ reflecting National Planning Policy Guidance on rural housing;
  - Belton in Rutland, Caldecott, Manton, and Morcott are now included in the “Small Villages” category.

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**The proposed settlement hierarchy – Option A**

**Main town** - Oakham

**Small town** – Uppingham

**Local Service Centres** - The largest villages with a range of facilities and access to public transport

- Cottesmore, Edith Weston, Empingham, Great Casterton, Greetham, Ketton, Langham, Ryhall, Whissendine.

**Smaller Service Centres** - Larger villages with a more limited range of facilities than the Local Service Centres

- Barrowden, Braunston-in-Rutland, Essendine, Exton, Glaston, Lyddington, Market Overton, North Luffenham, South Luffenham, Tinwell, Wing.

**Accessible Villages with Limited Facilities** - Villages with few services and facilities but which have good accessibility to the services and facilities in nearby towns

- Barleythorpe, Preston, Toll Bar.

**Small Villages** - Smaller villages with few services and facilities

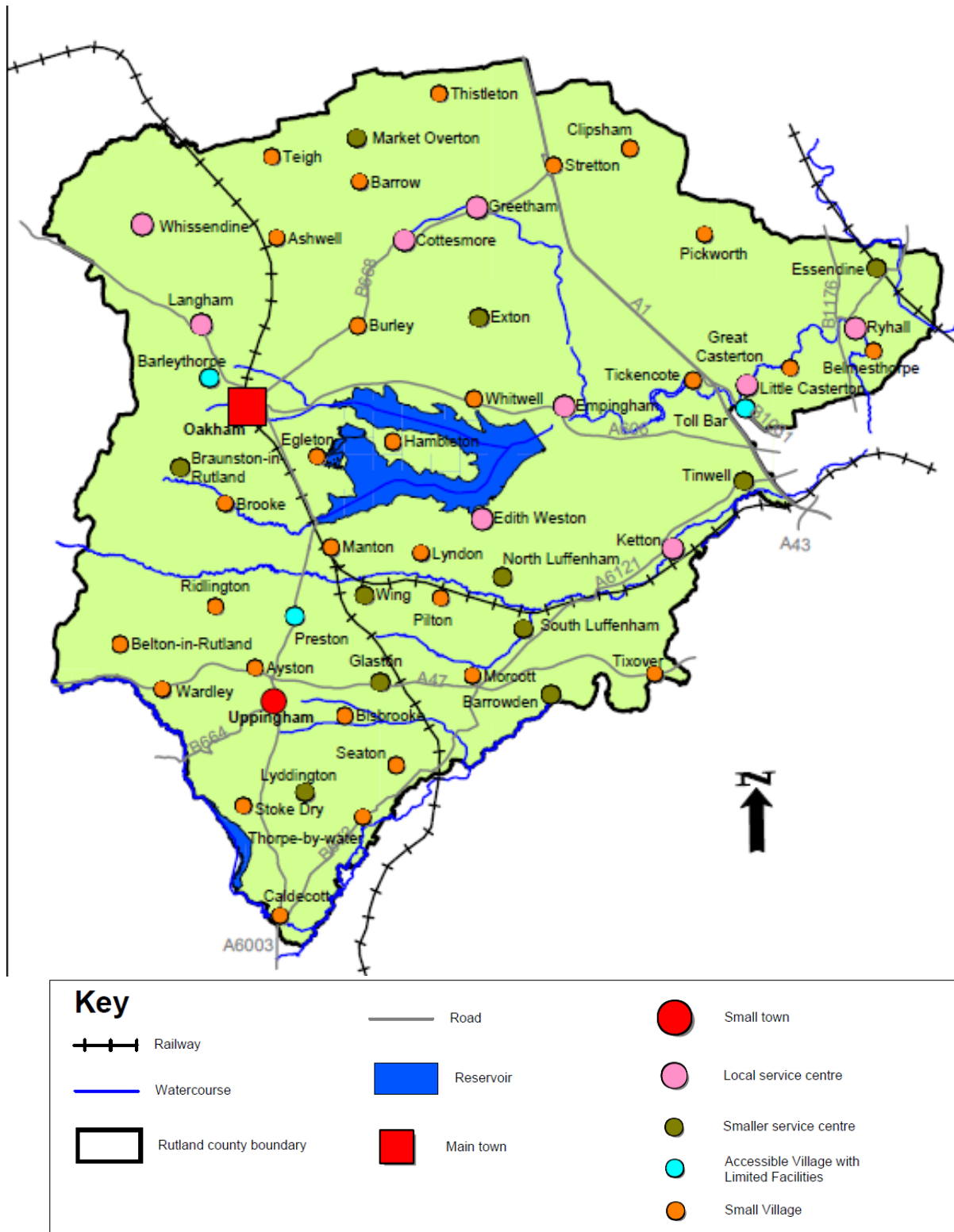
- Ashwell, Ayston, Barrow, Belmesthorpe, Belton-in-Rutland, Bisbrooke, Brooke, Burley, Caldecott, Clipsham, Egleton, Hambleton, Little Casterton, Lyndon, Manton, Morcott, Pickworth, Pilton, Ridlington, Seaton, Stoke Dry, Stretton, Teigh, Thistleton, Thorpe by Water, Tickencote, Tixover, Wardley, Whitwell.

**Countryside** - Open countryside and villages not identified in the settlement categories

# Rutland Local Plan Review

## Issues and Options Consultation

**Figure 2 – The Proposed Settlement Hierarchy – Option A**



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### Issues and Options Consultation

- 5.6 Option B (Figure 3 below) proposes that the 12 villages with the highest sustainability ratings be included in the Local Service Centres category and the 8 villages with the next highest ratings in the Smaller Service centres category. The main changes compared with the current settlement hierarchy are:
- Great Casterton, Langham, North Luffenham, South Luffenham and Whissendine, are now included in the Local Service Centres category;
  - Barleythorpe, Preston and Toll Bar are included in a new “Accessible Villages with Limited Facilities” category;
  - The category previously named “Restraint Villages” has been re-named “Small Villages” reflecting National Planning Policy Guidance on rural housing;
  - Belton in Rutland, Caldecott, Manton, and Morcott are now included in the “Small Villages” category.

#### **The proposed settlement hierarchy – Option B**

**Main town** - Oakham

**Small town** - Uppingham

**Local Service Centres** - The largest villages with a range of facilities and access to public transport

- Cottesmore, Edith Weston, Empingham, Great Casterton, Greetham, Ketton, Langham, Market Overton, North Luffenham, Ryhall, South Luffenham, Whissendine.

**Smaller Service Centres** - Larger villages with a more limited range of facilities than the Local Service Centres

- Barrowden, Braunston-in-Rutland, Essendine, Exton, Glaston, Lyddington, Tinwell, Wing.

**Accessible Villages with Limited Facilities** - Villages with few services and facilities but which have good accessibility to the services and facilities in nearby towns

- Barleythorpe, Preston, Toll Bar.

**Small Villages** - Smaller villages with few services and facilities

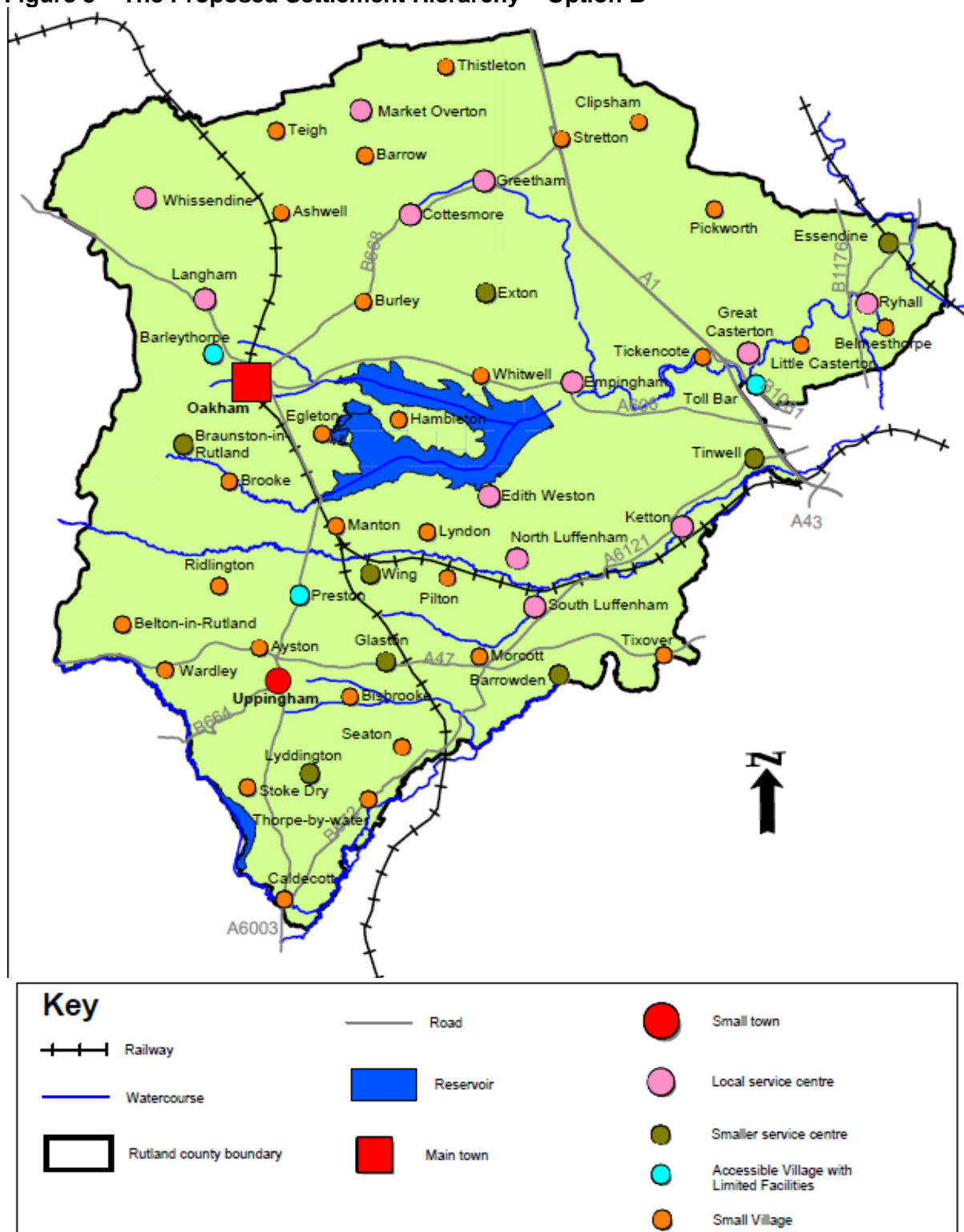
- Ashwell, Ayston, Barrow, Belmesthorpe, Belton-in-Rutland, Bisbrooke, Brooke, Burley, Caldecott, Clipsham, Egleton, Hambleton, Little Casterton, Lyndon, Manton, Morcott, Pickworth, Pilton, Ridlington, Seaton, Stoke Dry, Stretton, Teigh, Thistleton, Thorpe by Water, Tickencote, Tllover, Wardley, Whitwell.

**Countryside** - Open countryside and villages not identified in the settlement categories

# Rutland Local Plan Review

## Issues and Options Consultation

**Figure 3 – The Proposed Settlement Hierarchy – Option B**



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<b>Question 3</b> Do you agree with the proposed grouping of villages in the settlement hierarchy in terms of the services and facilities available in those villages?	<b>Which is your preferred option?</b>
<b>Option A: To include villages in the groups as shown in the proposed settlement hierarchy in Option A?</b>	
<b>Option B: To include villages in the groups as shown in the proposed settlement hierarchy in Option B?</b>	
<b>Option C: To include particular villages in different groups to those shown in Option A and Option B</b> <b>If so, please specify the changes to the proposed settlement hierarchy that you consider necessary, giving reasons for this.</b>	

**How much new housing will be needed?**

**Strategic Objective 4: Housing for everyone's needs**

- To ensure a range and mix of housing types to meet the needs of all the community that is adequately supported by new infrastructure, including affordable housing, special needs housing and Gypsies and Travellers.

**Existing policies to be replaced:**

Core Strategy DPD Policy CS9

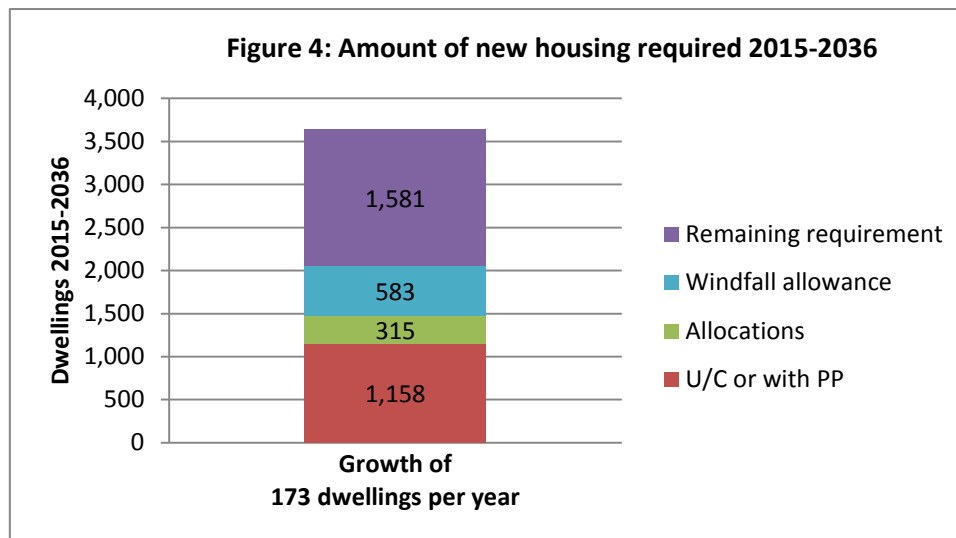
- 5.7 The Local Plan is required to meet the full, objectively assessed needs for market and affordable housing in its area and to identify specific deliverable sites or locations for growth to meet this requirement.
- 5.8 The Core Strategy DPD and Site Allocations and Policies DPD, together with the Uppingham Neighbourhood Plan, allocate sites for new houses to meet requirements until 2026. The Local Plan Review will need to consider and provide for any additional needs for new housing that will arise from extending the period to 2036.
- 5.9 In accordance with national planning policy and guidance, the Council has worked jointly with a number of neighbouring authorities to produce the Peterborough Sub-regional [Strategic Housing Market Assessment \(SHMA\)](#). This considers future housing needs across the housing market area (HMA) over the period 2011 to 2036. The main SHMA report was published in 2014 (SHMA 2014). A "light touch update" was produced following the publication in February of the government's 2012-based household projections (SHMA Update).



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- 5.10 The SHMA Update provides an estimate of future needs for new housing based on an analysis of demographic and economic characteristics, housing market dynamics, demographic projections and affordable housing need. The SHMA 2014 provides more detailed information on specific property types and sizes, including the need for specialist housing and different affordable housing tenures. The methodology and scale of housing need within the SHMA 2014 and SHMA Update is similar and they can be read alongside each other.
- 5.11 The previous SHMA (prepared in 2008 and updated in 2010) evidenced a need for an average of 150 dwellings per year over the period to 2026. This has been met through sites allocated in the Core Strategy and Site Allocations and Policies DPDs and sites in Uppingham shown in the Uppingham Neighbourhood Plan.
- 5.12 The current SHMA Update indicates a need for an average of 173 new homes per annum in Rutland over the period from 2015 to 2036, or a total of about 3,640 new homes over the 21 year period. This represents a 16% increase on the average of 150 dwellings per year that is currently planned over the period to 2026.
- 5.13 Figure 4 illustrates that sites may need to be allocated for about 1,580 new homes in the Local Plan and/or Neighbourhood Plans over the period to 2036 in order to meet housing requirements. This takes account of development already allocated, under construction or with planning permission and an allowance for development on “windfall” sites.



- 5.14 In deciding the most appropriate level of growth for Rutland, the requirement to provide more new homes to meet identified needs will need to be considered alongside the environmental and sustainability implications of new development.
- 5.15 Increasing the supply of new housing may also provide an opportunity to increase the supply of affordable housing for people who are unable to buy on the open market. It may also bring increased investment in new or improved infrastructure and community facilities from developer contributions designed to mitigate the impact of the new housing growth.

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### Issues and Options Consultation

Question 4 How much new housing should the Local Plan Review provide for over the next 21 years 2015-2036:	Which is your preferred option?
Option A: Provide for the level of growth indicated in the SHMA (average of 173 dwellings per year)?	
Option B: Provide for a higher level of growth than identified in the SHMA Update? (Please specify with reasons)	
Option C: Provide for a lower level of growth than identified in the SHMA Update? (Please specify with reasons)	

#### Will sites for employment, retail or other uses need to be allocated?

##### **Objective 7: Strong and diverse economy**

- To strengthen and diversify the local economy in order to provide a greater range and quality of employment opportunities locally and reduce commuting out of the county, including new high-tech knowledge-based, leisure and tourism industries.

##### **Existing policies to be reviewed:**

Core Strategy DPD Policy CS14

- 5.16 The Site Allocations and Policies DPD (SAP DPD) allocates new sites for employment and retail use. It is intended that these allocations will be carried forward in the Local Plan Review unless they are no longer needed or appropriate to meet requirements. Sites for new housing have also been allocated in the Uppingham Neighbourhood Plan.
- 5.17 The need for additional employment and retail land allocations to meet future requirements to 2036 will be considered in the light of current supply and demand for sites and changes that have occurred since the previous local plan was prepared.
- 5.18 The Council has prepared an [Employment Review](#) and a [Retail Review](#) as background papers which assess whether the existing local plan policies on these topics remain up-to-date and where additional evidence base work will be needed.
- 5.19 It has not previously been considered necessary to allocate specific sites for other types of development in the Local Plan. No specific need for sites to be allocated for other purposes has been identified.
- 5.20 New sites that have been put forward for employment, retail or other purposes will be considered by the Council in preparing the Local Plan Review (with the exception of sites for minerals and waste uses) or forwarded to Town/Parish Councils where neighbourhood plans are being prepared or reviewed.

## Rutland Local Plan Review

### Issues and Options Consultation

<b>Question 5</b> <b>Do you consider that any additional sites for employment, retail or other types of development should be allocated in the Local Plan Review?</b>	<b>Which is your preferred option?</b>
<b>Yes</b>	
<b>No</b> <b>If yes, please state what additional sites will be required giving reasons.</b>	

#### What type of new housing is going to be needed?

5.21 The National Planning Policy Framework states that local planning authorities should plan for a mix of housing and identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

5.22 National planning policy and guidance indicates that policies in Local Plans should recognise the diverse types of housing needed in their area and, where appropriate, identify specific sites for all types of housing to meet their anticipated housing requirement. This could include sites for older people's housing including accessible mainstream housing such as bungalows and step-free apartments, sheltered or extra care housing, other retirement housing and residential care homes. Where it is not appropriate, sufficiently robust criteria should be in place to set out when particular types of homes will be permitted. This might be supplemented by setting appropriate targets for the number of these homes to be built.

5.23 The SHMA 2014 recommends that housing provision in Rutland should be monitored against the following broad mix of market and affordable housing provision over the period to 2036:

	Broad mix within market housing	Broad mix within affordable housing
1 bed	0-5%	40-45%
2 bed	25-30%	30-35%
3 bed	45-50%	15-20%
4+ bed	20-25%	5-10%

5.24 The SHMA identifies that the number of older people in Rutland (aged 55+) is expected to increase by almost 50% during the period 2011 to 2036. Together with an expected rise in the number of single person households this is expected to give rise to a need for smaller properties and bungalows, and specialist or extra care housing. Some of this provision will need to be affordable housing.

5.25 Other impacts on the local housing market may also arise from the need to accommodate additional service personnel based at Kendrew Barracks at Cottesmore.

5.26 The Core Strategy DPD currently requires a minimum target of 35% affordable housing provision in relation to all new housing developments subject to the development being viable. It is intended to continue to secure affordable housing in accordance with local needs. New housing provision includes new-build housing developments as well as conversion of residential and non-residential properties.

## Rutland Local Plan Review

### Issues and Options Consultation

5.27 Recent changes announced by the government include:

- new legislation to require local planning authorities to keep a register of people requiring land to build their own houses. This will be extended to require local authorities to provide people who wish to build their own house with a choice of serviced plots of land.
- revised Building Regulations to allow councils to introduce optional accessibility requirements for a proportion of new homes. These may only be introduced through the Local Plan process where need is demonstrated and viability is evidenced. The Council intends to consider whether these optional requirements are needed alongside its consideration of the need for different dwelling types.
- measures aimed at ensuring that more starter homes are provided, including a national “exception site” policy for starter homes on previously developed land and new guidance to improve the design of starter homes. Where the national criteria are met for this type of exception site, no affordable housing is normally required for such sites.

<b>Question 6</b> <b>How should the future mix of new housing in Rutland be planned?</b>	<b>Which is your preferred option?</b>
<b>Option A1: Specify in detail the mix of dwellings types, sizes and tenures (including specialist provision) across Rutland and to specify a requirement for affordable housing;</b>	
<b>Option B1: Specify in broad terms the mix of dwellings types, sizes and tenures (including specialist provision) across Rutland with and to specify a requirement for affordable housing;</b>	
<b>Option C1: Do not specify of the mix of dwellings types, sizes and tenures allowing the market to decide, but to to specify a requirement for affordable housing.</b>	
<b>Another option? (If so, please specify)</b>	

# Rutland Local Plan Review

## Issues and Options Consultation

### How will new development be apportioned between the towns and villages?

#### Strategic Objective 1: Broad Locations for Development

- ... To identify broad locations for sustainable development that will give access for all to services and facilities, minimise the impact on climate change and need to travel and promote the efficient use of land while protecting the natural environment, landscape, the unique character and identity of the towns, villages and countryside.

#### Existing policies to be replaced:

Core Strategy DPD Policy CS2, CS4, CS5 and CS9

Site Allocations and Policies DPD Policy SP1

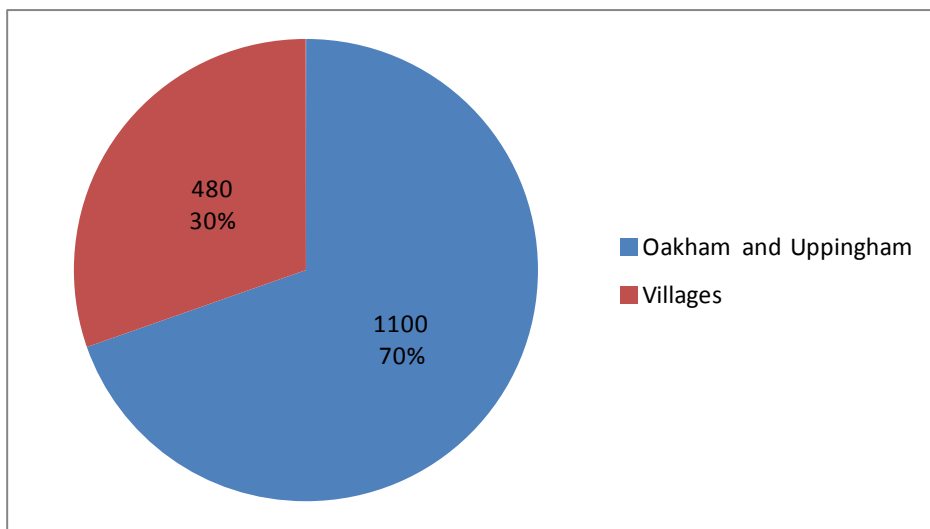
- 5.28 The current strategy in the Local Plan is to focus new housing and other development in the most sustainable locations, primarily in the towns and local service centres, away from areas prone to flooding and where development is accessible by modes of transport other than the private car.
- 5.29 In terms of the split between the towns and villages, Policy CS9 in the Core Strategy DPD (2011) requires that about 70% of new housing should be located in Oakham and Uppingham, 20% within and adjoining the Local Service Centres and the remaining 10% in Smaller Service Centres and Restraint Villages.
- 5.30 Other development, such as employment and retail uses, is also focussed on the two market towns in line with the overall approach to the location of development. However, the specific amount and distribution of such development is not currently specified.
- 5.31 The proportion of new housing currently allocated to the two towns (60%) represents a small increase compared with the earlier Rutland Local Plan (2001). It followed public consultation and examination of the Core Strategy DPD and was considered to be a credible and balanced approach by the independent planning inspector at the public examination.
- 5.32 This distribution has been met through sites at Oakham and Uppingham allocated in the Core Strategy DPD and the Uppingham Neighbourhood Plan and sites in some of the Local Service Centres (Empingham, Greetham, Ketton and Ryhall) allocated in the Site Allocations and Policies DPD.
- 5.33 The [Sustainability of Settlements Assessment](#) (2015) shows that Oakham and Uppingham continue to provide the best range of services and facilities, with employment opportunities and good public transport links. Therefore it would be consistent with national planning policy to locate the majority of new development in the two towns.
- 5.34 Some new housing, employment and other development is also likely to continue to be needed in the villages in order to maintain the vitality of the service/facilities and the local communities.

## Rutland Local Plan Review

### Issues and Options Consultation

- 5.35 Other options, such as the development of a new settlement or previously developed land outside the towns and villages might also be considered as a possible means of accommodating future development. For example, land in the vicinity of the Oakham Enterprise Park to the north of Oakham may offer some scope to accommodate future growth making use of previously developed land with access to nearby employment land and the wider range of facilities available in the town (see Appendix 4).
- 5.36 Figure 5 illustrates the new housing growth that would be needed in the towns and villages if the current Core Strategy DPD distribution between the different settlement categories is maintained.

**Figure 5 – Housing requirement for the towns and villages if the current apportionment is maintained.**



*Notes:*

- 1) Figures show potential numbers of new houses that may be required based on growth of 173 new houses per year in Rutland in the period 2015-2036;
  - 2) Assumes the current Core Strategy DPD distribution of 70% of new housing to the two towns is maintained over the period 2015-2036;
  - 3) Shows the additional number of new houses that will be required, excluding development already allocated, built or with planning permission in the period 2015-2036;
- 5.37 Land in Rutland on the edge of Stamford could also provide a relatively sustainable location for new development, being adjacent to a market town (albeit in a neighbouring authority's area) with a range of facilities and public transport. This might help to support the sustainable growth of Stamford and reduce the requirement for new housing elsewhere in Rutland.
- 5.38 Any development at Stamford, however, would need to form part of an overall growth strategy for Stamford. This will be considered by South Kesteven District Council through its local plan. Should this be regarded as a suitable location for development, it would need to be the subject of joint planning between the two authorities.

## Rutland Local Plan Review

### Issues and Options Consultation

5.39 Alternative scenarios for the distribution of new development in Rutland could see higher or lower proportions of development to the two towns and the villages. The suitability of these options will depend on:

- the need to focus development in sustainable locations with access to services and public transport;
- the availability of suitable land that is developable and deliverable;
- the ability of infrastructure to accommodate the development and its potential impact on the environment
- the policy of South Kesteven District Council as a neighbouring authority towards development on the edge of Stamford.

<b>Question 7</b>	<b>Which is your preferred option?</b>
<b>Do you agree that the distribution of growth between the towns and villages in Rutland should:</b>	
<b>Option A: maintain the current apportionment of new development between the towns and villages?</b>	
<b>Option B: provide for a higher proportion of growth at Oakham?</b>	
<b>Option C: provide for a higher proportion of growth at Uppingham?</b>	
<b>Option D: provide for higher level of growth at the Local Service Centres?</b>	
<b>Another option, for example a new settlement or the use of previously developed land outside the towns and villages? Please specify giving reasons for this option.</b>	

#### **How will new growth be apportioned between Oakham and Uppingham?**

5.40 In terms of the apportionment of new housing between Oakham and Uppingham, the Core Strategy DPD currently requires a high proportion (80%) to be at Oakham. This reflects the relative sizes of the two towns and the limited range of facilities and public transport service available in Uppingham. This approach was considered to be reasonable by the inspector at the public examination of the Core Strategy DPD.

5.41 Other development, such as employment and retail uses, has also been largely focussed on Oakham in line with the overall approach strategy towards the location of development, although the amount and distribution of such development is not specified.

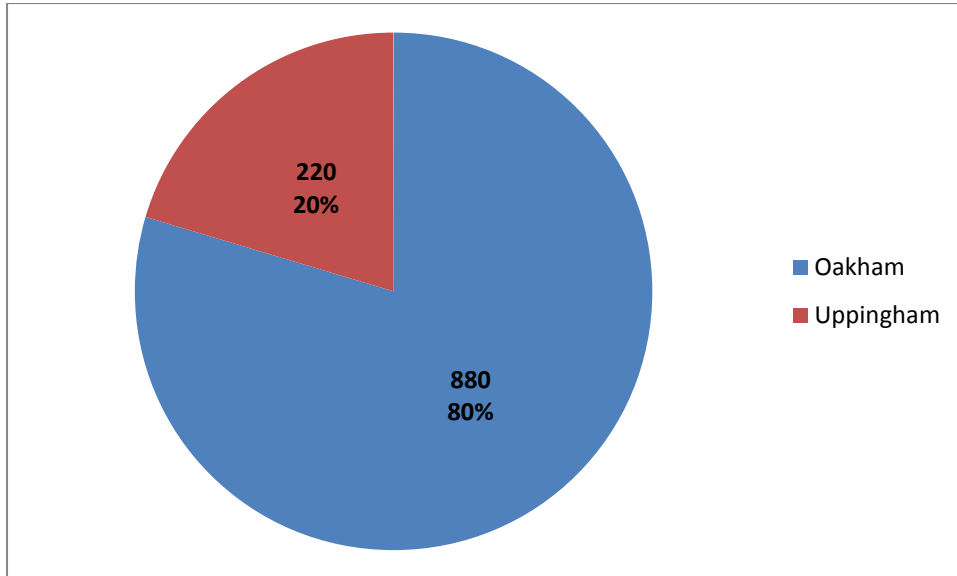
5.42 The current housing requirement to 2026 is being met through a sustainable urban extension at Oakham of about 1,100 new houses allocated in the Core Strategy DPD and sites for about 170 new houses to the west and north west of Uppingham allocated in the Uppingham Neighbourhood Plan.

## Rutland Local Plan Review

### Issues and Options Consultation

5.43 Figure 6 illustrates the new housing growth that would be required at Oakham and Uppingham if the current distribution between the different settlement categories in the Core Strategy DPD is maintained.

**Figure 6 - Housing requirement for Oakham and Uppingham if the current apportionment is maintained.**



*Notes:*

- 1) *Figures show potential numbers of new houses that may be required based on growth of 173 new houses per year in Rutland in the period 2015-2036;*
- 2) *Assumes the current distribution of 70% new housing to Oakham and Uppingham in the Core Strategy DPD is maintained over the period 2015-2036;*

Question 8 Do you agree that the distribution of new development between Oakham and Uppingham should?	Which is your preferred option?
Option A: maintain the current apportionment of new development between Oakham and Uppingham.	
Option B: Provide for higher growth at Oakham.	
Option C: Provide for higher level growth at Uppingham.	
Another option? Yes/No If yes, please specify giving reasons for this option.	



# Rutland Local Plan Review

## Issues and Options Consultation

### Site allocations

#### What are the most suitable directions for growth at Oakham and Uppingham?

##### **Objective 1: Site Specific locations for Development**

- To identify suitable sites for sustainable development that will give access for all to services and facilities, minimise the impact on climate change and need to travel and promote the efficient use of land while protecting the natural environment, heritage, landscape, the unique character and identity of the towns, villages and countryside.

##### **Objective 2: Vibrant and prosperous market towns**

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

##### **Existing policies to be replaced:**

Core Strategy DPD Policy CS5

Site Allocations and Policies DPD Policy SP2

- 6.1 Views are now being sought as to the most appropriate directions of growth around Oakham and Uppingham that will be needed in order to meet future requirements for new development in the period to 2036.
- 6.2 The scale of growth to be accommodated in the two towns will depend on the overall scale of development needed in Rutland and how it is distributed between the towns and villages (see paragraphs 5.7-5.15 and 5.28-5.36 above).
- 6.3 Potential directions for growth around the two towns were previously considered and subject to widespread consultation through the Core Strategy DPD. These are now being reconsidered through the Local Plan Review having regards to the development already taken place or allocated or any other changes.
- 6.4 Should you wish to submit a specific site that you consider is suitable and available for development as part of this process, this may be submitted to the Council (see paragraphs 2.1-2.11 above).

### **Oakham**

- 6.5 Figure 7 illustrates potential future directions of growth around Oakham that are being considered to accommodate the additional growth that may be needed. Some of the key factors that will need to be considered in determining the suitability of these areas for future development are set out in the table following the map.
- 6.6 Development is already planned to the north west of the town on a strategic urban extension to allocated in the Core Strategy DPD (about 1,100 houses) and a housing site to the south of the town (about 100 houses).
- 6.7 Any responses received to this consultation will be taken into account in determining the most appropriate directions for growth for Oakham in the Local Plan Review. This information will also be shared with Oakham Town Council for consideration through an Oakham Neighbourhood Plan, if appropriate.

## **Rutland Local Plan Review**

### **Issues and Options Consultation**

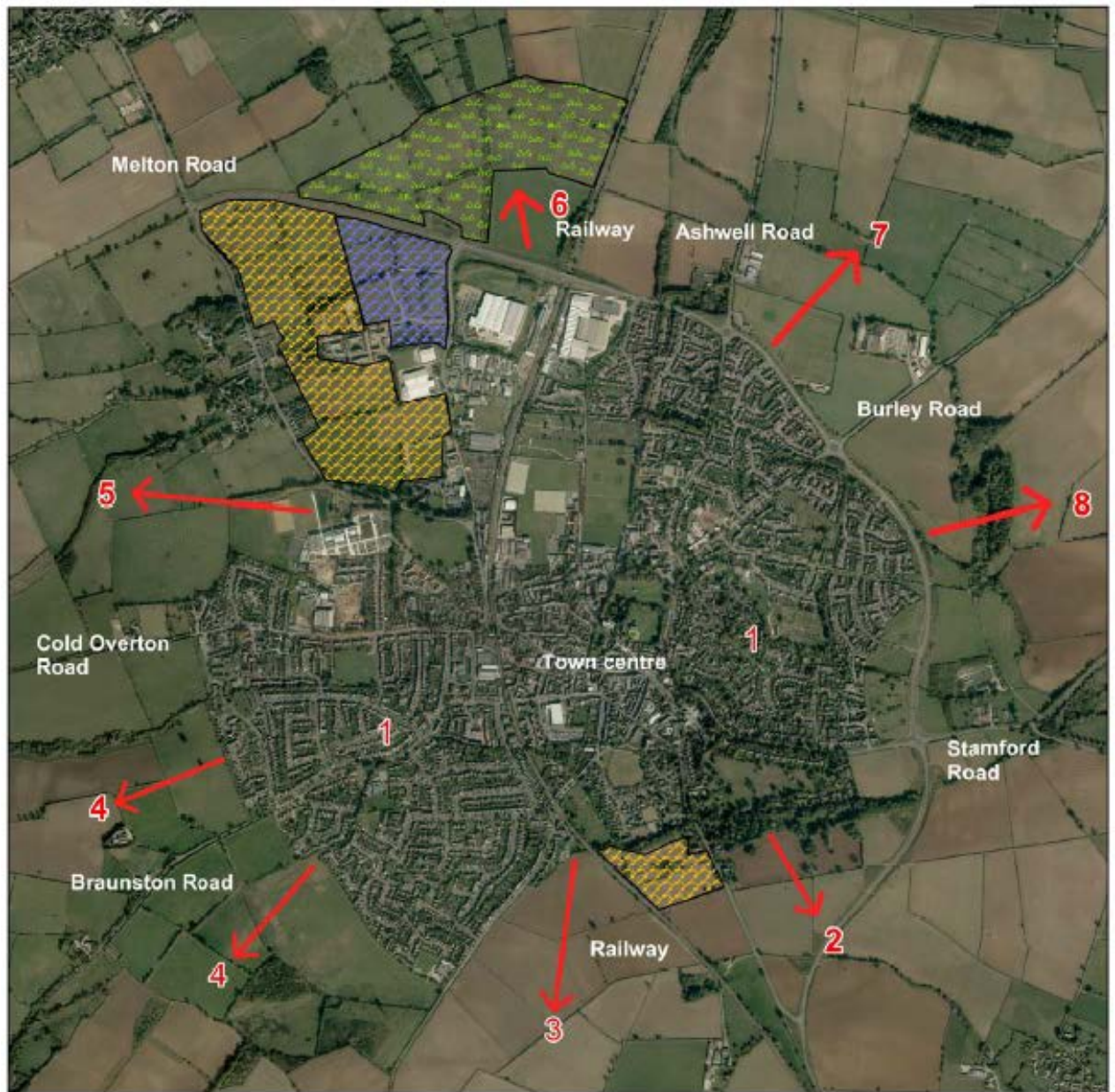
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- 6.8 If a Neighbourhood Plan is prepared for Oakham, this will be expected to allocate suitable sites for development in accordance with the requirements of the Local Plan review. If the neighbourhood plan does not do this, suitable sites may be identified and allocated through the Local Plan process.





**Rutland Local Plan Review**  
**Issues and Options Consultation**

**Figure 7: Oakham – Potential directions of growth**

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**Legend**

-  Potential directions of growth
-  Land already allocated or with planning permission for new housing
-  Land already allocated or with planning permission for new employment
-  Land already allocated for new agricultural showground and sports fields

## Rutland Local Plan Review

### Issues and Options Consultation

Number on map	Description	Factors to consider
1	Previously developed land and buildings within the built-up area of the town.	<ul style="list-style-type: none"> <li>• Consistent with national planning policies on priority to re-use of previously developed land;</li> <li>• Close to existing services and facilities using existing infrastructure but could result in more congestion on existing town centre roads;</li> <li>• Could form part of comprehensive redevelopment package bringing wider benefits e.g. to the West End of the town.</li> </ul>
2	South-east of Oakham (between the bypass and the railway)	<ul style="list-style-type: none"> <li>• Relatively flat land within the area enclosed by the bypass and adjacent to existing housing developments;</li> <li>• Low and low-medium landscape capacity to accommodate new development;</li> <li>• The area is near to the railway line and electricity pylons;</li> <li>• Minimal downstream flood risk.</li> </ul>
3	South of Oakham (between the railway and Brooke Road)	<ul style="list-style-type: none"> <li>• Relatively flat land within the area of existing housing;</li> <li>• Medium-high and low-medium landscape capacity to accommodate new development;</li> <li>• Could increase congestion as traffic would need to cross over railway into the town.</li> </ul>
4	South of Oakham (between Brooke Road and Cold Overton Road)	<ul style="list-style-type: none"> <li>• Sloping and exposed land;</li> <li>• Low landscape capacity to accommodate new development;</li> <li>• Part of area proposed owned by Woodland Trust as a Community Woodland;</li> <li>• Adjacent to existing housing but could increase congestion as traffic would need to cross over railway into the town;</li> <li>• Land crossed by or adjacent to electricity pylons.</li> </ul>
5	West of Oakham (between Cold Overton Road and Barleythorpe Road)	<ul style="list-style-type: none"> <li>• Relatively flat land but development could result in loss of separation between Oakham and Barleythorpe;</li> <li>• Low landscape capacity to accommodate new development;</li> <li>• Large part of area of occupied by school playing fields;</li> <li>• Crossed by or near to electricity pylons.</li> </ul>
6	North of Oakham (between Melton Road and the railway)	<ul style="list-style-type: none"> <li>• Extends the developed area of the town beyond the Oakham bypass into open countryside;</li> <li>• Low-medium landscape capacity to accommodate new development;</li> <li>• Constrained by land allocated for agricultural showground and sports fields to north and west;</li> <li>• Close to recent housing development and employment land but not well related to the rest of the town.</li> </ul>
7	North east of Oakham (between the railway and Burley Road)	<ul style="list-style-type: none"> <li>• Extends the developed area of the town beyond the Oakham bypass into open countryside;</li> <li>• Partly low or medium-high landscape capacity to accommodate new development;</li> <li>• Close to existing supermarket development but not well related to the rest of the town.</li> </ul>

## Rutland Local Plan Review

### Issues and Options Consultation

Number on map	Description	Factors to consider
8	East of Oakham (between Burley Road and Stamford Road)	<ul style="list-style-type: none"> <li>• Extends the developed area of the town beyond the Oakham bypass into open countryside and close to woodland;</li> <li>• Medium landscape capacity to accommodate new development;</li> <li>• Close to existing supermarket development but not well related to the rest of the town.</li> </ul>

Question 9 Which are the most suitable directions for growth in and around Oakham (please select as many as apply)?	Which are your preferred options?
<b>Option 1: Previously developed land and buildings within the built-up area of the town.</b>	
<b>Option 2: South-east of Oakham (between the bypass and the railway)</b>	
<b>Option 3: South of Oakham (between the railway and Brooke Road)</b>	
<b>Option 4: South of Oakham (between Brooke Road and Cold Overton Road)</b>	
<b>Option 5: West of Oakham (between Cold Overton Road and Barleythorpe Road)</b>	
<b>Option 6: North of Oakham (between Melton Road and the railway, outside the bypass)</b>	
<b>Option 7: North east of Oakham (between the railway and Burley Road, outside the bypass)</b>	
<b>Option 8: East of Oakham (between Burley Road and Stamford Road, outside the bypass)</b>	
<b>Another option? (Please specify with reasons)</b>	

**Rutland Local Plan Review**  
**Issues and Options Consultation**

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**Uppingham**


- 6.9 Current policies in the Core Strategy DPD require that development at Uppingham should be mostly on allocated sites to the north and west of the town. Sites are allocated in the Uppingham Neighbourhood Plan to meet this requirement together with additional sites for “future housing”. This plan is pending the outcome of an ongoing legal challenge (see paragraph 3.2).
- 6.10 Views are now being sought as to whether future growth at Uppingham should continue to be focussed on to the north and west of the town in accordance with the current policies of the Core Strategy DPD and the Uppingham Neighbourhood Plan or whether other areas should be considered.
- 6.11 Figure 8 indicates potential directions of growth to the north and west of the town and the sites allocated in the Uppingham Neighbourhood Plan.
- 6.12 Any responses received to this consultation will be considered in determining the most appropriate directions for growth for Uppingham in the Local Plan Review. This information will also be shared with Uppingham Town Council for consideration through any review of the Uppingham Neighbourhood Plan.
- 6.13 The Uppingham Neighbourhood Plan will be expected to allocate suitable sites for development in accordance with the requirements of the Local Plan Review. If the neighbourhood plan does not do this, suitable sites may be identified and allocated through the Local Plan process.

**Rutland Local Plan Review**  
**Issues and Options Consultation**

**Figure 8: Uppingham – Directions of Growth**

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-  **Potential directions for growth**
-  **Site allocated for housing in Uppingham Neighbourhood Plan**
-  **Site allocated for future housing in the Uppingham Neighbourhood Plan**
-  **Site allocated for employment in Uppingham Neighbourhood Plan.**

**Rutland Local Plan Review**  
**Issues and Options Consultation**

<b>Question 10</b> <b>Should future growth at Uppingham continue to be focussed on allocated sites to the north and west of the town?</b>	<b>Which are your preferred options?</b>
<b>Yes</b>	
<b>No</b>	
<b>Another option? (Please specify with reasons)</b>	

**Minerals planning issues**

**Objective 14: Resources, waste and climate change**

To reduce the impact of people and development on the environment by sustainable design and construction, reducing pollution, encouraging the prudent uses of resources, including the re-use of previously developed land, minerals, waste management and recycling, increased use of renewable energy and provision of green infrastructure and addressing the implications of flood risk and climate change.

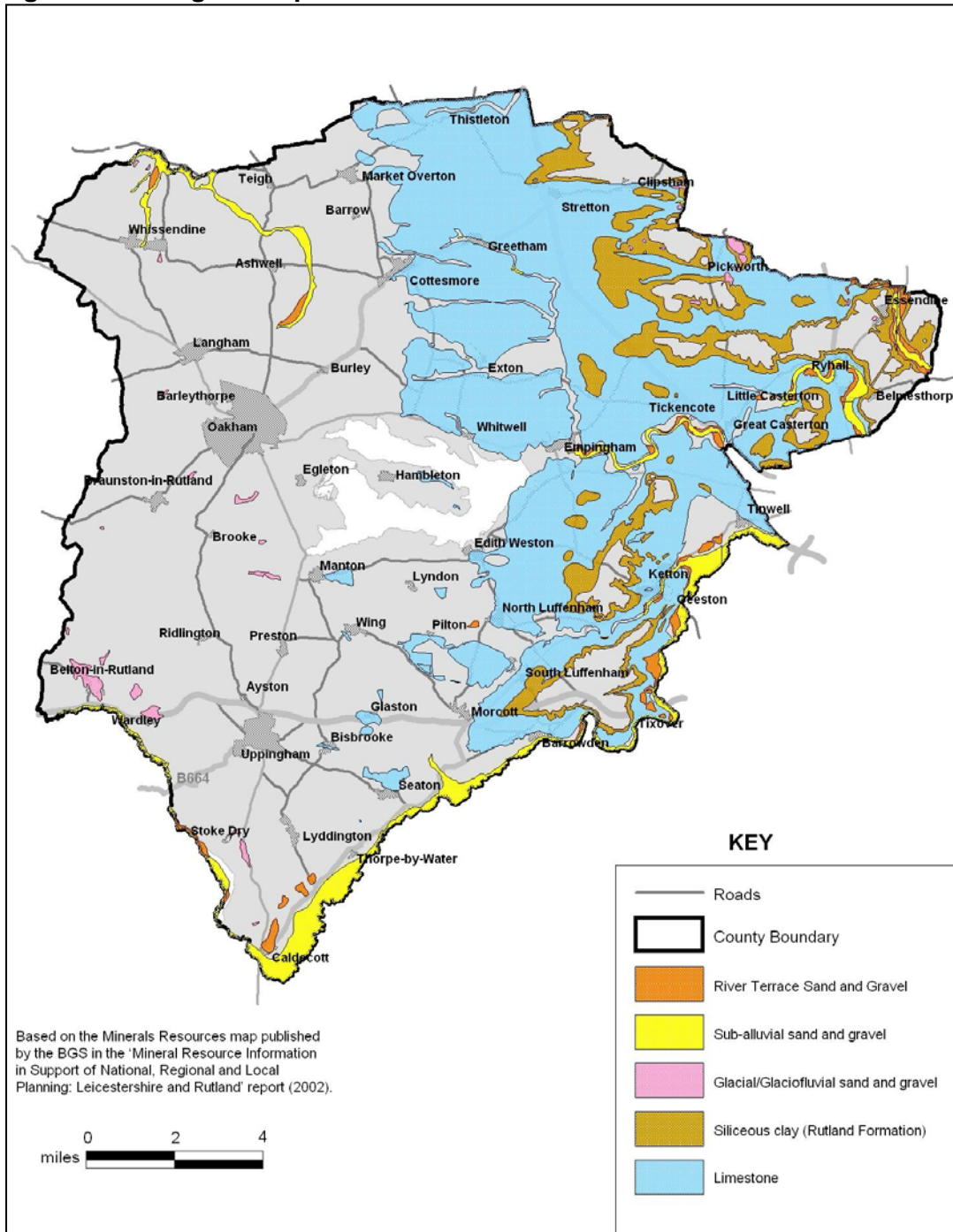
- 7.1 Rutland needs to provide for a steady and adequate supply of minerals aggregates in order to provide the infrastructure, buildings, energy and goods that are needed to support growth.
- 7.2 Minerals planning matters are currently addressed through the Minerals [Core Strategy and Development Control Policies DPD](#) (MCS DPD) (2010) which has a plan period to 2026. The Local Plan Review will review the current apportionment levels and specific mineral planning policies to ensure compliance with national policy and guidance.
- 7.3 Rutland is relatively small in terms of mineral production and there are currently only five quarries with planning permission for the extraction of crushed rock (limestone). Two further quarries extract limestone for non-aggregate purposes only. Another produces limestone for building-stone purposes.
- 7.4 The largest minerals operation in the county is at Ketton Quarry, which uses limestone extracted at the adjacent Grange Top Quarry for the manufacture of cement. The site is also understood to have small reserves of freestone.
- 7.5 Rutland also produces a small quantity of recycled aggregates. There are currently no sand and gravel quarries in Rutland and no evidence that this material has been worked other than on a very small localised scale in two locations in the Welland Valley in the past.
- 7.6 Mineral resources within Rutland are concentrated almost exclusively in the eastern half of the county. Figure 9 illustrates the distribution of minerals resources in Rutland.



# Rutland Local Plan Review

## Issues and Options Consultation

**Figure 9: Geological map of mineral resources in Rutland**



Source: Minerals Core Strategy and Development Control Policies DPD (October 2010)

## Rutland Local Plan Review

### Issues and Options Consultation

#### What provision for aggregates is needed?

##### Existing policies to be reviewed:

Minerals Core Strategy & Development Control Policies DPD MCS Policy 2

- 7.7 In order to provide for a steady and adequate supply of aggregates it is necessary to identify a provision rate for the plan. In accordance with national policy and guidance, the Council prepares an annual Local Aggregate Assessment (LAA) which calculates provision figures on the basis of average aggregate sales over a ten year rolling period, factoring in relevant local information. It also calculates a three year average sales to assist in identifying emerging trends.
- 7.8 The [LAA \(March 2015\)](#) calculates average aggregate sales for limestone for the most recent ten year rolling period (2004-2013) at 0.19 Million tonnes per annum (Mtpa). It concludes that, although the economic recession has had an impact on sales of limestone aggregate in Rutland, there are signs of recovery with sales increasing over recent years.
- 7.9 There are indications of future growth in construction activity in Rutland, albeit on a relatively small scale, for which a continued supply of aggregate will be needed. It is not likely that the demand for aggregate in Rutland will be any greater than that experienced previously and as such it is not necessary to factor in any additional growth to a provision rate. There are no major infrastructure projects planned in the county that would result in a significant increase in demand for mineral resources.
- 7.10 Much of the aggregate sales and consumption data, including imports and exports are reported on a sub-regional basis for Leicestershire and Rutland due to confidentiality reasons. Regarding crushed rock, the overall movements into and out of the Leicestershire-Rutland sub-region are not self-balancing, with the sub-region being a (major) net exporter of crushed rock. As Rutland does not produce any sand and gravel it imports these materials from other minerals planning authority areas. At this stage no specific cross-boundary issues have been raised by adjoining authorities regarding the continuation of such patterns.
- 7.11 In terms of cement production, the MCS DPD sets out a requirement to maintain a sufficient stock of permitted reserves for limestone and clay in order to supply the Cement Works at Ketton at the existing output of 1.4 Mt of cement production per annum. Recent production levels have been lower than 1.4 Mt..
- 7.12 It is not considered necessary to identify a provision rate for other forms of mineral extraction and aggregate production, given the relatively low level of output and that there is no requirement to identify a rate.

## Rutland Local Plan Review

### Issues and Options Consultation

<p><b>Question 11</b></p> <p><b>Do you agree with the proposed approach to providing for a steady and adequate supply of minerals by:</b></p> <ul style="list-style-type: none"> <li>• <b>identifying a provision rate for limestone of 0.19 Mtpa based on the average aggregate sales for the most recent ten year rolling period (2004 – 2013);</b></li> <li>• <b>maintaining a sufficient stock of permitted reserves for limestone and clay in order to supply the Cement Works at Ketton at the existing output of 1.4 Mt of cement production per annum</b></li> <li>• <b>not identifying a provision rate for other forms of mineral extraction and aggregate production?</b></li> </ul>	<p><b>Which is your preferred option?</b></p>
<p><b>Option A) Identify the provision to be made for minerals as proposed above.</b></p>	
<p><b>Option B) Identify the provision to be made for minerals through another method.</b></p> <p><b>If so please specify the changes to the proposed approach that you consider necessary, giving reasons for this.</b></p>	

**Are any changes to the spatial strategy and criteria for minerals extraction needed?**

**Existing policies to be reviewed:**

Minerals Core Strategy & Development Control Policies DPD MCS Policies 3, 4

7.13 The current spatial strategy in the MCS DPD focuses mineral extraction in designated areas and requires proposals to establish a proven need for the mineral. It also sets a preference for extensions to existing extraction sites and small quarries for building or roofing stone. There have been no changes in local circumstances or national policy that would warrant a review of the spatial strategy.

7.14 Ketton Cement Works is recognised as being of regional significance. The permitted reserves are sufficient to carry operations through to the latter part of the plan period but it is likely that the cement works will need to secure additional reserves before the plan period ends. Current policies designate an Area of Search (AOS) to secure sufficient reserves. There have been no changes in local circumstance or national policy that would warrant a review of the AOS.

7.15 The MCS DPD sets out development criteria for mineral extraction and production under several policies. Many of these areas are related and can be combined into fewer policies in order to provide clarity and avoid unnecessary repetition. Where appropriate, development criteria can also include other topic areas (such as maximising recovery of reserves and best end-use of products, etc.) that are specific to minerals planning and would not then have to be included elsewhere.

## Rutland Local Plan Review

### Issues and Options Consultation

7.16 The MCS DPD does not include site-specific allocations. The permitted reserves and the landbank are considered to be adequate over the plan period. Sites are able to come forward where in line with the spatial strategy and development criteria. As such the identification of site-specific allocations is not considered necessary.

<p><b>Question 12</b></p> <p><b>Do you agree with the proposed approach that would see the current spatial strategy and locational elements taken forward into the Local Plan Review (including the designated areas for future minerals extraction and area of search); the development criteria being combined into fewer policies and refining these to also address minerals specific planning requirements (where appropriate); and continuing with the approach of not including site-specific allocations.</b></p>	<p><b>Which is your preferred option?</b></p>
<p><b>Option A)     Include the spatial strategy and locational elements as proposed above.</b></p>	
<p><b>Option B)     Alter the currently adopted spatial strategy and locational elements to be taken forward into the emerging plan.</b></p>	
<p><b>If so please specify the changes to the proposed approach that you consider necessary, giving reasons for this.</b></p>	

<p><b>Question 13</b></p> <p><b>Do you consider that any additional sites for minerals extraction and aggregate production need to be allocated to ensure a steady and adequate supply of aggregates?</b></p>	<p><b>Which is your preferred option?</b></p>
<p><b>Yes</b></p>	
<p><b>No</b></p>	
<p><b>If yes please state what additional sites will be required giving reasons and site-specific information.</b></p>	

# Rutland Local Plan Review

## Issues and Options Consultation

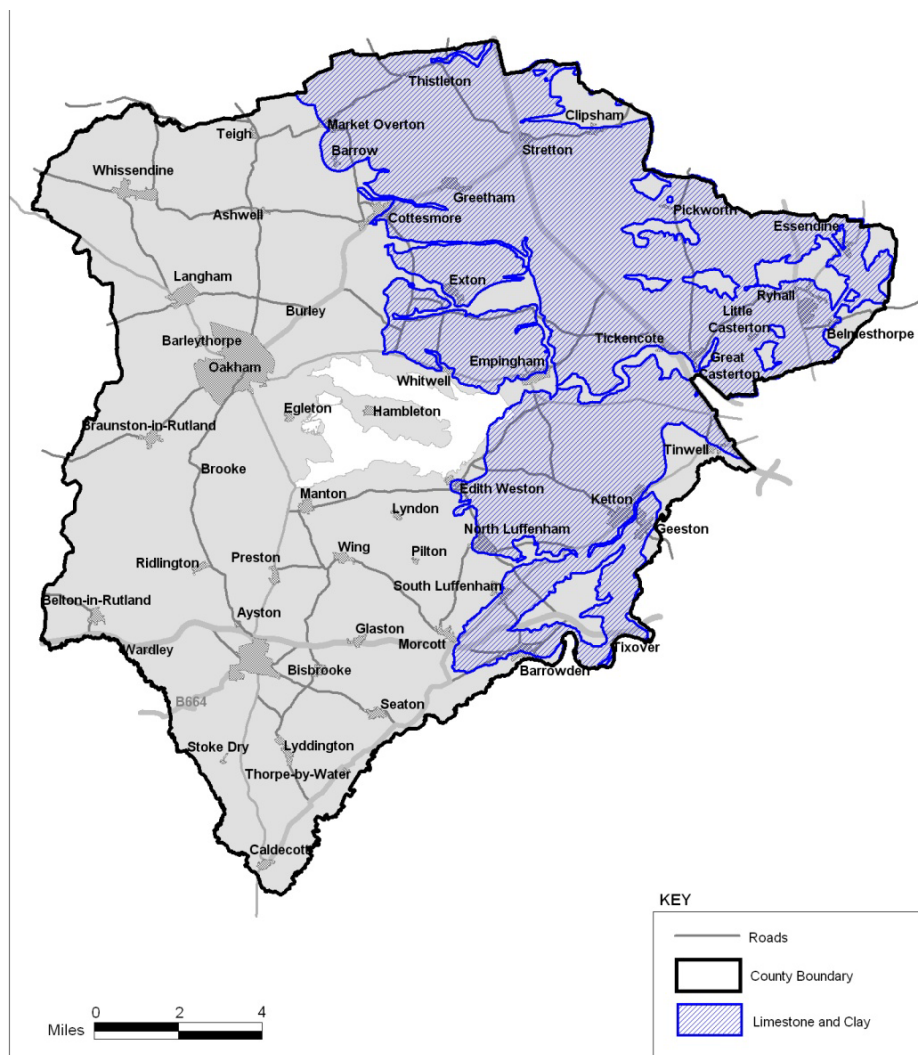
### Are changes to the minerals safeguarding area needed?

#### **Existing policies to be reviewed:**

Minerals Core Strategy & Development Control Policies DPD, MCS Policy 10 and MDC Policy 10

7.17 A Minerals Safeguarding Area (MSA) is currently designated for limestone and clay resources covering most of the eastern half of Rutland (see Figure 10). A complete review of the MSA is not considered necessary but it will need to be updated to reflect more recent minerals resources data released in 2013 and national guidance. This may see a slight reduction in the overall MSA.

**Figure 10: Minerals Safeguarding Area**



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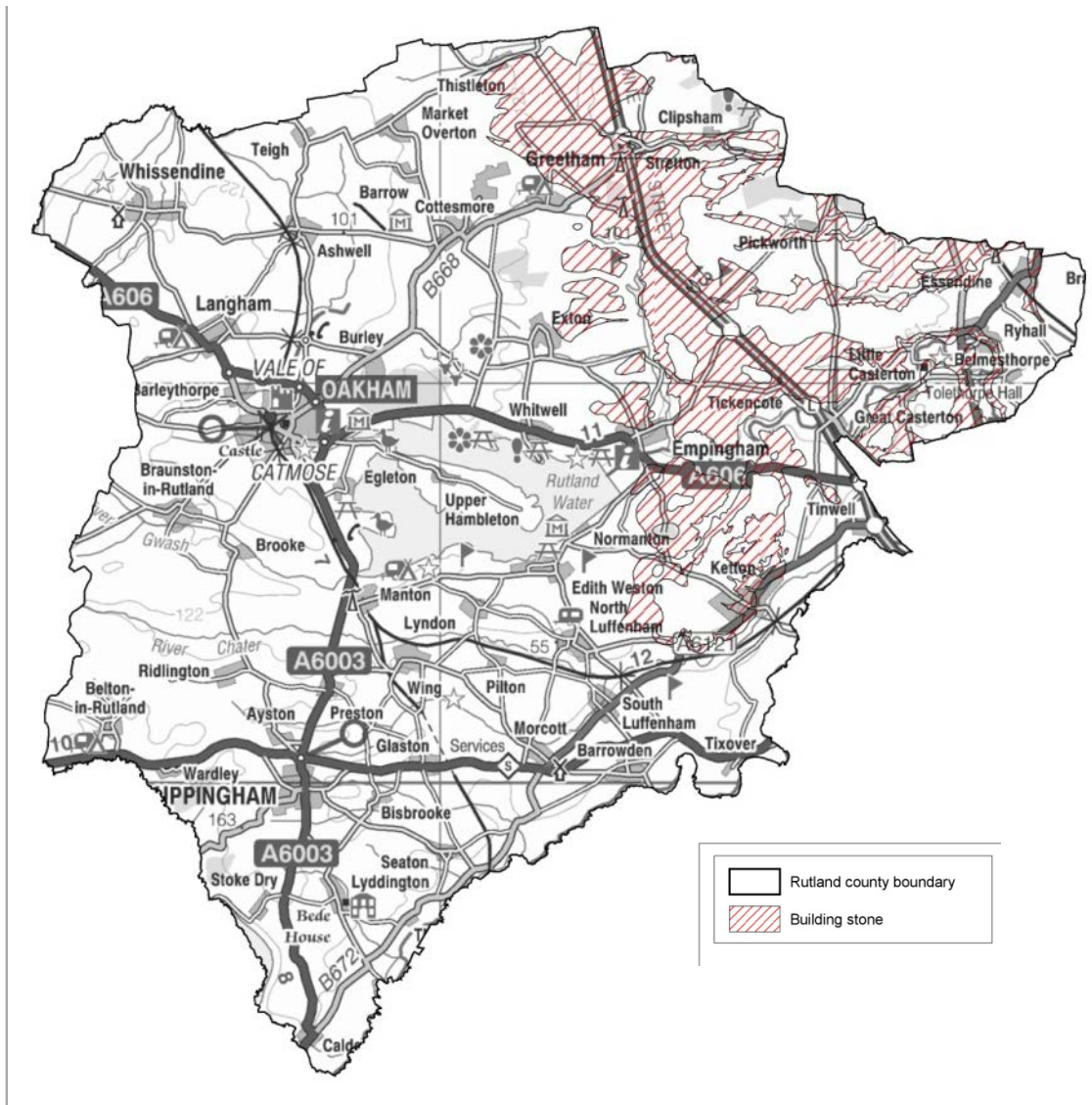
Source: Minerals Core Strategy and Development Control Policies DPD (October 2010)

# Rutland Local Plan Review

## Issues and Options Consultation

7.18 The MSA and Minerals Core Strategy Policy 10 will also be need to be reviewed in order to ensure that resources for building stone are adequately safeguarded in accordance with [English Heritage's Strategic Stone Study \(2011\)](#). This identifies Ketton Stone and Clipsham Stone as building stone resources of both local and national importance (see Figure 11).

**Figure 11: Building stone resources identified in Rutland of local and national importance - ooidal freestones (Upper Lincolnshire Limestone member)**



Source: English Heritage Strategic Stone Study (2011)

**Rutland Local Plan Review**  
**Issues and Options Consultation**

<b>Question 14</b> Do you agree with the proposed approach to be taken to safeguarding of mineral resources and related development that would see the Minerals Safeguarding Area (MSA) and planning requirements refined to address local circumstances (including identification of building stone resources) and align with national policy and guidance?	<b>Which is your preferred option?</b>
<b>Option A) Continue with the current approach to the MSA.</b>	
<b>Option B) The current MSA and planning requirements for development proposals within the MSA should be refined as proposed above.</b>	
<b>Option C) Alter the current approach to the MSA using a different method.</b> <b>If so please specify the changes to the proposed approach that you consider necessary, giving reasons for this.</b>	

**Waste Planning issues**

**Existing policies to be reviewed:**

Minerals Core Strategy & Development Control Policies DPD Policy CS25  
Site Allocations and Policies DPD Policy SP3, SP27

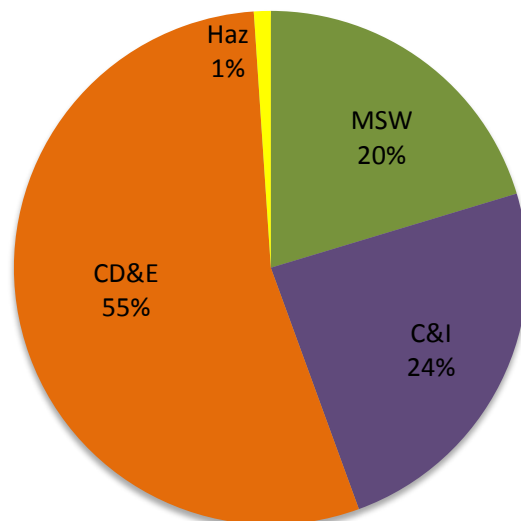
- 8.1 As the Waste Planning Authority (WPA) the County Council must plan for the management (and disposal) of all controlled waste streams produced within Rutland including: municipal waste; commercial and industrial (C&I) waste; construction, demolition and excavation (CD&E) waste; hazardous waste; and radioactive waste.
- 8.2 Local plans must be kept up-to-date, for waste planning matters this means providing an up-to-date picture of the amount of waste we produce as well as our future arisings and management (and disposal) needs. These core elements, and other policies, also need to be brought more closely in line with the recently published National Planning Policy for Waste (NPPW) published October 2014.
- 8.3 In relation to the preparation of plans the NPPW requires WPAs to “identify sufficient opportunities to meet the identified needs of their area for the management of waste streams” (paragraph 3). The plan should seek to drive waste management up the waste hierarchy whilst also making adequate provision for waste disposal. The extent to which the capacity of existing operational facilities would satisfy any identified need should also be taken into consideration.
- 8.4 Waste management and disposal is currently addressed through Core Strategy Policy CS25 (Waste management and disposal) and Site Allocations and Policies DPD Policies SP3 (Sites for waste management and disposal) and SP27 (Waste-related development). These three policies set out the spatial strategy, indicative capacity requirements, site allocations and development control principles for waste management and disposal in Rutland up to 2026.

## Rutland Local Plan Review

### Issues and Options Consultation

- 8.5 The current policy approach recognises that Rutland is relatively small in terms of waste arisings and its capacity to facilitate development of waste management and disposal facilities. As such the focus is on the provision of preliminary and supporting facilities and helping to deliver regional self-sufficiency.
- 8.6 Rutland currently (2015) produces around 104,000 tonnes per annum (tpa) of various types of waste, this includes: 21,000t municipal waste (20%); 27,000t C&I waste (26%); 55,000t CD&E waste (53%); and 1,000t hazardous waste (1%), This is illustrated in Figure 12.

**Figure 12: Waste arisings for Rutland 2015.**



- 8.7 A [Local Waste Needs Assessment](#) has been prepared to investigate waste current and future waste arisings and to inform the plan-making process. The assessment indicated that waste arisings would increase to 111,000 tpa by the end of the plan period.
- 8.8 Rutland does not produce low-level radioactive waste (LLW) from the nuclear industry. A very small amount (23m<sup>3</sup> or 115kg in 2007/08) of (LLW) from the non-nuclear industry (DECC 2008) is produced from the Leicestershire-Rutland sub-region. In addition the county also produces agricultural waste and wastewater.
- 8.9 The majority of waste produced in Rutland is exported to surrounding authorities where it is recycled, composted or disposed of to landfill with a small amount treated at advanced facilities (e.g. energy from waste thermal treatment). Such arrangements are subject to commercial contracts that are largely outside the scope of the plan-making process. At this stage no specific cross-boundary issues have been identified. However the Council is engaging with relevant authorities to determine if there are any planning matters that may affect the continuation of such patterns.



## Rutland Local Plan Review

### Issues and Options Consultation

#### What will future waste requirements be?

- 8.10 The Core Strategy DPD (2011) identifies indicative waste management and disposal requirements up to 2026. Since this time several new surveys and studies on C&I and CD&E waste have been published and updated data on waste arisings released.
- 8.11 As the Local Plan is being rolled forward to 2036 this means that there is a need to review projections to take account of data and other information recently made available in order to ensure that the plan is up-to-date and based on robust analysis of the best available data and information.
- 8.12 In addition there have been some amendments to European and national policy affecting waste planning that need to be taken into consideration. Simply rolling the existing forecasts forward would not prove sound as these do not capture recently released data and other information.
- 8.13 Waste management facilities in Rutland that contribute towards the required capacity include 1 waste transfer station, 2 civic amenity sites, 22 'bring' recycling sites, 1 open-windrow composting site and 3 inert recycling sites. Ketton cement works is permitted to utilise alternative fuels, which includes waste derived fuels (currently sourced from Leicestershire).
- 8.14 The current estimated capacity of facilities within Rutland is 3,500 tpa biological processing and 34,000 tpa inert recycling/processing (tied to the operational life of mineral extraction operations). The civic amenity and waste transfer sites provide a supporting function and have a combined capacity of 12,000 tpa.
- 8.15 The [Local Waste Needs Assessment](#) (2015) provides a detailed assessment of data sources, analysis of arisings and permitted capacity and forecasts future capacity requirements. This indicates current arisings of 104,000 tpa increasing to 111,000 tpa by 2036. This increase in waste arisings coupled with driving waste up the waste management hierarchy sees a need for additional capacity of:
- 12,000 tpa for preparing for reuse and recycling;
  - 6,000 tpa for biological processing (composting/anaerobic digestion);
  - 30,000 tpa for inert recycling/processing;
  - 29,000 tpa advanced treatment (e.g. Energy from Waste);
  - 20,000 tpa for disposal by the end of the plan period.
- 8.16 The revised indicative capacity requirements are less than those previously set out in the Core Strategy DPD, but still generally within the identified range. This is due to recently released data and information providing an updated view of arisings and emerging trends which indicate that overall (nationally) waste arisings and growth rates may be lower than previously thought.
- 8.17 In line with the policy approach of focussing on preliminary and supporting facilities by the end of the plan period, it is estimated that there will be a need for:
- 1 small-scale materials recycling facility;
  - 1 small-scale composting or anaerobic digestion facility; and
  - either 1 medium-scale inert recycling/processing facility or 3 small-scale facilities.

## Rutland Local Plan Review

### Issues and Options Consultation

- 8.18 The export of waste for advanced treatment (e.g. energy from waste) and disposal is likely to continue.
- 8.19 All hazardous waste produced in Rutland (1,000 tpa) is currently exported. The majority of this undergoes some form of recovery or treatment with only 11% recorded as being disposed of to landfill. This pattern is likely to continue given the small amount of waste produced.

<b>Question 15</b>	<b>Which is your preferred option?</b>
<b>Do you agree with the proposed approach to identifying waste arisings and indicative waste management and disposal capacity requirements detailed in the Local Waste Management Needs Assessment 2015?</b>	
<b>Option A) Identify the indicative capacity requirements for waste management and disposal as proposed.</b>	
<b>Option B) Identify the indicative capacity requirements for waste management and disposal through another method.</b>	
<b>If so please specify the changes to the proposed approach that you consider necessary, giving reasons for this.</b>	

#### Is a policy on low level radioactive waste needed?

- 8.20 WPAs are now required to take account of low level radioactive waste (LLW) in line with national policy and guidance. The management and disposal of LLW is not addressed in the Core Strategy DPD. This is because there was not, and still does not appear to be, a need for such a facility in Rutland due to the limited production of LLW.
- 8.21 However this does not necessarily mean that the plan should be silent on the issue – the NPPF is clear that where local plans are silent the presumption in favour of sustainable development and national policy will prevail in the decision making process. This could result in local circumstance not being able to be taken into account. A new policy could be prepared in order to address LLW management and disposal.

<b>Question 16</b>	<b>Which is your preferred option?</b>
<b>Do you agree that a new policy addressing LLW management and disposal outlining local planning requirements should be prepared for inclusion in the Local Plan?</b>	
<b>Yes</b>	
<b>No</b>	

## Rutland Local Plan Review

### Issues and Options Consultation

#### Are any changes to waste policies or additional waste sites needed?

- 8.22 The Core Strategy DPD focuses waste related development in Oakham, Uppingham, and the Local Service Centres as well as other areas such as the edge of Stamford, redeveloped Ministry of Defence land/other similar establishments and the countryside, and redundant agricultural and forestry buildings (where the form and scale is consistent with the role of the location and complies with other relevant policies).
- 8.23 In addition, the role of the Ketton cement works, being a regionally significant facility for the use of alternative fuels, is recognised and the DPD seeks to maintain this. There have been no changes in local circumstances or national policy that would warrant a review of the spatial strategy. As such it is proposed to carry forward the current spatial strategy into the Local Plan Review.
- 8.24 Development criteria in the DPD require proposals to justify the need for the development in relation to the spatial context and indicative capacity requirements. This recognises waste as a resource by driving management up the waste hierarchy and ensuring that development does not result in unacceptable adverse impacts on the environment and community. Overall the development criteria and policy approach are still considered appropriate although some elements may need to be refined in order to align more closely with national policy and guidance.
- 8.25 The Site Allocations and Policies DPD (SAP DPD) allocates four sites for waste management, one of which (Cottesmore) has been brought forward and granted planning permission for the waste management use it was allocated for. This leaves one existing allocation for small-scale preliminary facilities (the other two remaining allocations are for advanced treatment and inert disposal at Ketton Cement Works and its quarry). Revised forecasts indicate additional 3-5 facilities (depending on scale) for preliminary treatment could be required by the end of the plan period. Unallocated sites are able to come forward where in line with the spatial strategy and development criteria.
- 8.26 The Core Strategy DPD sets a preference for inert waste requiring disposal to be directed towards quarries for restoration purposes. The SAP DPD allocates a site for inert disposal at Ketton. The current estimated void space of existing quarries is more than arisings hence it is unlikely that additional inert disposal sites will be required during the plan period.
- 8.27 The DPD states that Rutland is not considered an appropriate area to accommodate large scale advanced treatment facilities, new landfill site(s), hazardous waste management facilities or inert disposal not associate with restoration of quarries. There have been no changes in local circumstance or national policy that would warrant an amendment to this policy approach.

## Rutland Local Plan Review

### Issues and Options Consultation

<p><b>Question 17</b></p> <p>Do you agree with the proposed approach to be taken to the spatial strategy and locational elements of the Local Plan regarding waste management and disposal which would see the current spatial strategy taken forward into the emerging Local Plan; the development criteria refined to reflect national policy and guidance where necessary; and continuing with the approach of not including site-specific allocations for large scale advanced treatment facilities, new landfill site(s), hazardous waste management facilities or inert disposal not associated with restoration of quarries.</p>	<p><b>Which is your preferred option?</b></p>
<p><b>Option A) Include the spatial strategy and locational elements as proposed above.</b></p>	
<p><b>Option B) Alter the currently adopted spatial strategy and locational elements to be taken forward into the emerging plan.</b></p> <p>If so please specify the changes to the proposed approach that you consider necessary, giving reasons for this.</p>	

<p><b>Question 18</b></p> <p>Do you consider that any additional sites for waste management use (in particular small scale facilities such as materials recycling facility, composting, anaerobic digestion, inert recycling/processing or other suitable processes) will be required to facilitate delivery of the indicative waste management capacity requirements over the plan period?</p>	<p><b>Which is your preferred option?</b></p>
<p><b>Option A) Yes, additional sites will be required. If yes please state what additional sites will be required giving reasons and site-specific information (including land owner contact details).</b></p>	
<p><b>Option B) No, the existing allocations and enabling policies are sufficient to allow sites to come forward over the plan period.</b></p>	

# Rutland Local Plan Review

## Issues and Options Consultation

### **Infrastructure**

#### **What additional infrastructure will be required?**

##### **Strategic Objective 5: Healthy and socially inclusive communities**

- ....To support healthy and thriving communities by protecting existing facilities and providing high quality local, accessible and diverse opportunities for leisure, recreation, sport, natural green space and cultural activities in order to address the needs of all groups in Rutland, including disadvantaged and vulnerable groups

##### **Strategic Objective 10: Transport and infrastructure**

- ....To develop a strong and vibrant community by developing communication and transport infrastructure and links throughout the county and beyond.

##### **Existing policies to be reviewed:**

Core Strategy DPD Policy CS8 and CS11

- 9.1 It is important that any new development must have the necessary infrastructure available to support it. However, the cost of providing this infrastructure and other policy requirements should not make the development unviable. This is outlined in the national planning policy and guidance.
- 9.2 The Local Plan Review will consider the need for any key infrastructure that may be needed to support the level of growth that is likely to take place over the period to 2036 and beyond and address any existing deficiencies that may exist.
- 9.3 At Oakham additional highways and transport infrastructure may be needed to address current deficiencies in accessibility arising from bottlenecks at the level crossing and to accommodate the proposed level of new growth for the town. Traffic delays at the level crossing may also be exacerbated in the future if changes to the capacity of the rail network result in the level crossing barriers being closed for longer periods of time. The Council is considering the options for addressing these issues. Measures that might be considered could include a new distributor road to the west of the town.
- 9.4 The Council has adopted a [Community Infrastructure Levy \(CIL\)](#). This sets a levy on qualifying residential, retail and warehousing development as detailed in the CIL Charging Schedule.
- 9.5 The funds collected under CIL will help to finance a number of essential infrastructure projects that have been identified in an Infrastructure Project List. The List sets out the essential infrastructure that will be required in order to meet the needs generated by the development growth being planned in the Council's existing Local Plan in the period to 2026. It will be necessary to re-assess this list and the rates of CIL that have been recently adopted, as part of the work of the Local Plan Review.
- 9.6 Financial and other contributions may also be required from developers through Section 106 Agreements and Section 278 Highways Agreements. These may be used for affordable housing, site-specific infrastructure and/or mitigation that may be required to make developments acceptable in planning terms. These will be in addition to funds collected through CIL.

## Rutland Local Plan Review

### Issues and Options Consultation

- 9.7 [Supplementary Planning Documents on Planning Obligations & Developer Contributions](#) and [Developer Contributions to Off-site Affordable Housing](#) were adopted by the Council in 2010 and 2012 respectively. These are being updated to reflect the introduction of the CIL and other changes to legislation that have taken place. In some cases this will relate to matters of detail. It is intended that an Infrastructure Delivery Plan (IDP) will be published as part of the Local Plan Review. This will identify any items of infrastructure that will be required to support the growth that is proposed and that will identify how this will be delivered.

<b>Question 19</b>	<b>Which is your preferred option?</b>
<b>Is there any additional infrastructure that will be required to support the new development in Rutland that will be required in the period to 2036?</b>	
<b>Yes</b>	
<b>No</b>	
<b>If yes, please specify with reasons.</b>	

#### Are there any other issues that need to be considered in the Local Plan Review?

- 10.1 The current DPDs forming the Local Plan cover a wide range of policies relating to social, economic and environmental issues. These will be reviewed in order to assess whether any changes are needed to reflect changes in circumstances including any changes to national planning policy and guidance.
- 10.2 Minerals and waste planning issues will also be incorporated into the Local Plan Review as outlined above.
- 10.3 Where policies and text remain up to date and do not require any change, it is intended that they will be carried forward largely unchanged in the Local Plan Review. Where possible, policies will be combined or brought together in the Local Plan Review in order to provide more clarity and make the plan simpler to use.
- 10.4 The policies map will similarly be carried forward largely unchanged, with the addition of minerals and waste planning designations, unless any changes are required as a result of the review of policies outlined above or to reflect changes to designated sites such as sites of wildlife or biodiversity importance.
- 10.5 The Planned Limits of Development as currently defined will be carried forward largely unchanged except, for example, where changes are needed to reflect changes to the boundaries of development that has already taken place.

**Rutland Local Plan Review**  
**Issues and Options Consultation**

<b>Question 20</b> <b>Are there any other issues that will need to be addressed in the Local Plan Review?</b>	<b>Which is your preferred option?</b>
<b>Yes</b>	
<b>No</b>	
<b>If yes, please specify with reasons .....</b>	

## Glossary of Terms

Title	Abbreviation	Description
Advanced treatment		The treatment of waste using thermal processes (gasification, incineration, pyrolysis) and other waste to energy processes such as plasma arc, and other emerging technologies.
Affordable housing		Housing provided to eligible households whose needs are not met by the market. This can include social rented housing, affordable rented and intermediate housing (see below). Affordable housing is defined further in Annex 2 of the National Planning Policy Framework.
Affordable rented housing		Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
Anaerobic digestion	AD	The biological treatment of biodegradable organic waste in the absence of oxygen, utilising microbial activity to break down the waste in a controlled environment. AD results in the generation of: biogas which is rich in methane and can be used to generate heat and/or electricity; fibre (or digestate) which is nutrient rich and can potentially be used as a soil conditioner; and a liquor which can potentially be used as a liquid fertiliser.
Community Infrastructure Levy	CIL	A new mechanism for securing developer contributions towards the cost of providing essential community infrastructure. It will largely replace S106 Agreements which after March 2014 will be scaled back.
Composting		A biological process in which micro-organisms convert biodegradable organic matter into a stabilised residue known as compost. The process uses oxygen drawn from the air and produces carbon dioxide and water vapour as by-products. Composting can be undertaken in either an open-windrow or in-vessel system. Open windrow refers to composting of green waste in the open air with the compost placed in long mounds or piles, whereas in-vessel composting is enclosed (e.g. containers, silos, agitated bays, tunnels and enclosed halls) and can include food waste.
Core Strategy DPD		The development plan document adopted by Rutland County Council in 2011 that establishes the overall vision, objectives and spatial strategy for the Local Plan.



## Glossary of Terms

Title	Abbreviation	Description
Development Plan Document	DPD	Document subject to independent examination, which will form part of the statutory development plan for the area. Part of the Local Plan.
Employment Review		An evidence base document prepared by the Council that assesses whether the existing local plan policies on employment, tourism and the rural economy remain up-to-date and in accordance with the latest government policy and guidance. The review establishes where additional evidence base work will be needed.
Habitat Regulations Assessment	HRA	An assessment the likely impacts and possible effects of policies on the integrity of the internationally designated wildlife sites (e.g. Rutland Water).
Inert disposal		Also known as inert or clean fill. Aggregates or inert materials used in construction or land reclamation works to create new levels. Inert disposal includes inert waste material that when buried will have no adverse effect on people or the environment and does not contain contaminants (e.g. combustible, putrescible, degradable, leachable, hazardous, or liquid wastes, etc). May include waste recovery (refer to Environmental Permitting Regulations 2010 EPR13).
Inert processing (or recycling)		The separation, sorting and recycling of inert waste. This may involve crushing, screening and potentially mixing with other materials such as secondary aggregates (i.e. those that do not meet primary aggregate specifications). Such material can be used in the construction industry (e.g. inert fill).
Inert waste		Waste which will not biodegrade or decompose (or will only do so at a very slow rate), examples include glass, concrete, bricks, tiles & ceramics, and soil & stone (excluding topsoil & peat).
Infrastructure Delivery Plan	IDP	A plan setting out the infrastructure that will be required to support the development proposed in the Local Plan and the programme for its delivery.
Intermediate Housing		Homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

## Glossary of Terms

Title	Abbreviation	Description
Landfill		The deposition of waste into hollow or void space in the land, usually below the level of the surrounding land or original ground level in such a way that pollution or harm to the environment is prevented. Landfill sites have to be sited where an existing void is available; former mineral workings have historically been used for this purpose. The term 'landfill' is often used when referring to 'landraising'.
Local Aggregates Assessment	LAA	Document prepared by the Council which forecasts the demand for aggregates based on average 10 year sales data and other relevant local information; analyses all aggregate supply options and; assess the balance between demand and supply.
Local Strategic Partnership	LSP	Known as "Rutland Together", a partnership established in 2002 to bring together all of those people and bodies whose work impacts on the lives of local people.
Local Waste Needs Assessment		An evidence base document prepared by the Council setting out information about waste in Rutland including how much waste is produced, how it is managed, waste arisings and movements and existing and future waste management capacity.
Low level radioactive waste	LLW	(LLW) is radioactive waste having a radioactive content not exceeding 4 GBq/te (gigabecquerels per tonne) of alpha or 12 GBq/te of beta/gamma activity.
Mechanical biological treatment	MBT	A waste processing facility that combines a sorting facility with a form of biological treatment such as composting or anaerobic digestion.
Minerals Core Strategy and Development Control Policies DPD		The development plan document adopted by the Council in 2010 setting out the Council's policies and proposals for minerals planning in Rutland.
Municipal waste		Also referred to as Local Authority Collected Waste and captures all waste collected by the local authority, i.e. household waste and commercial waste similar to household waste
National Planning Policy Framework	NPPF	Sets out the government's planning policies and how these are expected to be applied. Replaces previous Planning Policy Statements and a number of other documents.

## Glossary of Terms

Title	Abbreviation	Description
Neighbourhood Plan	NP	A new planning policy tool delivered under the government's Localism agenda. Parish and Town Councils, or designated Neighbourhood Forums in 'unparished' areas, are now empowered to take the lead in delivering a Neighbourhood Plan in areas formally designated for the purpose. Following formal public examination and a successful local referendum a neighbourhood plan can be adopted by the Local Planning Authority. It can then take precedence over other Development Plan Documents within the statutory development plans system.
Oakham Neighbourhood Plan		Neighbourhood Plan (see above) covering the Oakham town area that is being prepared by Oakham Town Council.
Parish Council Forum		A regular meeting between Rutland County Council and Parish Councils and Meetings in Rutland.
Planned Limits of Development	PLD	The line marking the limit of the built-up area shown on the policies map.
Preliminary treatment		Any waste management process that involves the recycling or biological processing of waste, for example materials recycling facility, recycling/processing of inert waste, composting, or anaerobic digestion, etc.
Retail Review		An evidence base document prepared by the Council that assesses whether the existing retail policies in the local plan remain up-to-date and in accordance with the latest government policy and guidance. The review establishes where additional evidence base work will be needed.
Rural exception site		Small sites used for Affordable Housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Site Allocations and Policies DPD		A development plan document to be prepared by the Council in order to identify specific sites for development and set out detailed development planning policies.
Social rented housing		Housing for which guideline target rents are determined through the national rent regime.

## Glossary of Terms

Title	Abbreviation	Description
<a href="#">Statement of Community Involvement</a>	SCI	Document setting out when, with whom and how consultation will be undertaken on Local Development Documents. Part of the Local Plan.
Statutory development Plan		The statutory plan that provides the basis for determining planning applications. Comprises the Core Strategy and other Local Development documents adopted by the local authority.
Strategic Environmental Assessment	SEA	Document setting out the environmental assessment of policies, to meet the requirements of the European SEA Directive.
Strategic Housing Land Availability Assessment	SHLAA	A study of potential housing land available for development to meet the housing provision targets up to 2026 and beyond prepared by the Council.
Strategic Housing Market Assessment	SHMA	A study of housing need and supply carried out jointly with other authorities in the Housing Market Area to assist in policy development, decision-making and resource allocation in relation to housing issues.
Supplementary Planning Document	SPD	Document that expands on policies and proposals in Development Plan Documents. Part of the Local Plan but not subject to formal public examination and not part of the statutory development plan.
Sustainability Appraisal	SA	Document setting out the appraisal of plans and policies to ensure they reflect sustainable development objectives.
Sustainable Communities Strategy	SCS	Document prepared by the Council in partnership with local organisations and individuals setting out the community's aspirations for the area.
Uppingham Neighbourhood Plan		Neighbourhood Plan (see above) covering the Uppingham town area that is being prepared by the Uppingham Neighbourhood Planning Group led by Uppingham Town Council.
Waste transfer station		A facility for the temporary storage of either waste or recyclables before it is moved on for treatment or disposal.
Windfall allowance		An allowance made in the calculation of the future housing requirement for sites that have not been specifically allocated or identified.
20 Year Vision for Rutland.		The Council's Vision Statement that sets out how it wants Rutland to look and feel like in 20 years time. Agreed by the Council in 2008.

## The existing Spatial Portrait, Vision and Objectives Core Strategy DPD and Site Allocations & Policies DPD

### Spatial portrait

- 1.1 The spatial portrait provides context for the spatial vision and strategic objectives. It sets out the main characteristics of Rutland in terms of geography, economy, environment, social and cultural matters.

#### Spatial characteristics

- 1.2 The area of Rutland is approximately 390 km<sup>2</sup> and latest mid-year population estimates (2009) show it as having a population of 38,400. This is projected to rise substantially to 44,300 by 2026 and to 46,400 by 2033. The density of population is low with less than one person per hectare. Rutland has been classed as the most rural county or unitary authority in England and Wales with a high proportion of land in agricultural use.
- 1.3 Oakham is the larger of the two market towns with a population of about 10,000 and a range of education, community, health and leisure facilities, employment, shopping, a twice weekly market, a railway station and bus services to the surrounding area. Uppingham has a population of about 4,000 with a more limited range of facilities, employment and shopping, a weekly market and bus services to the surrounding area.
- 1.4 Rutland has 52 villages ranging in size from small hamlets with a few houses and no facilities to larger villages with facilities such as a school, a convenience store, a post office, general medical practice, employment opportunities, community and leisure facilities and bus links to the towns and neighbouring villages. The six largest villages each have a population of more than 1,000 and account for about 25% of Rutland's population.
- 1.5 Beyond Rutland's borders, Stamford lies just outside the county boundary, providing a range of community facilities, shopping, education, health services and acting as a service centre to some of the villages on the eastern side of Rutland. Corby lies approximately 3 miles south of Rutland and is planned to double in size in the next 30 years including new housing, leisure and shopping facilities.

#### Sustainable Communities

- 1.6 Rutland is a relatively affluent area with very low levels of deprivation, the lowest in the East Midlands and 334 out of 354 nationally, where 1 is the most deprived. There are low levels of unemployment (4.2% in April 2009-March 2010), low levels of crime and lowest levels of premature death (under the age of 75) in the East Midlands.
- 1.7 There are above average levels of educational attainment with the highest level of pupils obtaining 5 or more GCSEs at grades A-C in the East Midlands. Rutland has 17 primary schools located in the towns and larger villages and 3 secondary schools located in Oakham, Uppingham and Great Casterton. There are large independent schools in Oakham and Uppingham.
- 1.8 Rutland has a higher proportion than the East Midlands regional average of people in good health and lower levels of limiting long-term illness. The county has a hospital in Oakham providing inpatient and outpatient services which it is planned to develop to include a new health centre. Rutland is also served by larger hospitals in Leicester,

## The existing Spatial Portrait, Vision and Objectives Core Strategy DPD and Site Allocations & Policies DPD

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Peterborough, Grantham and Kettering. GP and dentists' practices are located in Oakham and Uppingham and some of the villages.

- 1.9 There are below average numbers of people in the 0-15 and 20-34 age groups and above average in the 16-19 and 35-69 and 80+ age groups compared with the East Midlands regional average. Numbers of people aged 65+ are expected to roughly double during the plan period. The proportion of non-white ethnic groups is low being under 2%. Crime levels are below the East Midlands regional average.
- 1.10 Based on 2001 census data, 35% of household incomes were below £20,000; conversely 36% of households had incomes in excess of £35,000. This results in concealed pockets of deprivation and housing affordability problems given the high house prices.
- 1.11 The average house price in Rutland in September 2010 was £216,000 compared with the East Midlands regional average of £128,000. It is one of the least affordable areas in the region with an average house price to incomes ratio of more than 8:1. A recent survey shows more than 20% of households unable to buy market housing, with over 90% of social tenants and almost half of private tenants unable to afford to buy.
- 1.12 Rutland has a high proportion of detached and very large houses and properties owned outright compared with the rest of the region and a low proportion of local authority rented and mortgaged properties. The number of people on the Council's housing register has almost doubled to nearly 300 in the last 7 years.

### **Economy and Infrastructure**

- 1.13 The service sector provides the most jobs in Rutland (about 77%) with the remainder in manufacturing (about 16%) and construction (about 4%). This broadly reflects the East Midlands regional average but a higher proportion than average are employed in tourism related businesses (about 11%). Agriculture, the traditional employer, is a minority employer (3%) and still declining.
- 1.14 Major employers with importance to the local economy include Ministry of Defence establishments at Cottesmore and North Luffenham, HM Prisons at Ashwell and Stocken Hall, independent schools at Oakham and Uppingham, Hanson Cement at Ketton and Rutland County Council in Oakham. Small businesses also have an important role. RAF Cottesmore is due to close by 2013 and the future of Ashwell prison also looks uncertain.
- 1.15 Economic activity rates for both men and women are above the East Midlands and national averages with low levels of unemployment. There is a high incidence of self-employment for men and women. A high proportion of the resident work force is managerial or professional (48%). Earnings of residents on average are higher than those for the region.
- 1.16 The A1 passes through the eastern part of Rutland providing good north-south road links. East-west connections are less good, although the A47, which traverses the southern part of Rutland, and A606 Stamford-Nottingham road provide east-west road links. Oakham has direct rail links to the east coast main line and Stansted Airport and

## The existing Spatial Portrait, Vision and Objectives Core Strategy DPD and Site Allocations & Policies DPD

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Birmingham to the west. A direct once-daily return rail link to London via Corby commenced in 2009. A number of long-distance footpaths pass through Rutland.

- 1.17 Rutland has high levels of car ownership – with only 14% non-car ownership. Although there are continual efforts to improve public transport as well as cycling and pedestrian facilities, there is a high level of car dependence and commuting with 40% of Rutland residents who travel to work going out of the county to work.

### Environment

- 1.18 Rutland's towns and villages have a large number of buildings listed of historic and architectural interest (approximately 1,700) and a large number (34) of designated conservation areas providing a built environment with a historic and distinctive character. The county has 31 scheduled ancient monuments and 2 registered parks and gardens.
- 1.19 The environmental quality of Rutland's landscape is high and the character of the landscape is varied with five different landscape character types. These range from high plateau landscapes across large areas of the north east and south west to lowland valleys in the centre and north west and on the county's southern border along Welland Valley.
- 1.20 Rutland has 21 sites of special scientific interest (SSSIs) including Rutland Water which is an internationally designated wetland site with importance for wintering and passage wildfowl. There are 190 local wildlife sites and important areas of calcareous grassland and ancient and broadleaved woodland in the county.
- 1.21 The limestone geology has importance for local quarrying and wildlife. Soils are largely loamy in the east and clayey in the west. Agricultural land is largely grade 3 with some grade 2 centred on the south and pockets of grade 1 in the north. The county has SSSIs designated for their geological interest and a number of Regionally Important Geological Sites.

### Waste management

- 1.22 All forms of development and activities produce waste, this includes residential, commercial, industrial, agricultural, and construction. About 20,000 tonnes of municipal waste are generated in Rutland each year, of which about 11,500 tonnes (55%) is recycled. The county has two civic amenity sites. All non-recycled waste is currently exported to adjoining Counties for disposal.
- 1.23 About 30,000-60,000 tonnes of commercial and industrial waste are generated in Rutland each year, of which up to 50% is recycled, the remainder is disposed of. The majority is collected by private waste operators and exported to adjoining counties for recycling and disposal. A small proportion of 'trade waste' is taken to Rutland's civic amenity sites.
- 1.24 About 55,000-90,000 tonnes of construction, demolition and excavation waste is generated in Rutland each year, of which more than 50% is recycled, up to 38% is used as inert fill, and 18% is disposed of.

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**The Vision**

- a) *By 2026 Rutland will have become a more sustainable, safer, healthier and more inclusive place to live, work and visit. The attractiveness, vitality and prosperity of Rutland's towns, villages and Countryside would have been enhanced. This will be achieved through reducing the impact of people and development on the environment and climate change, protecting and enhancing Rutland's environment assets, providing more affordable housing, supporting economic activities and improving the quality of the built environment and infrastructure throughout the county*
- b) *People from all sections of the community will have been provided with access to homes, jobs and services, more of the county's younger and working age population will have been retained and the needs of the elderly will have been better met. Much more will have been achieved to help disadvantaged and vulnerable groups of the community, through removing barriers to access to new and improved social, health and educational facilities. The provision of better services and access to them from all those living within the county will be achieved by a carefully focused strategy which recognised the distinctive roles of the two main market towns of Oakham and Uppingham, the thriving rural villages and the lively and diverse rural economy and communities*
- c) *The vision for the two main market towns is to have created thriving, vibrant and prosperous towns by 2026. Oakham will be the main focus for development and provision of services and employment followed by Uppingham. The prosperity of the towns will be achieved by retaining and developing a range of employment generating uses in the town centres including retail, commercial, health and leisure uses, by providing good quality employment sites and by supporting an appropriate balance of commercial and residential development in each town. In order that they can serve their wider hinterlands emphasis will be placed on ensuring they are accessible as possible, both through continued provision of public transport between the market towns and their hinterland and by guiding development to places best served by existing public transport services.*
- d) *The vision for the villages is to have diverse and thriving communities where planned and carefully managed development will have taken place to ensure that sufficient jobs and homes are provided for local people. In particular the larger local service centres of Cottesmore, Edith Weston, Empingham, Greetham, Ketton, Market Overton, and Ryhall, will provide the necessary day-to-day services to ensure rural communities have the choice to live, work and play close to where they live.*
- e) *An appropriate scale of housing reflecting local needs and the level of services available will have been achieved in each town and the larger villages. Elsewhere more limited housing development will have taken place. A high priority will have been given to the provision of affordable housing. New homes will be available for all those in the local community wishing to buy or rent at a price that is affordable. In addition a 'design-led' approach to all new development will ensure that the distinctiveness of the towns and villages are*



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*maintained and enhanced to support the attractiveness of the county and reduce the opportunities for crime and anti-social behaviour.*

- f) *New training opportunities for all age groups and employment opportunities within growth sectors such as high tech industry and office, IT, technology, tourism and leisure industries, particularly in the market towns will have increased the range of skilled jobs in Rutland so that by 2026, a much smaller proportion of the county's population will travel outside Rutland to work.*
- g) *Accessibility through and beyond the county will have been improved by developing more integrated forms of sustainable transport, improving road safety, cycling and walking facilities and reducing the adverse effects of traffic.*
- h) *The diversity and environmental quality of Rutland's natural resources, countryside and built heritage will all have been improved and the character of the market towns and villages and their historic cores maintained. At the same time, sustainable access to the countryside, open spaces, recreational areas and green infrastructure will have been enhanced through green corridors and improved cycling and pedestrian routes linked to the main towns.*
- i) *The impact of people and development on the environment would be improved by the prudent uses of resources, including minerals, improved waste management and recycling, increased use of renewable energy and addressing the implications of flood risk and climate change.*

### Strategic Objectives

#### Spatial strategy

##### **Strategic Objective 1: Broad locations for Development**

- To identify broad locations for sustainable development that will give access for all to services and facilities, minimise the impact on climate change and need to travel and promote the efficient use of land while protecting the natural environment, landscape, the unique character and identity of the towns, villages and countryside.

##### **Strategic Objective 2: Vibrant and prosperous market towns**

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

##### **Strategic Objective 3: Diverse and thriving villages**

- To develop diverse and thriving villages by encouraging sustainable development where it supports the role of the larger villages as "service hubs" for the smaller villages and meets local needs in the smaller villages and maintains and improves their vitality and viability.

#### Creating sustainable communities

##### **Strategic Objective 4: Housing for everyone's needs**

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- To ensure a range and mix of housing types to meet the needs of all the community that is adequately supported by new infrastructure, including affordable housing, special needs housing and Gypsies and Travellers.

### **Strategic Objective 5: Healthy and socially inclusive communities**

- To support healthy and thriving communities by protecting existing facilities and providing high quality local, accessible and diverse opportunities for leisure, recreation, sport, natural green space and cultural activities in order to address the needs of all groups in Rutland, including disadvantaged and vulnerable groups.

### **Strategic Objective 6: A stronger and safer community**

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

### **Building our economy and infrastructure**

#### **Strategic Objective 7: Strong and diverse economy**

- To strengthen and diversify the local economy in order to provide a greater range and quality of employment opportunities locally and reduce commuting out of the county, including new high-tech knowledge-based, leisure and tourism industries.

#### **Strategic Objective 8: Rural economy and communities**

- To support the rural communities by encouraging development opportunities related to the rural economy including farm and rurally based industries and promoting services and facilities in the larger local services and villages.

#### **Strategic Objective 9: Sustainable transport**

- To develop integrated and sustainable forms of transport including better public transport, walking and cycling facilities.

#### **Strategic Objective 10: Transport and infrastructure**

- To develop a strong and vibrant community by developing communication and transport infrastructure and links throughout the county and beyond.

### **Sustaining our environment**

#### **Strategic Objective 11: Natural and cultural environment**

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

#### **Strategic Objective 12: Built environment and local townscape**

- To protect and enhance the built environment and open spaces, historic heritage and local townscape associated with the historic core of the market towns, listed buildings and conservation areas.

#### **Strategic Objective 13: High quality design and local distinctiveness**

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

**Strategic Objective 14: Resources, waste and climate change**

- To reduce the impact of people and development on the environment by sustainable design and construction, reducing pollution, encouraging the prudent uses of resources, including minerals, waste management and recycling, increased use of renewable energy and provision of green infrastructure and addressing the implications of flood risk and climate change.

## The existing Spatial Portrait, Vision and Objectives Minerals Core Strategy and Development Control Policies DPD

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### The Spatial Vision

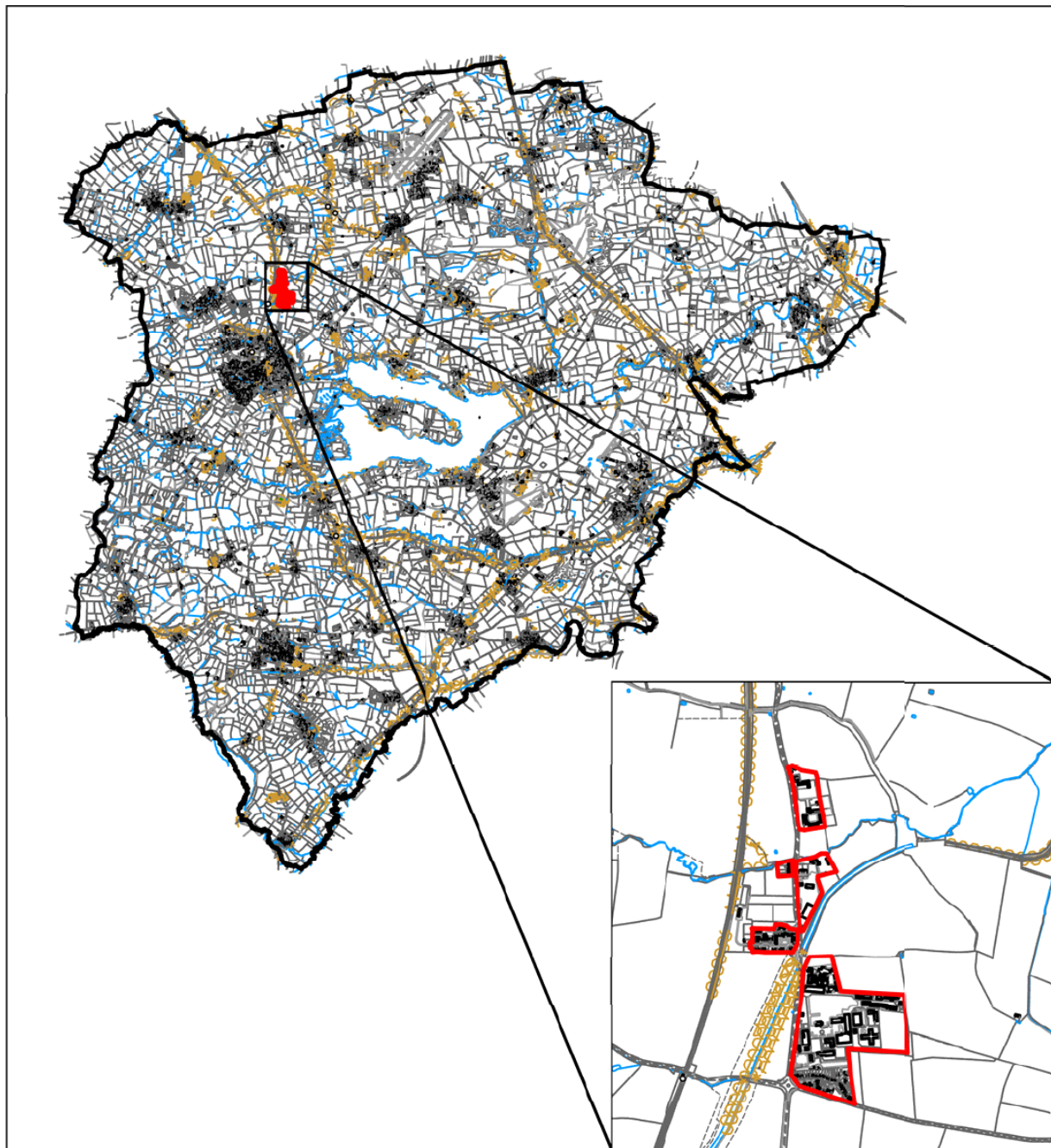
The Council's Spatial Vision for minerals development within Rutland is as follows:

- To safeguard resources of limestone within the eastern half of the County together with local sources of building stone;
- To maintain a local supply of essential raw materials (limestone and clay) for the cement plant at Ketton together with a supply of limestone for aggregates purposes within the north east of the County in accordance with national and regional policy;
- To ensure that local sources of building stone are available to contribute towards the maintenance and enhancement of the locally distinct built environment; and
- To ensure that minerals development in Rutland is managed in a sustainable manner which both protects and enhances public amenity and the natural resources, landscape, cultural heritage and the diversity of wildlife and habitats

### Strategic objectives (Minerals Core Strategy, September 2010)

- A) To safeguard Rutland's mineral resources from unnecessary sterilisation, in particular resources of limestone within the eastern half of the County together with local sources of building stone:
- B) To maintain a local supply of essential raw materials (limestone and clay) for the strategically significant cement plant at Ketton together with a supply of limestone for aggregates purposes within the north east of the County in line with national and regional policy guidance.
- C) To support the distinctive local identity of Rutland through the supply of locally sourced building materials and encourage their use within the County for the purposes for which they are most suitable.
- D) To protect and enhance the biological and geological diversity within Rutland.
- E) To protect and enhance the natural, historic and built environments and the landscape of Rutland, including green infrastructure and special protection for Rutland Water, and ensure that local distinctiveness is protected.
- F) To secure sound work practices which prevent or reduce as far as possible, impacts on Rutland's communities arising from the extraction, processing, management or transportation of minerals.
- G) To reduce the impact of mineral development on the environment by sustainable design and construction, encouraging the prudent use of resources, including the use, where practicable, of alternatives to primary aggregates, and addressing the implications of flood risk and climate change
- H) To protect and seek to enhance the overall quality of the environment once extraction has ceased, through high standards of restoration and appropriate after-use.
- I) To promote the sustainable transport of minerals and reduce the adverse effects of road-borne transport.
- J) To complement and support the Sustainable Communities Strategy and the Core Strategy for Rutland, in particular the vision that by 2026 Rutland will have become a more sustainable and healthier place to live, work and visit, and the attractiveness of Rutland's countryside would have been enhanced through reducing the impact of development on the environment, and protecting and enhancing Rutland's environmental assets.

Potential New Settlement – Ashwell Road, Oakham



Legend  
Existing Built Development  
& Previously Developed Land

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Notes:



Notes:





# Rutland

## County Council

