

A photograph showing two cyclists riding away on a dirt path. The path is on the right, bordered by tall grass. To the left is a large body of water (a lake) with a few small boats. The background is a line of green trees under a blue sky with light clouds. The bottom half of the image is a solid blue gradient.

Sustainability Appraisal for the Rutland Local Plan 2016-2036

Interim SA Report

July 2019

Quality information

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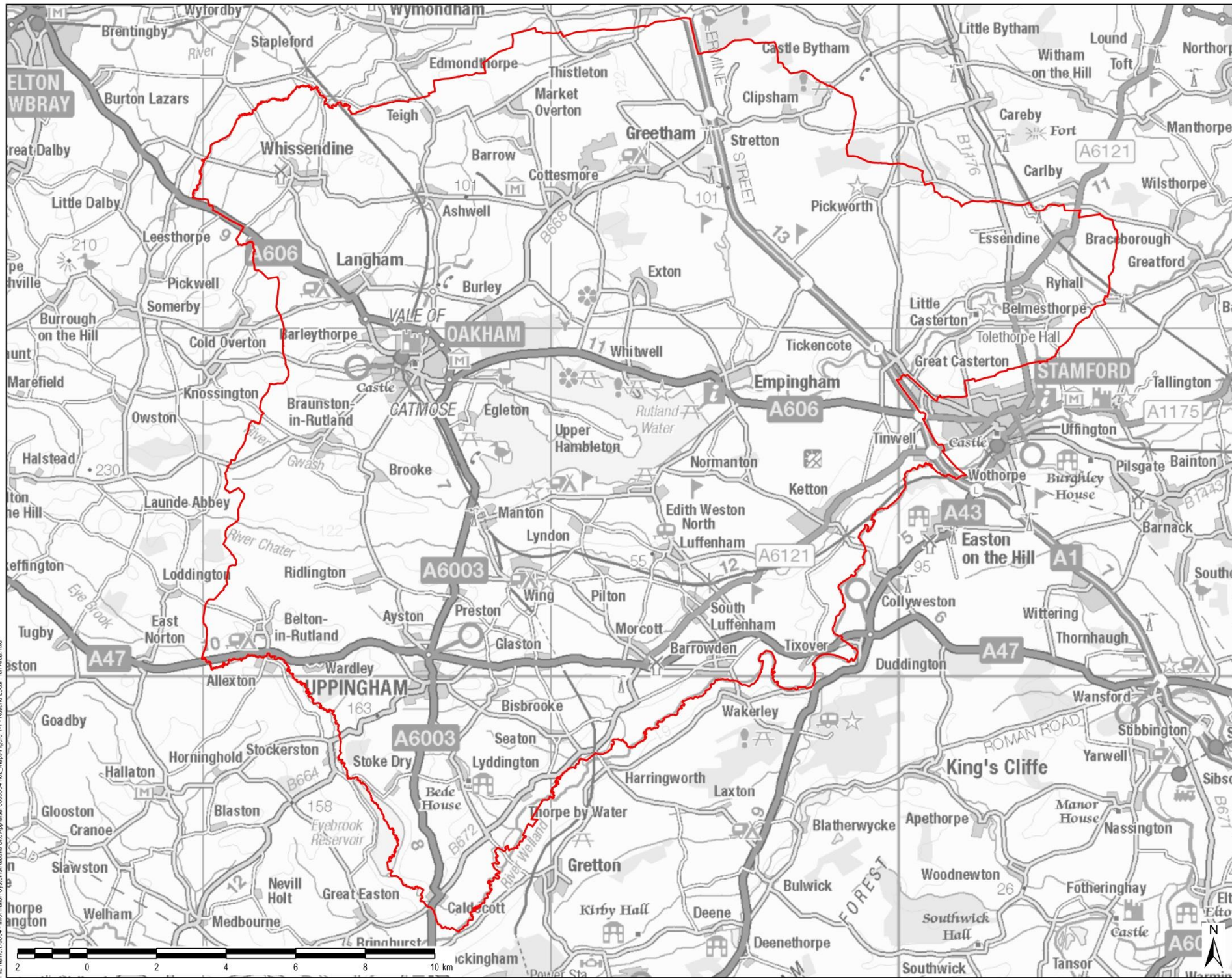
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1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent sustainability appraisal (SA) in support of Rutland County Council's emerging Local Plan.
- 1.2 Rutland County Council is currently preparing a new Local Plan to replace the existing planning policies in the Rutland Local Development Framework. The new Local Plan, which will cover the period to 2036, will be the key planning policy document for the County and will guide decisions on the use and development of land.
- 1.3 It is currently anticipated that the Local Plan will undergo Regulation 19 consultation later in 2019. It will then be submitted to the Secretary of State and undergo an independent Examination in Public early in 2020.
- 1.4 Key information relating to the Local Plan is presented in **Table 1.1**.

Table 1.1: Key facts relating to the Rutland Local Plan

Name of Responsible Authority	Rutland County Council
Title of Plan	Rutland Local Plan 2016-2036
Subject	Spatial plan
Purpose	<p>The Local Plan will guide future development and land use within Rutland County over the period up to 2036. It replaces the Rutland Local Development Framework Core Strategy Development Plan Document (DPD), the Rutland Site Allocations and Policies DPD and the Minerals Core Strategy and Development Control Policies DPD.</p> <p>The Local Plan will, alongside Neighbourhood Plans, comprise the Development Plan for the County and will be the primary basis against which planning applications are assessed.</p>
Timescale	To 2036
Area covered by the plan	Rutland County (see Figure 1.1 below)
Summary of content	<p>The Local Plan will set out the vision, strategy and policies to manage growth and development in Rutland in the period to 2036.</p> <p>It will indicate the broad locations in the County for future housing, employment, retail, leisure, transport, community services and other types of development.</p>
Plan contact point	<p>Rachel Armstrong, Planning Policy Officer, Catmose, Oakham, Rutland LE15 6HP</p> <p>Email address: ramstrong@rutland.gov.uk</p> <p>Telephone number: 01572 758306</p>



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LEGEND
 Rutland Local Plan Area

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Purpose of Issue
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Client
 RUTLAND COUNTY COUNCIL

Project Title
 INTERIM SUSTAINABILITY APPRAISAL REPORT FOR THE RUTLAND LOCAL PLAN

Drawing Title
 RUTLAND LOCAL PLAN AREA

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

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2. This Interim SA Report

- 2.1 This Interim SA Report has been prepared to inform the ongoing development of the Rutland Local Plan.
- 2.2 Since the release of the *Consultation Draft Local Plan* in July 2017, a number of factors have been introduced which have the potential to affect key decisions associated with the Local Plan. This includes relating to the spatial strategy for development to be taken forward by the Local Plan.
- 2.3 Two factors in particular have the potential to influence the spatial strategy for the Local Plan. These are the availability for development of 1) a significant Ministry of Defence site at George's Barracks near North Luffenham and 2) the availability of a large site at the former Woolfox Airfield.
- 2.4 In light of these factors, there is a need for the SA process to explore further options with regards to the spatial strategy for the county. Further spatial strategy options have therefore been considered through the latest stage of the SA process, including relating to options which incorporate the delivery of a potential garden settlement at St George's Barracks or Woolfox.
- 2.5 In addition, further site assessment work has been recently been undertaken for the SA. This has considered the constraints and opportunities present at each of the 194 sites identified as potentially available in Rutland for development.
- 2.6 This Interim SA Report therefore presents the findings of this further SA work, and has been released for targeted consultation with key stakeholders. This is with a view to gaining stakeholders' views on the relative sustainability merits of different spatial strategies in Rutland prior to 'Regulation 19' consultation on the Proposed Submission version of the Local Plan. It also provides stakeholders with an opportunity to provide their views on the site assessment undertaken through the SA to date.
- 2.7 A full SA Report will subsequently be released with Regulation 19 consultation on the Proposed Submission version of the Local Plan later in 2019.

3. Summary of Local Plan and SA process to date

- 3.1 The review of the existing Local Plan has been underway since 2015. To support the process, a number of SA stages have been undertaken, with a view to informing and influencing Local Plan development. This includes through the assessment of a number of high level options for the Local Plan. Options assessed through the SA process to date include associated with: the settlement hierarchy of Rutland; housing numbers; the mix of housing; a high level Rutland-wide distribution for growth; growth locations around Oakham and Uppingham; waste, minerals and infrastructure provision; and the Local Plan's role in relation to Neighbourhood Plans. In addition an appraisal of a draft version of the Local Plan was presented alongside the *Consultation Draft Local Plan* in July 2017.
- 3.2 **Figure 3.1** below summarises the key documents which have been prepared for the Local Plan and accompanying SA process to date, and those which will be prepared up to Regulation 19 consultation on the Proposed Submission version of the Local Plan.

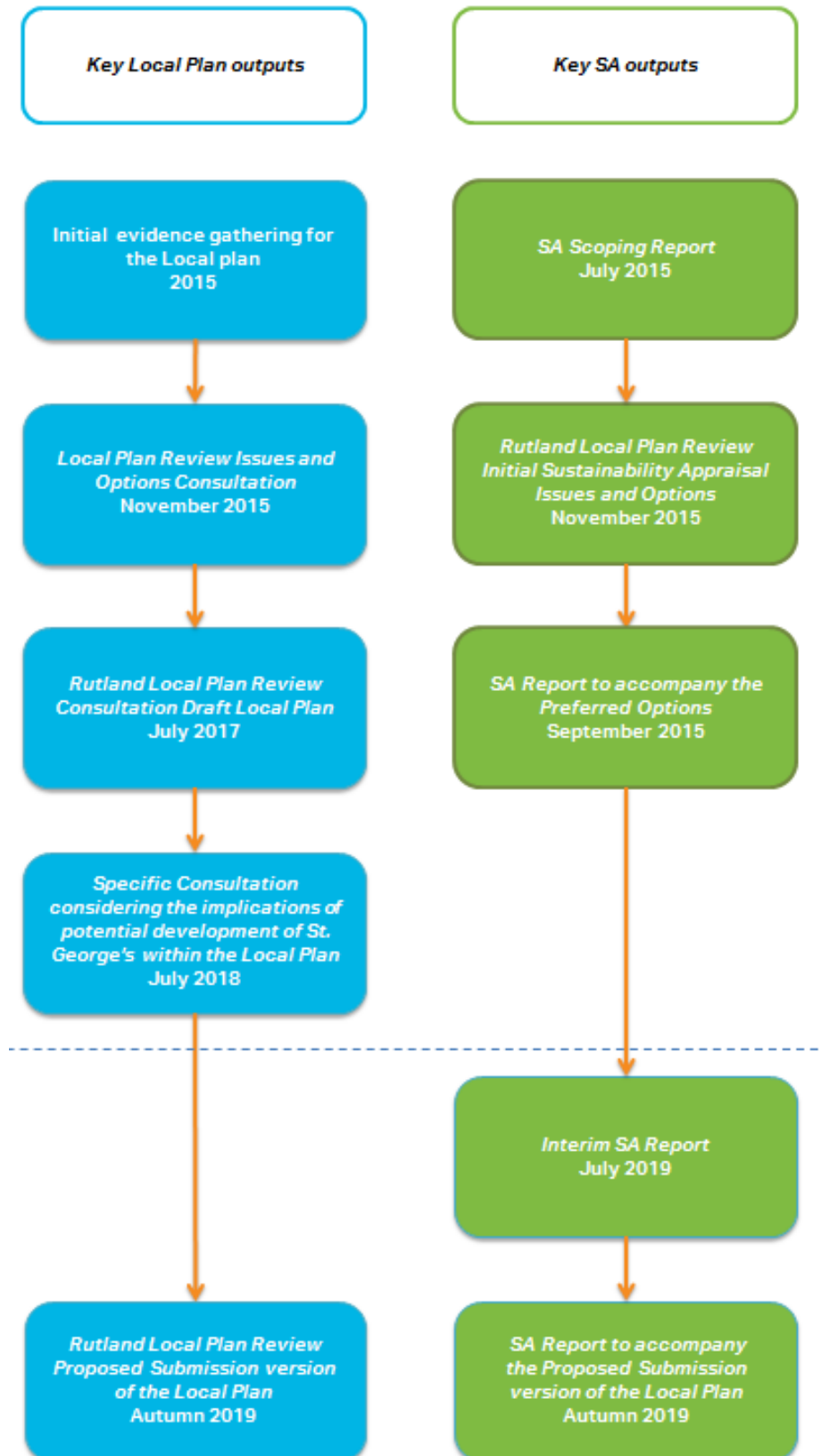


Figure 3.1: Key outputs of the Local Plan and accompanying SA process to date (above dotted line) and anticipated up to Regulation 19 consultation (below dotted line)

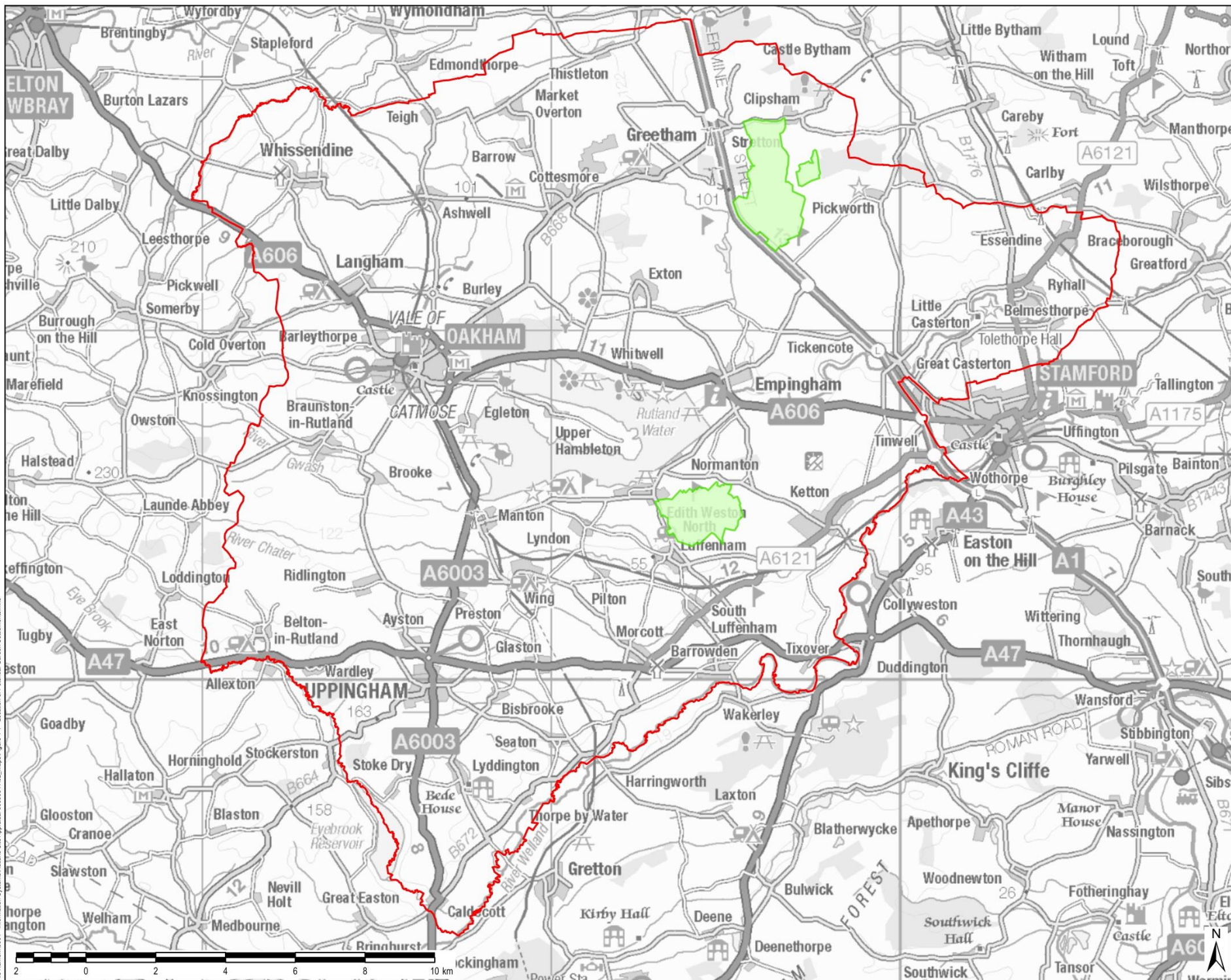
4. Introduction of further potential locations for strategic-scale development in Rutland

St. George's Barracks site

- 4.1 Since the production of the 2017 *Consultation Draft Local Plan*, the Ministry of Defence (MoD) and Rutland County Council have agreed to work together to explore possible options for the future use of the 300-hectare St. George's Barracks site near North Luffenham.
- 4.2 In November 2016 the MoD declared that the St George's Barrack site will be surplus to operational requirements by 2020/21 as part of its Defence Estate Optimisation Programme. Rutland County Council subsequently established in October 2017 an agreement with the MoD through a Memorandum of Understanding to examine the scope for the potential development of the St. George's Barracks site. This was with a view to working together to manage the delivery of potential development and ensure the best possible outcome for the site, taking account of its brownfield land status.
- 4.3 As part of this process, an initial masterplan was prepared for the site, which proposes the creation of a new sustainable settlement based on the concept of a Garden Village capable of accommodating between 1,500 and 3,000 new homes of mixed tenures, along with appropriate employment land, associated education, health and community facilities, and extensive areas of open space.

Woolfox site

- 4.4 In early 2019, the owners of the Woolfox Airfield site came forward with proposals for a new Garden Town at the disused airfield situated between the villages of Stretton and Clipsham close to the A1.
- 4.5 Incorporating two areas of land, including the disused Royal Air Force Woolfox Airbase, the site's proponents have prepared an initial masterplan which incorporates the delivery of 7,500+ homes, employment land, community infrastructure and green infrastructure provision.
- 4.6 A public consultation event on the proposals was undertaken in April 2019.
- 4.7 The location of the St. George's Barrack site and the Woolfox site within Rutland is presented in Figure 4.1 below.



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- Rutland Local Plan Area
- Potential Garden Settlement

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Purpose of Issue: FINAL

Client: RUTLAND COUNTY COUNCIL

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

Drawing Title: LOCATION OF THE POTENTIAL GARDEN SETTLEMENTS WITHIN RUTLAND

Drawn CN	Checked JW	Approved RP	Date 10/07/2019
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5. Appraisal of spatial strategy options

Influence of St. George's Barracks and Woolfox on the potential spatial strategy for the Local Plan

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

Spatial strategy options considered

- 5.3 The need to develop a broad growth strategy for the Local Plan was identified early on in the development of the Local Plan. As such, it was recognised that this issue should be addressed via the appraisal of reasonable alternatives through the SA process.

Key variables considered

Locations of growth

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

Table 5.1: Key variables considered through the spatial strategy options

Growth location	Rationale
Oakham	<p>Higher growth (532 homes): The Council's preferred sites for development, as identified through the Strategic Housing and Economic Land Availability Assessment (SHELAA) and informed by the SA site assessment (equating to 393 homes), plus reserve sites (equating to a further 139 potential new homes).</p> <p>Lower growth (393 homes): The Council's preferred sites for development only in Oakham.</p>
Uppingham	<p>Higher growth (312 homes): Based on remaining neighbourhood plan allocations without planning permission, and a further 137 potential new homes on reserve sites.</p> <p>Lower growth (200 homes): Based on remaining neighbourhood plan allocations without planning permission. This is the figure that the Council has requested the Neighbourhood Group delivers through the Neighbourhood Plan.</p>
Local Service Centres	<p>Higher growth (775 homes): The Council's preferred sites in the Local Service Centres (equating to 223 new homes in total) plus reserve sites (equating to a further 552 potential new homes).</p> <p>Intermediate growth (378 homes): A figure previously consulted on in July 2018, and considered achievable.</p> <p>Lower growth (223 homes): The Council's preferred sites for development only.</p>
St George's Barracks	<p>Higher growth (1,200 homes): This reflects the level of growth which will need to be delivered in the plan period at the site to ensure the delivery of community facilities which will benefit a Local Service Centre (as identified through the Settlement Hierarchy¹ work undertaken by the Council). The viability work undertaken with respect to St George's indicates that 2,215 new homes are needed to produce a 'viable' scheme in this respect; however, only 1,200 could be reasonably delivered during the plan period.</p> <p>Lower growth (350 homes): Development which reflects the development of a smaller Service Centre (as identified through the Settlement Hierarchy work undertaken by the Council). The viability work undertaken with respect to St George's indicates that 350 homes is the maximum number that could be accommodated given the existing infrastructure capacity.</p>
Woolfox	<p>1,750 homes: Whilst current proposals suggest the delivery of 7,500+ homes over the longer term, 1,750 homes is the maximum that could be delivered at Woolfox during the plan period.</p>

5.6 In terms of the settlements defined as 'Smaller Service Centres' and 'Small Villages' as defined by the Settlement Hierarchy² for Rutland, it is anticipated that development will come forward in the Local Plan period through windfall sites in these locations. Therefore potential growth in these settlements has not been considered as variables for the purposes of the SA process.

Housing numbers

5.7 In developing the spatial strategy options, a number of different housing numbers have also been explored. These relate to the outcomes of a number of housing needs assessments which have been recently undertaken for the county. In this context, housing numbers have been explored through the spatial strategy options covering three scenarios, as follows:

¹ Rutland County Council (October 2017) Background Paper: Sustainability of Settlements Assessment Update

² Rutland County Council (October 2017) Background Paper: Sustainability of Settlements Assessment Update

Table 5.2: Housing numbers considered through the spatial strategy options

Housing number	Rationale
130 dwellings per annum over the plan period	<p>The National Planning Policy Framework expects strategic policy-making authorities to follow the 'standard method' for assessing local housing need. The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply.</p> <p>The standard method identifies a minimum annual housing need figure for each Local Planning Authority, and does not produce a housing requirement figure. It is based on household projections in England for the year 2014.</p> <p>On this basis, 130 dwellings per annum were identified as the housing need for Rutland.</p>
160 dwellings per annum over the plan period	<p>In March 2017 an update to the Strategic Housing Market Assessment was undertaken for the Peterborough Housing Market Area and Boston.³ This highlighted a housing need of in the region of 159 homes per annum in Rutland.</p>
200 dwellings per annum over the plan period	<p>In September 2018, the Government's new 2016-based household projections were released. Based on the standard method, this increased the housing need in Rutland to 200 homes per annum.</p> <p>Whilst the Planning Practice Guidance highlights that the 2014-based household projections should continue to apply, this higher figure has been considered for the purposes of the assessment of reasonable alternatives through the SA.</p>

Spatial strategy options

- 5.8 An overview of the spatial strategy options considered through the SA process is presented in **A more** detailed breakdown of the spatial distribution of housing represented by each option, including in relation to key locations in Rutland, is presented in

³ JG Consulting (March 2017) Peterborough Housing Market Area and Boston Borough Council Strategic Housing Market Assessment Update Final Report <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-evidence-base/housing/>

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

5.12 **Table 5.4** and subsequently mapped in **Figures 5.1 to 5.5**.

Table 5.3: Spatial strategy options considered as reasonable alternatives

Spatial distribution option	Rationale
Option 1: Growth in Oakham and Uppingham including preferred sites, and reserve sites with lower growth in Local Service Centres	This option seeks to deliver in the region of 2,340 dwellings over the plan period. It is based on a distribution reflecting a higher level of growth in Oakham and Uppingham, with a lower level of growth in the Local Service Centres.
Option 2: Growth in Oakham and Uppingham including preferred and reserve sites, with intermediate growth in Local Service Centres	This option seeks to deliver in the region of 2,567 dwellings over the plan period. It is based on a distribution reflecting a higher level of growth in Oakham and Uppingham, with an intermediate level of growth in the Local Service Centres.
Option 3: Growth in Oakham and Uppingham only on preferred sites, with higher growth in Local Service Centres	This option seeks to deliver in the region of 2,713 dwellings over the plan period. It is based on a distribution reflecting a lower level of growth in Oakham and Uppingham, with a higher level of growth in the Local Service Centres.
Option 4: Growth in Oakham and Uppingham, including preferred and reserve sites, with higher growth in Local Service Centres	This option seeks to deliver in the region of 2,964 dwellings over the plan period. It is based on a distribution reflecting a higher level of growth in Oakham and Uppingham, with a higher level of growth in the Local Service Centres.
Option 5: Growth in Oakham and Uppingham only on preferred sites, low growth at Local Service Centres, and a small new settlement at St George's Barracks	This option seeks to deliver in the region of 2,511 dwellings over the plan period. It is based on a distribution reflecting a lower level of growth in Oakham and Uppingham, a lower level of growth in the Local Service Centres, and the development of a Smaller Service Centre at St George's Barracks.
Option 6: Growth in Oakham and Uppingham only on preferred sites, with intermediate growth in Local Service Centres and a small new settlement at St George's Barracks	This option seeks to deliver in the region of 2,666 dwellings over the plan period. It is based on a distribution reflecting a lower level of growth in Oakham and Uppingham, an intermediate level of growth in the Local Service Centres, and the development of a Smaller Service Centre at St George's Barracks.
Option 7: Growth in Oakham and Uppingham only on preferred sites, low growth at Local Service Centres, and a medium sized new settlement at St George's Barracks	This option seeks to deliver in the region of 3,361 dwellings over the plan period. It is based on a distribution reflecting a lower level of growth in Oakham and Uppingham, a lower level of growth in the Local Service Centres, and the development of a larger settlement at St George's Barracks.
Option 8: Growth in Oakham and Uppingham only on preferred sites, low growth at Local Service Centres, and a larger sized new settlement at Woolfox	This option seeks to deliver in the region of 3,911 dwellings over the plan period. It is based on a distribution reflecting a lower level of growth in Oakham and Uppingham, a lower level of growth in the Local Service Centres, and the development of a larger settlement at Woolfox.
Option 9: Growth in Oakham and Uppingham including preferred and reserve sites, with high growth in Local Service Centres and a medium new settlement at St George's Barracks	This option seeks to deliver in the region of 4,164 dwellings over the plan period. It is based on a distribution reflecting a higher level of growth in Oakham and Uppingham, a higher level of growth in the Local Service Centres, and the development of a larger settlement at St George's Barracks.
Option 10: Growth in Oakham and Uppingham including preferred and reserve sites, with high growth in Local Service Centres and a larger sized new settlement at Woolfox	This option seeks to deliver in the region of 4,714 dwellings over the plan period. It is based on a distribution reflecting a higher level of growth in Oakham and Uppingham, a higher level of growth in the Local Service Centres, and the development of a larger settlement at Woolfox.

Spatial distribution option

Rationale

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

This option seeks to deliver in the region of 3,095 dwellings over the plan period. It is based on a distribution which limits growth in Oakham, Uppingham and the Local Service Centres, and facilitates the development of a larger settlement at Woolfox.

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

This option seeks to deliver in the region of 3,095 dwellings over the plan period. It is based on a distribution which limits growth in Oakham, Uppingham and the Local Service Centres, and facilitates the development of a larger settlement at St George's.

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

	Option 1: Growth in Oakham and Uppingham including preferred sites, and reserve sites with lower growth in Local Service Centres	Option 2: Growth in Oakham and Uppingham including preferred and reserve sites, with intermediate growth in Local Service Centres	Option 3: Growth in Oakham and Uppingham only on preferred sites, with higher growth in Local Service Centres	Option 4: Growth in Oakham and Uppingham, including preferred and reserve sites, with higher growth in Local Service Centres	Option 5: Growth in Oakham and Uppingham only on preferred sites, low growth at Local Service Centres, and a small new settlement at St George's Barracks	Option 6: Growth in Oakham and Uppingham only on preferred sites, with intermediate growth in Local Service Centres and a small new settlement at St George's Barracks	Option 7: Growth in Oakham and Uppingham only on preferred sites, low growth at Local Service Centres, and a medium sized new settlement at St George's Barracks	Option 8: Growth in Oakham and Uppingham only on preferred sites, low growth at Local Service Centres, and a larger sized new settlement at Woolfox	Option 9: Growth in Oakham and Uppingham including preferred and reserve sites, with high growth in Local Service Centres and a medium new settlement at St George's Barracks	Option 10: Growth in Oakham and Uppingham including preferred and reserve sites, with high growth in Local Service Centres and a larger sized new settlement at Woolfox	Option 11a: Development focused on a single large new settlement at Woolfox with limited development in all other settlements	Option 11b: Development focused on a single large new settlement at St George's Barracks with limited development in all other settlements
Commitments, completions and windfall												
Commitments (April 19)	774	774	774	774	774	774	774	774	774	774	774	774
Completions 2018-2019	211	211	211	211	211	211	211	211	211	211	211	211
Windfall sites (PDL and GF, including in Smaller Service Centres)	360	360	360	360	360	360	360	360	360	360	360	360
Choices												
Oakham												
Oakham higher (preferred sites + reserve sites)	532	532		532					532	532		
Oakham lower (preferred sites)			393		393	393	393	393				
Uppingham												
Uppingham higher (preferred sites + reserve sites)	312	312		312					312	312		
Uppingham lower (number to be delivered through NP plus buffer)			200		200	200	200	200				
Local Service Centres												
Local Service Centres higher			775	775					775	775		
Local Service Centres medium		378				378						
Local Service Centres lower	223				223		223	223				
Garden village												
St George's Barracks (Tier 2 settlement higher number: 1200)							1,200		1,200			1,200
St George's Barracks (Smaller Service Centre lower number: 350)					350	350						
Garden town												
Woolfox								1,750		1,750	1,750	
Total	2,412	2,567	2,713	2,964	2,511	2,666	3,361	3,911	4,164	4,714	3,095	2,545
MHCLG 2014 projections (=130pa x18)	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340
Percent of need met through option (MHCLG 2014)	103.08%	109.70%	115.94%	126.67%	107.31%	113.93%	143.63%	167.14%	177.95%	201.45%	132.26%	108.76%
SHMA 2017 (=160pa x18)	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880
Percent of need met through option (SHMA)	83.75%	89.13%	94.20%	102.92%	87.19%	92.57%	116.70%	135.80%	144.58%	163.68%	107.47%	88.37%
MHCLG 2016 projections (=200pa x18)	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600
Percent of need met through option (MHCLG 2016)	67.00%	71.31%	75.36%	82.33%	69.75%	74.06%	93.36%	108.64%	115.67%	130.94%	85.97%	70.69%

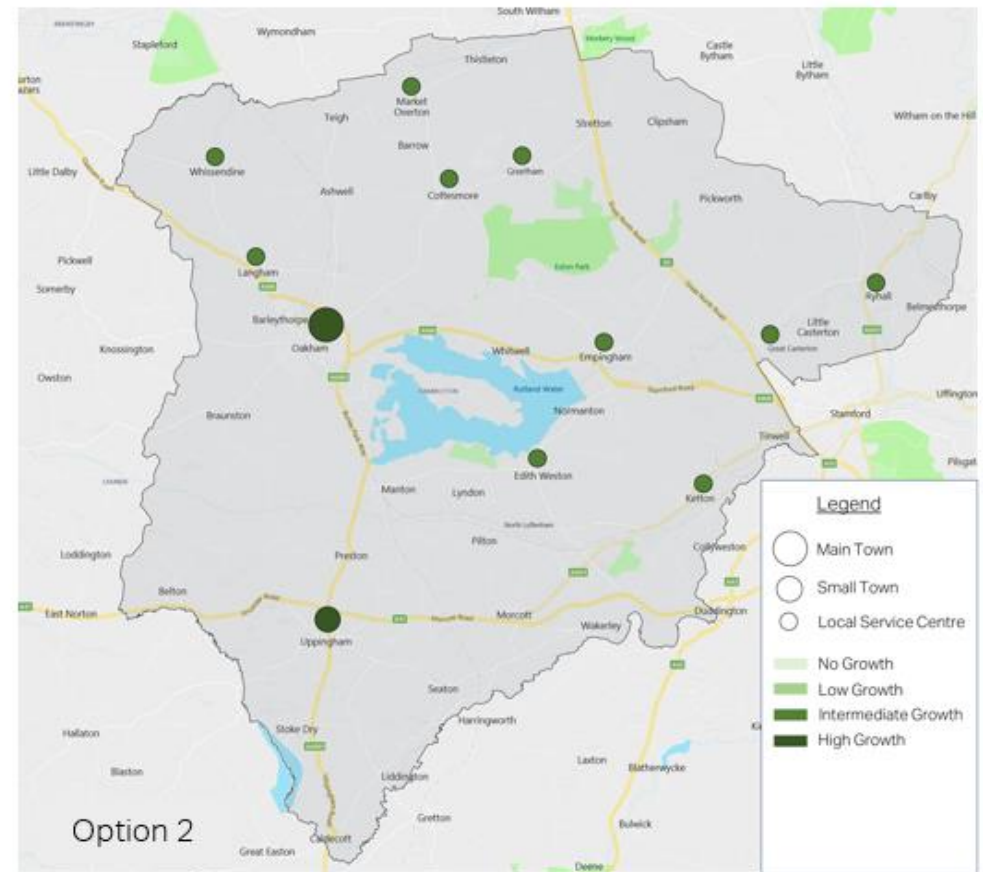
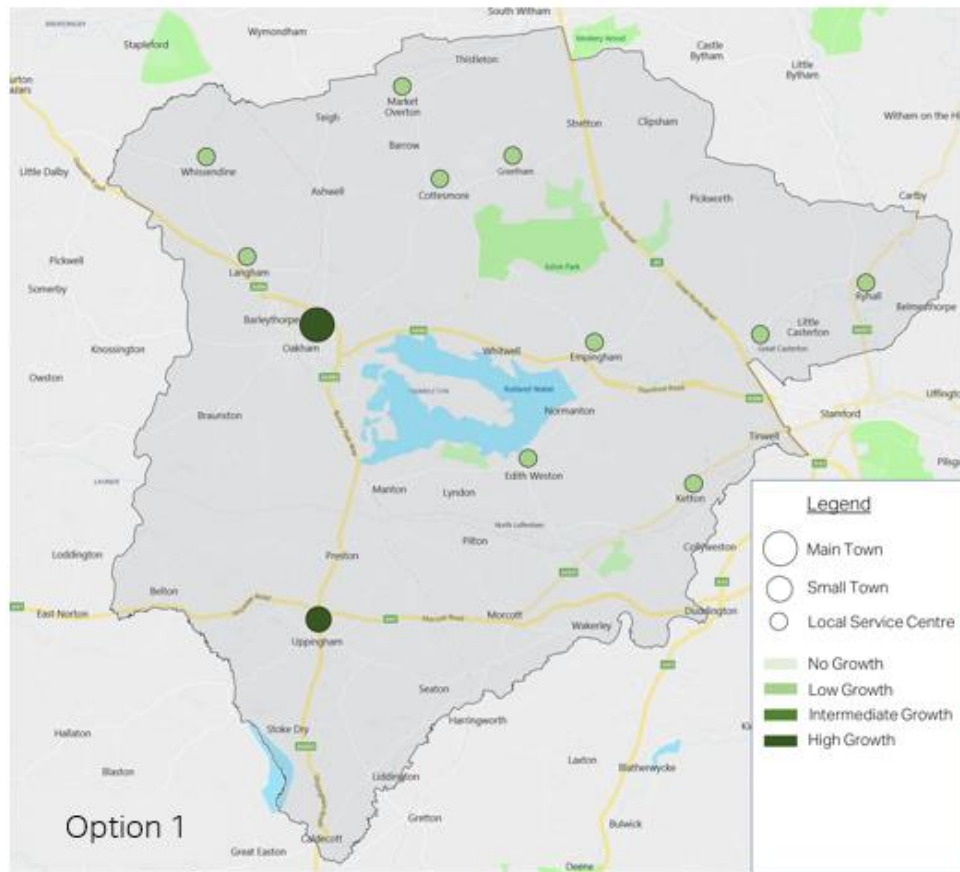


Figure 5.1: Spatial Strategy Options 1 and 2

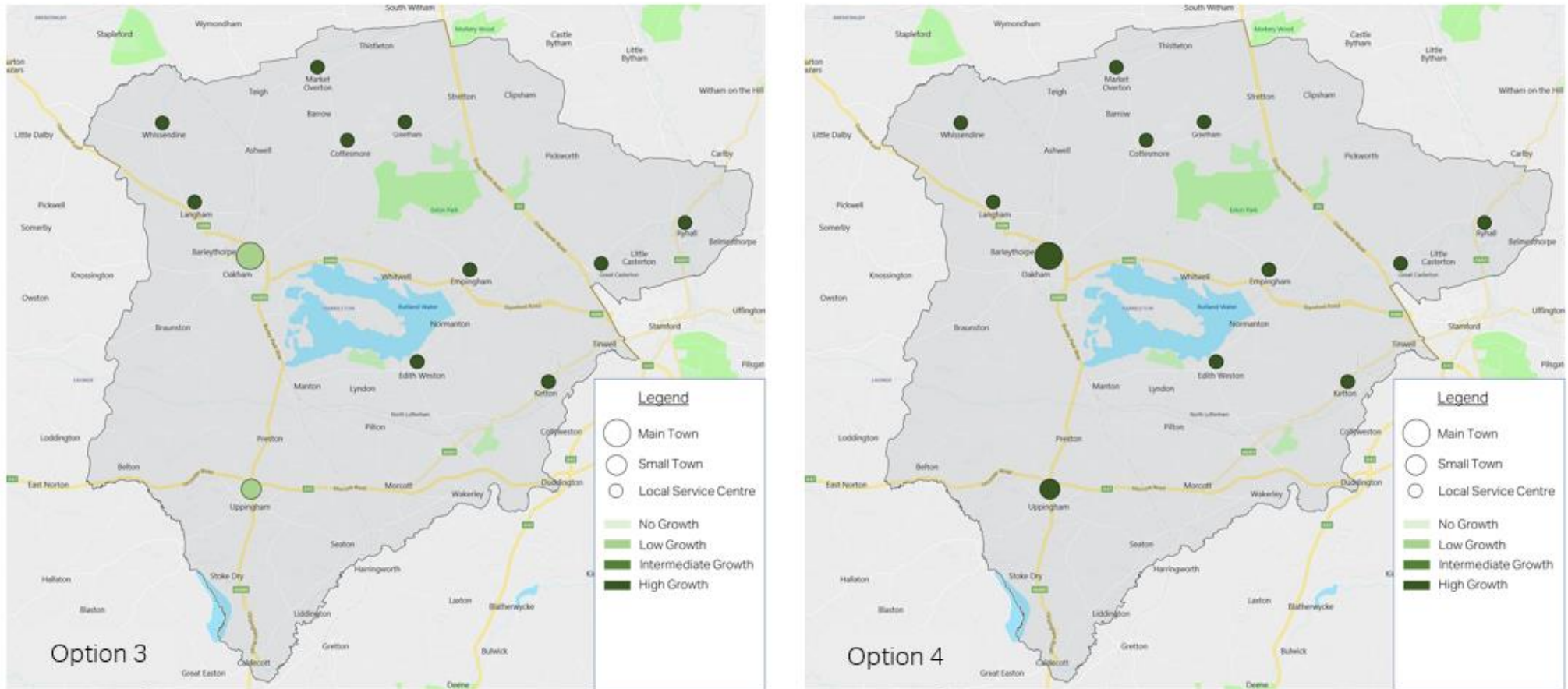


Figure 5.2: Spatial Strategy Options 3 and 4

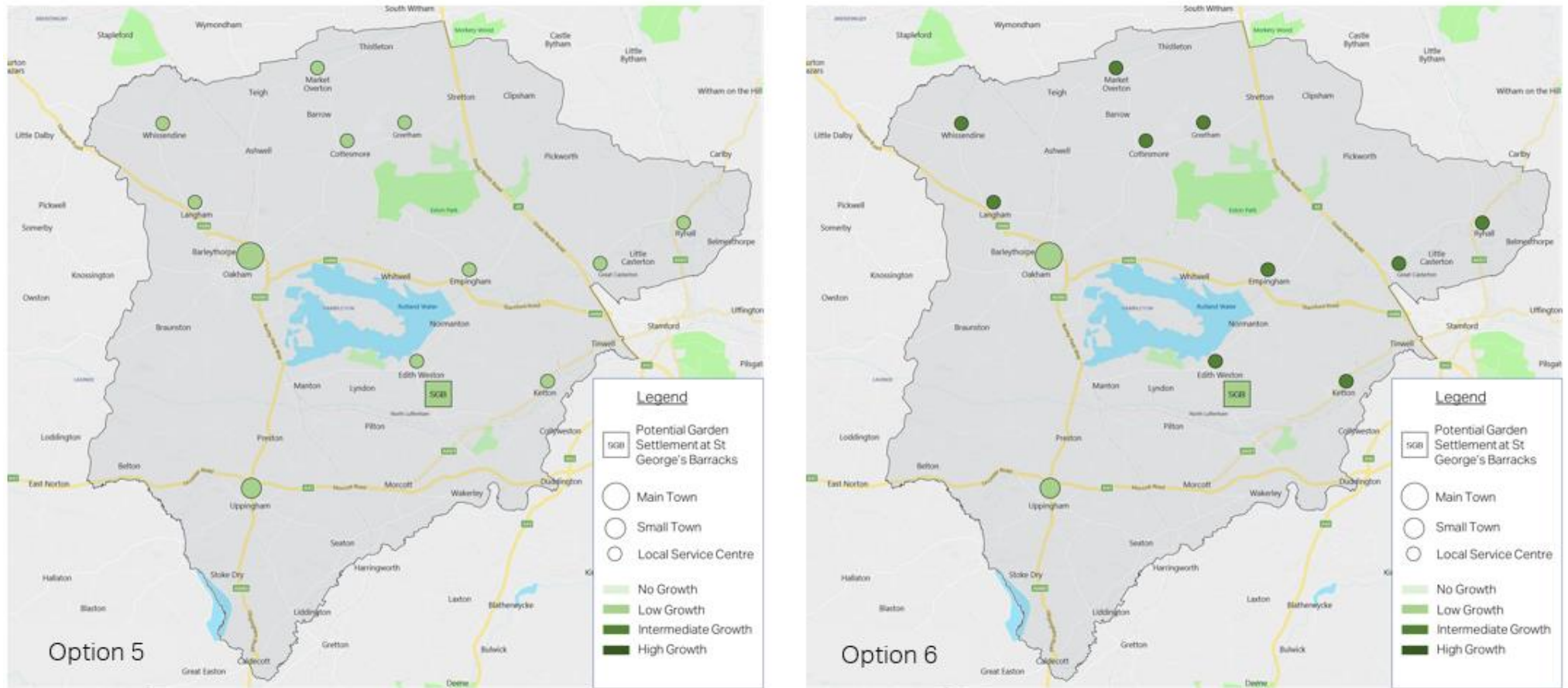


Figure 5.3: Spatial Strategy Options 5 and 6

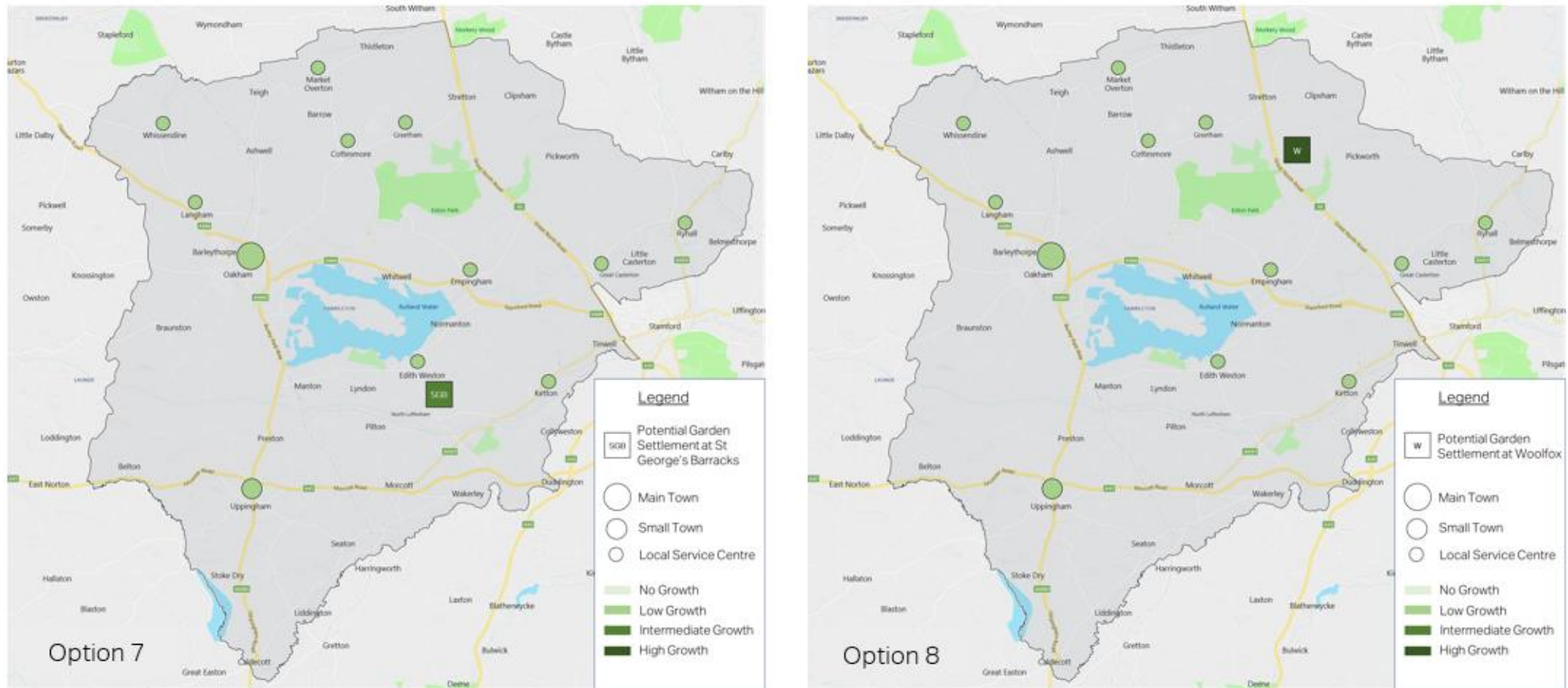


Figure 5.4: Spatial Strategy Options 7 and 8

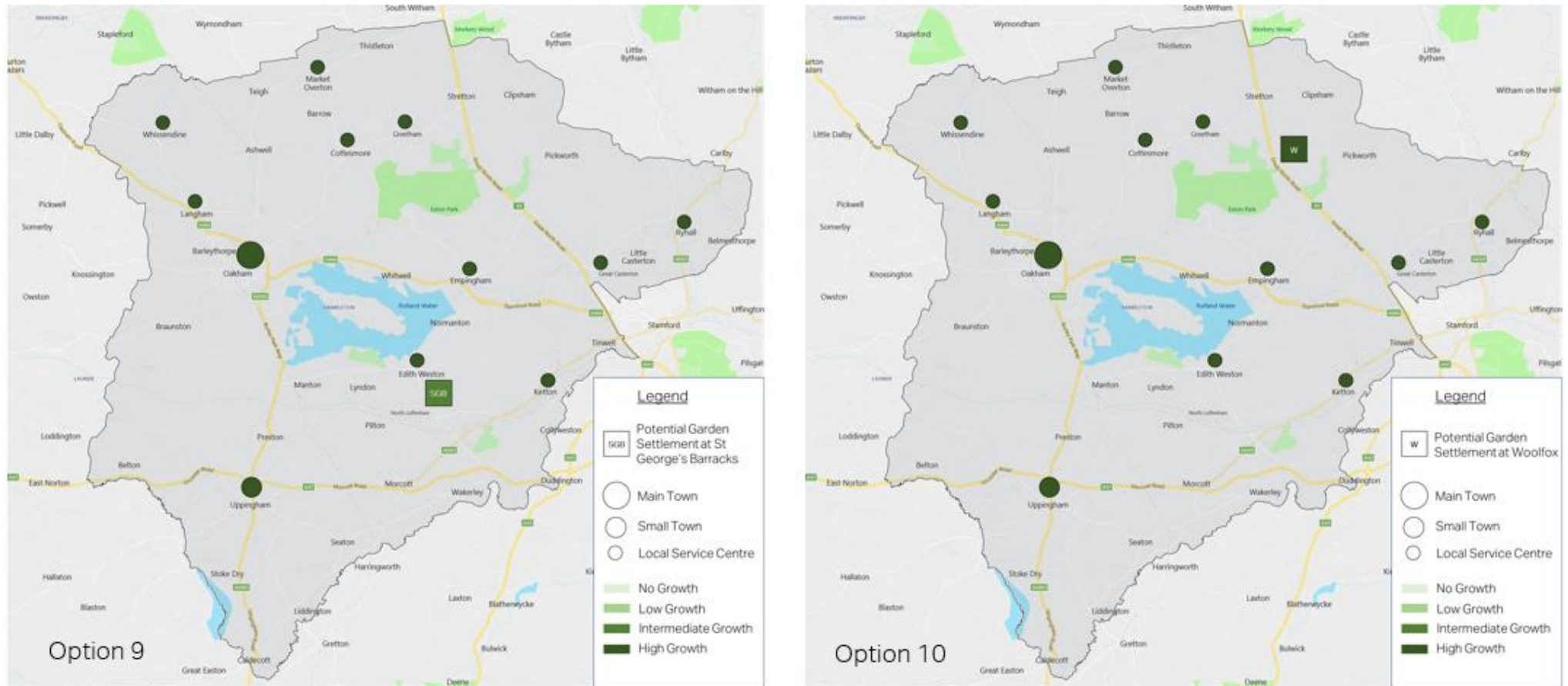


Figure 5.5: Spatial Strategy Options 9 and 10

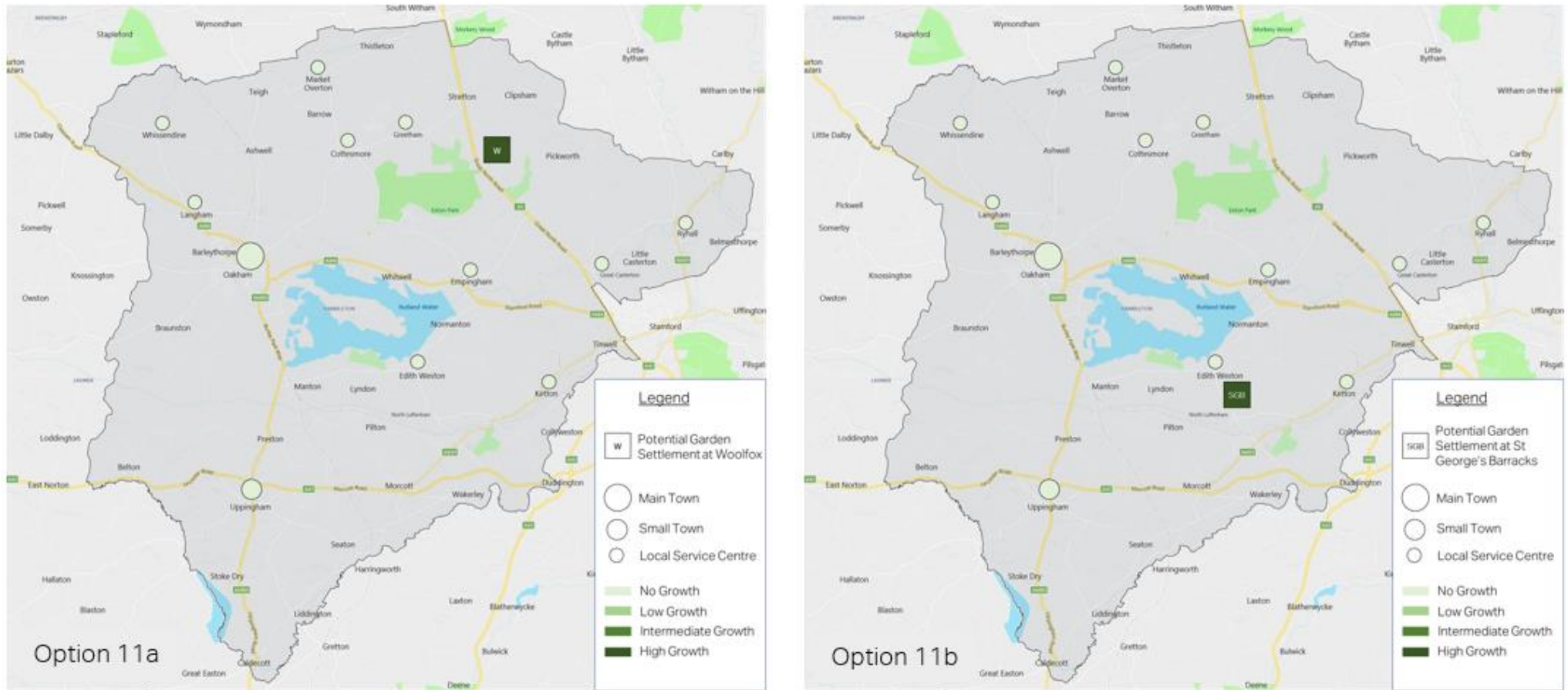


Figure 5.5: Spatial Strategy Options 11a and 11b

Appraisal methodology

- 5.13 The spatial strategy options presented in Table 5.3 and Table 5.4 and Figures 5.1 to 5.5 above have been appraised. For each of the options, the assessment identifies / evaluates 'likely significant effects' on the baseline, drawing on the SA themes/objectives identified through scoping as a methodological framework (see Appendix A).
- 5.14 Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the policy approaches under consideration. The ability to predict effects accurately is also limited by understanding of the baseline (now and in the future under a 'no plan' scenario). In light of this, there is a need to make considerable assumptions regarding how scenarios will be implemented 'on the ground' and what the effect on particular receptors will be.⁴ Where there is a need to rely on assumptions in order to reach a conclusion on a likely effect, this is made explicit in the appraisal text.
- 5.15 Where it is not possible to predict likely significant effects on the basis of reasonable assumptions, efforts are made to comment on the relative merits of the alternatives in more general terms and to indicate a rank of preference. This is helpful, as it enables a distinction to be made between the alternatives even where it is not possible to distinguish between them in terms of 'significant effects'.
- 5.16 Finally, it is important to note that effects are predicted taking into account the criteria presented within Regulations (Schedules 1 and 2). For example, account is taken of the duration, frequency and reversibility of effects. Cumulative effects are also considered (i.e. the effects of the plan in combination with other planned or on-going activity).

Appraisal findings

- 5.17 Appraisal findings are presented below within seven separate tables (each table dealing with a specific SA theme). Within each table the performance of alternatives is categorised in terms of 'significant effects' and also ranked in order of preference from 1 to 12.

⁴ Considerable assumptions are made regarding infrastructure delivery, i.e. assumptions are made regarding the infrastructure (of all types) that will come forward in the future alongside (and to some extent funded through) development.

Table 5.5: Appraisal findings, SA theme: Biodiversity and Geodiversity

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

Discussion

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

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

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

At the national level, SSSI Impact Risk Zones (IRZs) are a GIS tool/dataset which maps zones around each SSSI according to the sensitivities of the features for which it is notified. They specify the types of development that have the potential to have adverse impacts at a given location. Natural England is a statutory consultee on development proposals that might impact on SSSIs. In this regard, Uppingham, along with eight of the ten local service centres within Rutland, does not overlap with SSSI IRZs for the types of development likely to be taken forward through the Local Plan (i.e. residential, rural residential and rural non-residential). However, the eastern half of Oakham and the whole of Edith Weston and Empingham do overlap with SSSI IRZs for one or more of these development types. In this context, options which seek to deliver higher levels growth in these three settlements (i.e. Options 1, 2, 4, 9 and 10 for Oakham and Options 3, 4, 9 and 10 for Edith Weston and Empingham) could potentially impact upon the integrity of these nationally designated sites for biodiversity. Comparatively, options which seek to deliver lower levels of growth in these settlements are less likely to meet or exceed the SSSI IRZ development thresholds, including Option 5, 7 and 8. It is important to note that areas within the boundaries of St George’s Barracks and Woolfox also overlap with SSSI IRZs for one or more of the development types likely to be taken forward at these locations. In this respect, Options 7, 8, 9, 10, 11a and 11b have the potential to lead to the most significant impacts to nationally SSSIs with respect to the potential delivery of larger-sized garden settlements.

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

Table 5.6: Appraisal findings, SA theme: Historic Environment

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

Discussion

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

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

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

The Local Service Centres also have a rich historic environment resource and a distinctive historic character. In this context Options 1, 2, 5, 6, 7 and 8, through delivering low or intermediate growth in these settlements have the potential to limit potential impacts on the the fabric and setting of the villages’ historic environment. A lower level of growth taken forward by these options also increase opportunities for new development to positively contribute to the fabric and setting of heritage assets through incorporating high-quality design which reflects the historic character, setting and special qualities of the settlements.

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

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

Table 5.7: Appraisal findings, SA theme: Landscape

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

Discussion

The county is not within or within the setting of a National Park or Area of Outstanding Natural Beauty and does not contain Green Belt land. However, there are contrasts across the county, with distinct characteristics, sensitivities and features (including important viewpoints) across the various potential locations for growth which positively contribute to their special quality and sense of place.

Completed in 2010, the Landscape Sensitivity and Capacity Study for the towns of Oakham and Uppingham considered the potential capacity for growth around these settlements, assessing a suite of land parcels surrounding the existing boundaries of the towns. An additional Sensitivity and Capacity Study of Land North & West of Uppingham was completed in 2017 with the same purpose. Based on the results of these assessments⁵:

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

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

- Langham – 85.7% of land surrounding local service centre (6/7 zones);
- Greetham – 71.4% of land surrounding local service centre (5/7 zones);
- Cottesmore – 62.5% of land surrounding local service centre (5/8 zones);
- Ketton – 55.5% of land surrounding local service centre (5/9 zones);
- Empingham – 50% of land surrounding local service centre (4/8 zones);
- Ryhall – 40% of land surrounding local service centre (4/10 zones);
- Whissendine – 30% of land surrounding local service centre (3/10 zones);
- Great Casterton – 25% of land surrounding local service centre (2/8 zones);
- Edith Weston – 22.2% of land surrounding local service centre (2/9 zones); and
- Market Overton – 20% of land surrounding local service centre (1/5 zones).

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

⁵ Rutland County Council (2010 & 2017): ‘Landscape Sensitivity and Capacity Studies – Towns’, [online] available to download via: <<https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-evidence-base/landscape/>> last accessed [09/07/19]

Although the areas proposed for the potential garden settlements of St George's Barracks and Woolfox were not considered within the landscape sensitivity and capacity studies, it is possible to consider potential landscape impacts associated with these options in relation to the county-wide Landscape Character Assessment⁶ which was completed in 2003.

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

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

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

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

⁶ Rutland County Council (2003): 'Rutland Landscape Character Assessment', [online] available to download via: <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-evidence-base/landscape/> last accessed [09/07/19]

Table 5.8: Appraisal findings, SA theme: Land, Soil and Water resources and Environmental Quality

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

Discussion**Previously developed land**

Both the St George's and Woolfox sites are major brownfield sites. In this context Options 8, 10 and 11a will respectively deliver in the region of 44%, 37% and 56% of total development over the plan period on brownfield land at Woolfox. Options 7, 9 and 11b will respectively deliver approximately 35%, 28% and 48% of development on previously developed at St George's Barracks through a larger scale development at this location. Options 5 and 6, through delivering 350 homes at St George's, will deliver a significantly lower proportion of development on previously developed land.

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

Mineral resources

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

A site investigation undertaken for St George's Barracks in early 2018⁷ established that the Lincolnshire Limestone (both Upper and Lower) was potentially suitable for economic mineral extraction, though its potential use as a cement raw feed would need to be determined by further chemical analysis. The lower (and thicker) parts of the sequence of limestone could also be suitable for aggregate use. A potential future limestone resource could be in the order of 20 million tonnes.

This is reflected by the St George's Barracks site being within a Minerals Safeguarding Area for Limestone and Clay, and the eastern edge of the site being within a Consented Extraction Area for Ketton Quarry. Part of the site is also within part of the Area of Search for Ketton Quarry identified by the Council (within which it is considered that there would be sufficient reserves to secure at least 15 years additional working). In this context Options 7, 9 and 11b, and to a lesser extent, Option 5 and 6 have the most potential to lead to the loss of minerals resources at this location.

The Woolfox site is underlain by Lincolnshire Limestone across the majority of the site. As highlighted by a recent geological study on the site⁸, the primary reserve of importance regards the presence of Clipsham Stone, a nationally important resource for building stone. Reserves of high quality Clipsham Limestone are likely though to be confined to the area around Clipsham Quarry. The presence of these reserves is reflected by the coverage of the area being considered under Policy MCS 5 (Extensions to Aggregate Sites) of the Minerals Core Strategy and the presence of the site within a Minerals Safeguarding Area for Limestone and Clay. As such development taken forward through Options 8, 10 and 11a may lead to some sterilisation of minerals resources at this location.

Agricultural land

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

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

⁷ Evolution Geology (January 2018) Site Investigation Report St George's Barrack's Rutland, UK

⁸ Pegasus Group (October 2018) Minerals Position Statement Woolfox Garden Village

3a land present).

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

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

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

Waste

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

Water resources

Rutland is within the supply area of Anglian Water and is located in an area of high water stress. It will be important to consider the effects on water provision from the Local Plan. In this respect it is considered that higher growth options will place a greater demand upon the already stressed supply, whilst lower growth options will represent less of an additional burden. However it is anticipated that the Water Resources Management Plans prepared by water supply companies will address long-term water supply issues associated with growth.

Table 5.9: Appraisal findings, SA theme: Climate change

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

Discussion

Climate change mitigation

Road transport is a significant contributor to greenhouse gas emissions in Rutland. High car dependency and the rural nature of the much of the county, as well as issues relating to public transport provision, means that car ownership within Rutland is higher than the regional average. In this context, only 12.4% of Rutland households do not have access to a car or van, compared to 22.1% of households in the East Midlands.⁹ It is therefore considered that all of the options have the potential to lead to increases in greenhouse gas emissions from transport given they all propose development.

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

The delivery of larger-scale development at St George’s Barracks or the Woolfox Site through Options 7-11b would be of critical mass to deliver significant new infrastructure to reduce the need to travel; with the potential for minor long term positive effects. To this effect, it is noted that large scale development proposals will be required to produce a highway and transport assessment to detail how existing infrastructure and services can cater for the proposed development, or where they don’t, will be required to request mitigation measures.¹⁰ It noted that given the proposals for the Woolfox Site will deliver an additional 550 homes to that of St Georges Barracks during the plan period, the transport/highways infrastructure provision secured alongside development may be more comprehensive, and therefore Options 8, 10 and 11a are best performing in this respect.

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

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

⁹ Office for National Statistics (2012)

¹⁰ Rutland County Council (2018) Rutland’s Fouth Local Transport Plan <https://www.rutland.gov.uk/EasySiteWeb/GatewayLink.aspx?allid=72384>

Climate change adaptation

The Rutland Strategic Flood Risk Assessment (SFRA) (2011) highlights that fluvial flood risk is of limited spatial extent within the county and that the majority of the higher risk flood zones (2 and 3) are located in rural areas away from the built environment.¹¹

There are a number of areas where the flood map shows properties at risk and these include parts of Oakham, and a number of Local Service Centres (Langham, Whissendine, Cottesmore, Ryhall, and Ketton).¹² A number of small watercourses flow through Oakham and close to the town; however, high flood risk areas are relatively limited, located in a small area to the east of the main settlement. It is therefore predicted that directing growth to Oakham and Uppingham under Options 1, 2 and 4 would result in a residual neutral effect, as in accordance with the provisions of the NPPF (2019) and national policy, new development would seek to avoid the highest flood risk areas and implement suitable mitigation where necessary. A number of the Local Service Centres are identified as having areas at high risk of fluvial flooding; therefore, options which deliver high growth (Options 3, 4, 9 and 10) and to a lesser extent moderate growth (Options 2 and 6) at these locations have the potential to lead to long term negative effects. It is noted that Langham is particularly constrained within the village centre and along the east and west of the settlement. As such, delivering moderate and higher levels of growth at the Local Service Centres may reduce opportunities to avoid the highest flood risk areas and have the potential to lead to increased pressures on the floodplain. However, as discussed above, it is considered that appropriate mitigation measures will be implemented in accordance with national planning policy and the SFRA (2011).

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

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

All options present an opportunity to support adaptation to the potential effects of climate change through providing improvements to green infrastructure networks. It is considered that the delivery of large-scale development at St George's Barracks or the Woolfox Site through Options 7-11b will deliver positive effects of greater significance through providing a higher level of green infrastructure provision. This is likely to include diverse patterns of formal and informal green spaces, waterbodies and other public spaces. It is noted that given proposals for the Woolfox Site it will deliver an additional 550 homes over the plan period compared to St George's Barracks; therefore, the green infrastructure provision secured alongside development may be greater. As a result options 8, 10 and 11a are likely to best perform better in this respect.

Overall, due to the contribution of new development proposed through the options in the context of wider regional, national and global impacts on climate change, no significant effects are anticipated. Options have been ranked in terms of their quantum of growth, with the higher population increase predicted to lead to increased adverse effects.¹³

¹¹ Entec UK Limited (2009) Rutland Strategic Flood Risk Assessment
<file:///C:/Users/Rosie.Cox/Documents/Rutland/Strategic%20Flood%20Risk%20Assessment.pdf>

¹² Ibid.

¹³ Committee on Climate Change (2017) UK Climate Change Risk Assessment 2017 <https://www.theccc.org.uk/wp-content/uploads/2016/07/UK-CCRA-2017-Synthesis-Report-Committee-on-Climate-Change.pdf>

Table 5.10: Appraisal findings, SA theme: Population and communities

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

Discussion

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

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

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

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

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

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

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

Table 5.11: Appraisal findings, SA theme: Economy and employment

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

Discussion

There are high levels of car dependency throughout Rutland, and it is recognised that 60% of residents commute to work outside of the county. There is therefore a need for additional employment land to be delivered within the county, as established through the Employment Land Assessment (ELA) Update (2016).¹⁴ The delivery of a new settlement at St George's Barracks and the Woolfox Site through Options 7-11b would lead to positive effects in this respect, delivering new employment opportunities as part of mixed-use development, attracting new businesses to create new jobs and secure inward investment. This will support self-containment (to a certain degree) and reduce the need to travel; with the potential for minor long term positive effects. The larger the scale of development, the greater the employment opportunity provisions are likely to be, and as such, the higher growth options at the Woolfox Site (8, 10 and 11a) are considered likely to deliver positive effects of greater significance. Conversely, Options 5 and 6, which will deliver a lower tier settlement at St George's Barracks, are unlikely to support employment opportunities, with residents likely to be reliant on the car for out-commuting.

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

Employment levels in Rutland are high, with a lower rate of unemployment than seen in the East Midlands as a whole, and also than the nearest neighbouring counties.¹⁵ It is recognised that the service sector provides the most jobs in Rutland (approximately 60%), with 16% in retail. Therefore, increased growth throughout the settlement hierarchy should support the economic vitality of settlements; ensuring residents have suitable access to local employment, services and facilities, and that the service offer expands positively. Notably, Oakham, the larger of the two towns, is the main service centre for Rutland and offers diverse retail and shopping opportunities. Options 1, 2, 4, 9 and 10 will therefore perform positively in terms of promoting the sustainable growth of this main centre, and maintaining low unemployment levels.

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

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

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

¹⁴ BE Group (2016) Rutland County Council Employment Land Assessment Update
<https://www.rutland.gov.uk/resources/assets/attachment/full/0/27298.pdf>

¹⁵ Office for National Statistics via NOMIS (2017), Qualifications (Apr 2017 – Mar 2018) and earnings by place of residence (2018), employment <https://www.nomisweb.co.uk/reports/lmp/la/1946157132/report.aspx#tabquals>

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

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

Support for the vitality in the two market towns and villages through increased growth have the potential to support the vitality of local centres and retailing. This has the potential to support the visitor economy through protecting and enhancing key selling points in the county such as independent shops and restaurants.¹⁶ In this context the delivery of Options 11a and 11b which direct growth only to new settlements would likely lead to a lack of investment in these locations, resulting in a limitation of the offer of these settlements, and impacting negatively on the local economy.

However the visitor economy is closely defined by the distinctiveness of the county's settlement and countryside, and higher growth in the towns and Local Service Centres delivered through Options 4, 9 and 10 may impact on the setting and local distinctiveness of the settlements. It is also recognised that Rutland Water is also an important tourist destination for the county. Therefore the delivery of a larger new settlement at St George's Barracks through Options 7, 9 and 11b therefore has the potential to adversely affect the setting and special qualities of the reservoir. Options 1 – 3 therefore perform most positively in terms of preventing negative impacts on the wider environment and heritage of Rutland, whilst supporting the sustainable growth of the existing tourism sector in the main settlements.

Overall, through delivering a larger number of dwellings in the county, Option 10 followed by Option 9 perform more positively compared to other options given the potential to deliver increased levels of housing and employment provision, directed growth to both the existing main economic centres of Oakham and Uppingham, and through the delivery of new settlement. This has the greatest potential for supporting Rutland's economic vitality.

¹⁶ Ibid.

6. Further SA site appraisal work for the Local Plan

- 6.1 Since July 2017, additional SA site appraisal work has been undertaken through the SA process.
- 6.2 To underpin the assessment of alternative development strategies, the SA process has undertaken an appraisal of the sites available in Rutland for development. In this context the 194 sites which have been considered for the Local Plan through the Strategic Housing and Employment Land Availability Assessment (SHELAA) process were assessed to support the choice of housing and employment allocations taken forward through the Local Plan.
- 6.3 The site appraisal, including methodology, criteria used and, has been presented in the **Interim SA Report Technical Annex** which accompanies this report.

7. Next steps

- 7.1 The Proposed Submission version of the Local Plan is currently being prepared for Regulation 19 consultation, which is anticipated to take place in the latter part of 2019. The Local Plan will be accompanied by a full SA Report, which will present an appraisal of the Regulation 19 version of the plan and reasonable alternatives, and will include the information required by the SEA Regulations.
- 7.2 Once the period for representations on the Regulation 19 version of the Local Plan document / SA Report concludes, the main issues raised will be identified and summarised by the Council, who will then consider whether, in light of representations received, the plan can still be deemed 'sound'. If this is the case, the Local Plan will be submitted for Examination, alongside a statement setting out the main issues raised during the consultation. The Council will also submit the SA Report with the Local Plan.

Appendix A SA Framework

Table A.1: Rutland Local Plan SA Framework

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

SA Theme	SA Objectives	Appraisal questions: Will the option/proposal help to...
	Facilitate the delivery of a steady and adequate supply of minerals to support sustainable growth and safeguard mineral resources and related development from sterilisation and incompatible forms of development.	Enable sustainable development and management of existing and new mineral developments?
	Progressively restore mineral development land, seeking to maximise beneficial opportunities.	Enable the restoration of former mineral development land, maximising beneficial opportunities?
Climate change	Reduce emissions of greenhouse gases that cause climate change and adapt to its effects.	Reduce or minimise greenhouse gas emissions?
	Minimise energy usage and promote the use of renewable energy sources.	Will it improve energy efficiency of dwellings/other uses?
	Reduce the risk and impact of flooding	Avoid development in areas of flood risk?
		Reduce flood risk or ensure that development does not increase flood risk elsewhere?
Population and communities	Help achieve a housing stock that meets the needs of Rutland.	Provide housing affordable to all sections of the community?
		Provide for those in housing need/vulnerable groups?
		Contribute to energy efficient homes?
	Improve access to health and social care provision and maintain good health standards.	Improve access to health or social care facilities?
		Promote healthy lifestyles?
	Provide opportunities for people to value and enjoy Rutland's heritage and participate in cultural and recreational activities, whilst preserving and enhancing the environment.	Increase participation in recreation/cultural activities?
		Protect and enhance Green Infrastructure?

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

