



# SITE ALLOCATIONS & POLICIES

## DEVELOPMENT PLAN DOCUMENT

ADOPTED OCTOBER 2014



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Rutland  
County Council

**Title**

Rutland Site Allocations and Policies Development Plan Document.

**Subject matter**

Allocates sites for development and sets out policies for determining planning applications.

**Adoption Date**

Adopted on 13 October 2014 by resolution of Rutland County Council.

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# Site Allocations and Policies Development Plan Document

Adopted October 2014

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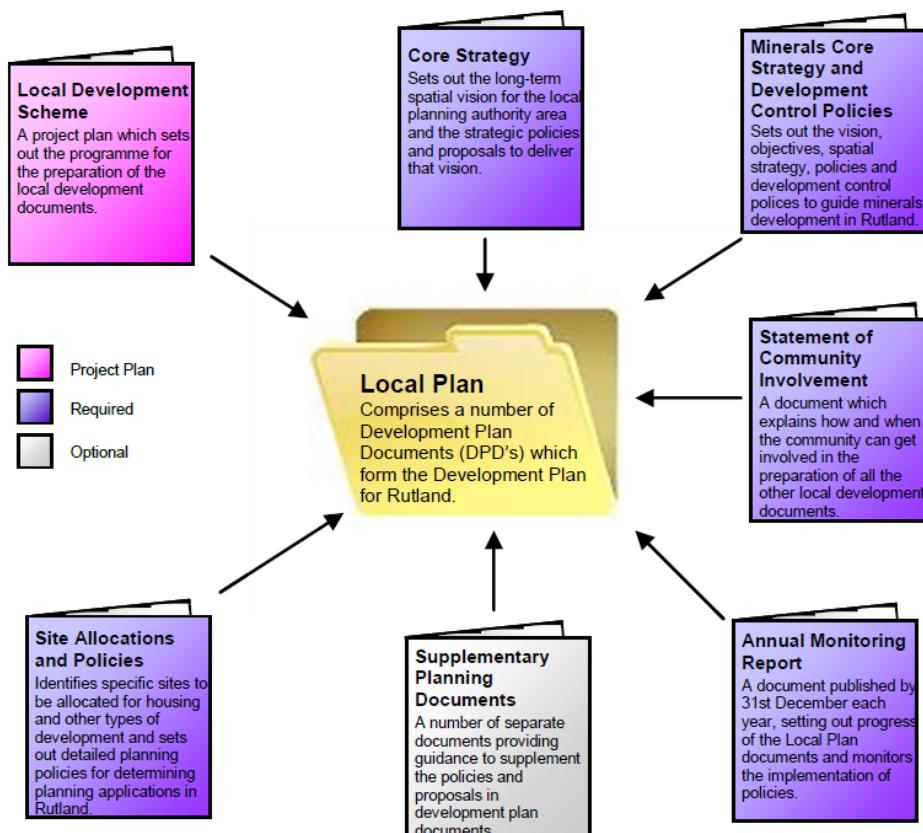
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## 1. Introduction

- 1.1 The Site Allocations and Policies Development Plan Document (DPD) is one of a series of documents that are being prepared as part of Rutland's Local Plan.
- 1.2 The Local Plan comprises a folder of documents (see diagram below) that replaces existing policies in the Rutland Local Plan (2001) and the Leicestershire, Leicester and Rutland Waste Local Plan (2002) and provides planning policies for Rutland for the period to 2026 and beyond.
- 1.3 The Core Strategy DPD was found to be sound following public examination in March 2011 and was adopted by the Council on 11 July 2011. The Minerals Core Strategy and Development Control Policies DPD was adopted by the Council in October 2010.
- 1.4 The purpose of the Site Allocations and Policies DPD is to allocate specific sites for development and to set out more detailed policies for determining planning applications within the overall strategy provided by the Core Strategy.
- 1.5 A list of the existing Local Plan policies that are being replaced by the Site Allocations and Policies DPD is included in Appendix 7.

**Diagram: The Local Plan**



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- 1.6 The DPD has been subject to a Sustainability Appraisal and Habitats Regulations Assessment which considered the anticipated effects of the proposals on the area's environmental, economic and social conditions and changes were made to the document as a result.
  - 1.7 Preparation of this document has involved an extensive process of consultation that commenced with a "Call for Sites" in August 2010. Consultation on "Issues and Options" and "Preferred Options" took place in September 2011 and October 2012 respectively. The "Proposed Submission" document was published for consultation in April 2013 and submitted to the Secretary of State in July 2013.
  - 1.8 The Council has considered the issues raised in consultation at each stage and taken into account the findings of the local plan evidence base, the Sustainability Appraisal, the Habitats Regulation Assessment and the overall strategy provided by the Core Strategy DPD.
  - 1.9 A public examination was held in November 2013 and the inspector's report was received by the Council in August 2014. The inspector concluded that the document provides an appropriate basis for the planning of the Council's area subject to a number of modifications being made. These modifications have been incorporated into this document.
  - 1.10 The Site Allocations and Policies Development Plan Document was adopted by Rutland County Council on 13 October 2014 and now forms part of the statutory development plan, which provides the framework for the Council's decisions on future development proposals in Rutland.
  - 1.11 **When using the plan it must be read as a whole as a number of different policies may apply to a particular site or issue. The policies of the plan should not be read in isolation from each other.**

## Review of the Local Plan

- 1.12 The plan will be reviewed in accordance with the Council's Local Development Scheme in order to ensure that the policies of the plan and its provision for new housing and other development remain up to date. It is intended that the review will be completed within the next 2-3 years and that the SAP DPD will be replaced by 31 December 2017.

## Neighbourhood Plans

- 1.13 A separate Neighbourhood Plan for Uppingham is being prepared by Uppingham Town Council. This will cover Uppingham town and parts of Ayston Parish and has been subject to separate consultation, examination and referendum under the Neighbourhood Planning process.
- 1.14 The Uppingham Neighbourhood Plan (UNP) considers proposals for residential, employment and other land use allocations in its area and allocates sites where appropriate. Consequently no sites are allocated for development in Uppingham in this DPD although all other policies of the DPD will apply in this area.

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- 1.15 Sites for residential and employment development in Uppingham that were previously identified in the Preferred Options version of this DPD are not carried forward in this plan but were considered by Uppingham Town Council in drawing up, and consulting on the UNP.
- 1.16 The UNP differs from the proposals set out in this DPD as follows:
- the UNP identifies extended lengths of Primary Shopping Frontage and a reduced length of Secondary Shopping Frontage which are subject to Policy SP12 of this DPD;
  - the UNP Map confirms the designations of Important Open Spaces as set out in this DPD with an additional area of land south of Leicester Road adjacent to a proposed housing allocation. The UNP does not however show Important Frontages. Both of these designations are subject to Policy SP21 of this DPD and identified on the Policies Map.
- 1.17 If the UNP is “made” as proposed, these differences with the DPD will take precedence in accordance with the statutory planning status accorded to the UNP.
- 1.18 The UNP proposes extensions to the Planned Limits of Development (PLD) to allow for allocations of land for housing to deliver 170 new dwellings. The UNP makes it clear that this is in addition to existing commitments and allowances for future rates of housing development. The PLD is also extended to include a 3 hectare site for employment on land east of Uppingham Gate.
- 1.19 A Judicial Review of the UNP was due to be heard in November 2014. If the UNP does not proceed as a result of the Judicial Review, the Council will, through a DPD, allocate alternative deliverable site(s) in general accordance with the distribution strategy of this plan or as part of the review of the Rutland Local Plan commencing in 2015. Alternatively, this might be addressed by Uppingham Town Council through a revised UNP.
- 1.20 In addition to Uppingham, a neighbourhood plan for Edith Weston was made in June 2014 and neighbourhood plans are progressing at Cottesmore, Greetham and Langham.

## **2. The objectives of the plan**

- 2.1 The objectives have been adapted from the strategic objectives in the Core Strategy DPD. These set out what the plan is intended to achieve and provide the basis for the more detailed proposals and policies that follow. A number of changes have been made in response to comments received through the consultation process.
- 2.2 Whilst the strategic objectives below are not in any priority order, it is intended that they should be read in conjunction with priorities listed in the Council’s corporate aims and objectives which are reviewed regularly and the Sustainable Communities Strategy.

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## **Spatial strategy**

### **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.

### **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**

### **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.

### **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, green space and cultural activities in order to address the needs of all groups in Rutland, including disadvantaged and vulnerable groups.

### **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**

### **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.

### **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 service centres and villages.

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## **Objective 9: Sustainable transport**

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

## **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**

### **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.

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

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

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

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

### **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.

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## **3. Presumption in Favour of Sustainable development**

- 3.1 The National Planning Policy Framework (NPPF) advises that policies in local plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay.
- 3.2 The policies and proposals in this plan and the Council's Core Strategy DPD follow this principle by identifying suitable sites for development and by setting out the criteria that will apply to development proposals in order to ensure that they meet the requirements for sustainable development, as set out in the policies of the plan.

### **Policy SP1 - Presumption in favour of sustainable development**

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- specific policies in that Framework indicate that development should be restricted.

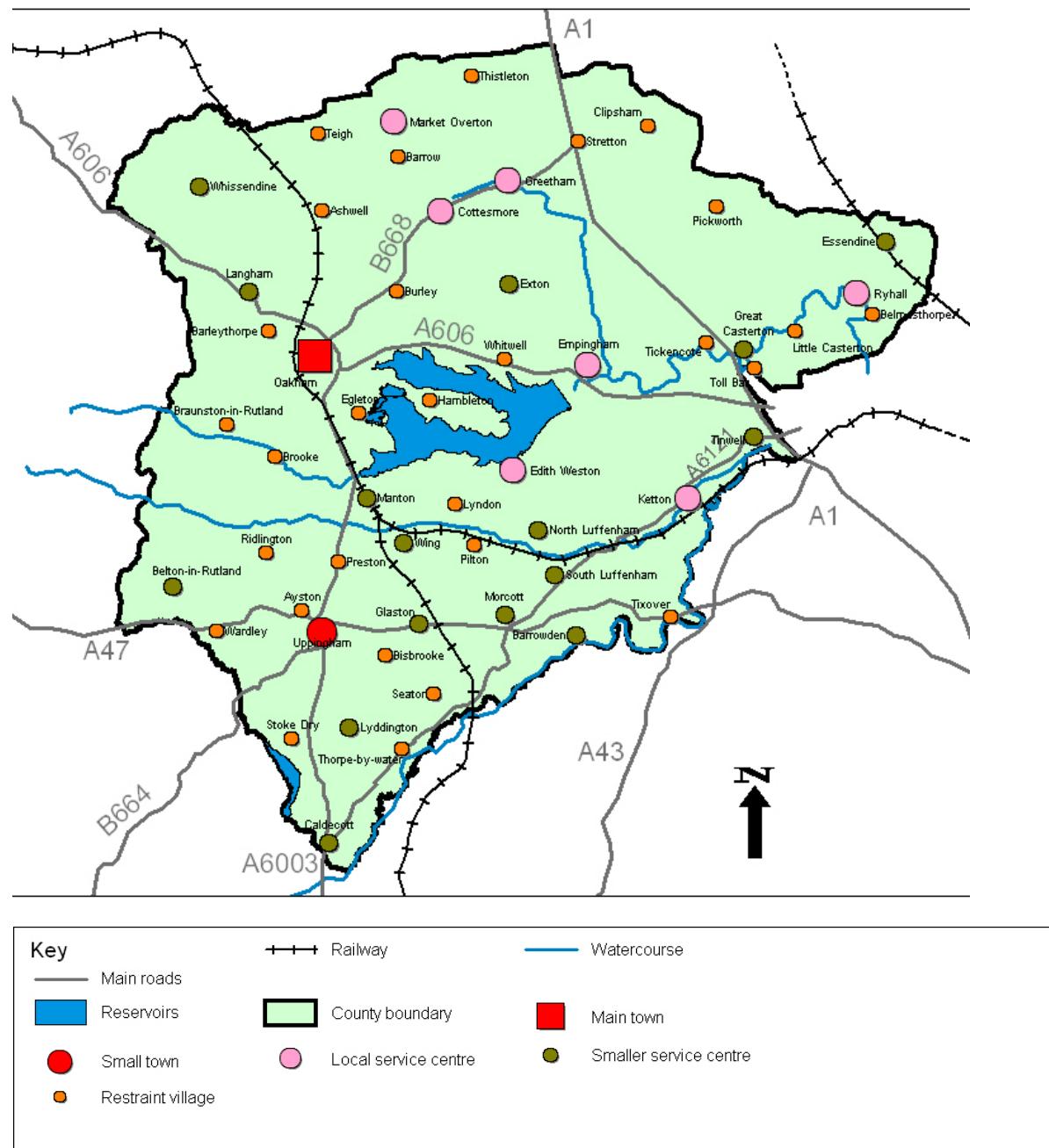
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## **4. Site allocations**

- 4.1 The Core Strategy has established the settlement hierarchy (see Figure 1 below) and overarching policies to guide the scale and location of new development in Rutland in the period up 2026.

## **Figure 1 – The Settlement Hierarchy**



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- 4.2 A number of sites for new housing, retailing and waste management development are allocated below in accordance with the overall requirements for the amount and distribution of development set out in the Core Strategy. Sites for development in Uppingham are considered through the Uppingham Neighbourhood Plan.
  - 4.3 The sites that are allocated below have been identified as a result of extensive consultation and a site appraisals process. This process examined and compared all the sites put forward to the Council through the various consultation stages of the plan in terms of range of social, economic and environmental factors.
  - 4.4 Further details of the site appraisals process are given in the Site Appraisals document which can be viewed on the Council's website.
  - 4.5 No sites are allocated for development in the Smaller Service Centres or Restraint Villages in accordance with the Core Strategy Policies CS4 (The location of development), CS9 (Provision and distribution of new housing) and CS14 (New provision for industrial and office development and related uses).

## Sites for residential development and phasing

- 4.6 The Core Strategy provides for a total of 3,000 new homes to be provided in the plan period 2006-2026. A summary of the housing requirement in Rutland is set out Table 1 below. The remaining requirement at 1<sup>st</sup> April 2012 is for a total of 741 new homes to be provided in the period to 2026.

**Table 1: Housing Requirement in Rutland**

<b>Requirement</b>	
Core Strategy Housing requirement 2006-2026 (20 years @ 150 dwellings per annum)	3,000
Net completions 2006-2012	745
Existing commitments at 1 <sup>st</sup> April 2012*	1,514
<b>Remaining requirement 2012-2026</b>	<b>741</b>

Notes:

\*Existing commitments including outstanding permissions and sites under construction as 1<sup>st</sup> April 2012 from Rutland County Council monitoring.

- 4.7 The NPPF allows Local Planning Authorities to make an allowance for windfall sites in the five year supply if there is compelling evidence that sites have consistently become available in the local area and will continue to provide a reliable source of housing supply. Windfall sites are sites not specifically identified as being available for residential development but expected to come forward on suitable sites. There is a strong track record in Rutland of windfall sites coming available and a windfall housing supply assessment outlines how this aspect of future housing delivery is being taken into account in the Site Allocations and Policies DPD.

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- 4.8 In Oakham, an assessment of the potential additional contribution to housing delivery from windfall sites has been made after taking account of housing commitments as at 1<sup>st</sup> April 2012. A one hectare housing site allocation to the north of the former Parks Nursery School, which was previously allocated in the 2001 Rutland Local Plan, is also taken forward. No further residential development is allocated in the town as planning permission has already been granted to deliver 1,096 new dwellings on a sustainable urban extension to the north west of the town and a large site has been granted planning permission off Uppingham Road, to the south of the town for a further 102 new dwellings. These sites will more than meet the Core Strategy requirement for 1,100 dwellings at Oakham, providing some flexibility in terms of rate of delivery.
  - 4.9 In Uppingham, an assessment of the potential contribution to housing delivery from windfall sites has been made, again after taking account of housing commitments as at 1<sup>st</sup> April 2012. Based on this assessment, a minimum of 160 additional new dwellings will be required at approximately 11 dwellings per annum.
  - 4.10 No new housing sites are allocated in Uppingham. It is intended that any new sites for housing development in Uppingham will be allocated in the Uppingham Neighbourhood Plan. This has been subject to separate local consultation, examination and referendum through the neighbourhood planning process.
  - 4.11 The Preferred Options version of the Site Allocations and Policies DPD identified three potential housing allocations in Uppingham totalling about 160 new dwellings to meet the strategic requirement. These sites were put forward to Uppingham Town Council for consideration through the Uppingham Neighbourhood Plan. The Uppingham Neighbourhood Plan proposes extensions to the Planned Limits of Development to allow for allocations of land for housing to deliver 170 new dwellings.
  - 4.12 In the seven Local Service Centres sites, an assessment of the potential contribution to housing delivery from windfall sites has also been made after taking account of housing commitments as at 1<sup>st</sup> April 2012. Sites are allocated to support the delivery of a minimum of 144 new dwellings at approximately 10 dwellings per annum.
  - 4.13 The majority of the remaining Core Strategy housing requirement of 190 new dwellings or approximately 12 dwellings per annum will be met on unidentified sites in the Smaller Service Centres although some additional housing may be expected within the Restraint Villages. No sites have been allocated in the plan to meet this requirement. Monitoring of housing supply indicates that this target will be met from a combination of existing commitments and 'windfall' developments. Further development may take place on exception sites for affordable housing outside the Planned Limits of Development in accordance with Core Strategy Policy CS11 (Affordable housing), Policy SP9 (Affordable housing) and Policy SP10 (Market housing within rural exception sites).
  - 4.14 Annual monitoring of housing supply will be used to help monitor the rate of housing delivery on the allocated and windfall sites during the plan period in accordance with the housing trajectory set out in the Council's Annual Monitoring Report.

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## **Policy SP2 - Sites for residential development**

The following sites are allocated for residential development over the plan period as shown on the policies map subject to the developments:

- a) comprising development in Use Class C3 only, and;
- b) being suitable in terms of Policy SP5 (Built development in the towns and villages) and Policy SP15 (Design and amenity).

### **Oakham**

H1 - Land north of Former Parks Nursery School, between Barleythorpe Road and Park Lane (1.0ha providing 40 dwellings)

### **Empingham**

H2 - Farm at 16 Main Street (0.28ha providing 5 dwellings)

H3 - Land at Southview Farm, Main Street (0.26ha providing 5 dwellings)

### **Greetham**

H4 - Rear of Northbrook Close, Oakham Road (0.62ha providing 19 dwellings)

### **Ketton**

H5 - Land adjacent to Chater House, High Street (1.22ha providing 34 dwellings)

H6 - Home Farm, High Street (1.2ha providing 19 dwellings)

H7 - Land at the Crescent, Stamford Road (0.75ha providing 20 dwellings)

H8 - Land adjacent to Empingham Road (1.1ha providing 33 dwellings)

Site H8 should be designed and laid out to take into account the adjoining affordable housing site.

### **Ryhall**

H9 - Adjacent River Gwash Trout Farm, Belmesthorpe Lane (0.29ha providing 9 dwellings)

#### *Plan objectives met:*

1. *Site Specific Locations for Development*
3. *Diverse and Thriving Villages*
4. *Housing for everyone's needs*

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## Employment development

- 4.15 Core Strategy Policy CS13 (Employment and economic development) sets out the approach to local employment uses. This will be to safeguard local employment uses outside the employment areas where they are important to sustaining the role of the settlements and the local economy. Local employment sites in the towns/villages and rural areas include small business/industrial areas, individual buildings, garage premises and converted buildings on existing farmsteads in the open countryside. A number of these small employment sites have been lost in recent years through redevelopment for housing.
- 4.16 The Core Strategy indicates that there is a presumption in favour of retaining local employment sites, otherwise, some settlements could be considered no longer sustainable if all employment sites are redeveloped for housing.
- 4.17 Core Strategy Policy CS14 (New provision for industrial and office development and related uses) sets out the strategy to provide 5 hectares of new employment land in or adjoining the market towns and local service centres in line with the locational strategy in Policy CS4 (The location of development). An Employment Land Assessment update published in September 2011 supported the provision further employment land in line with Policy CS14.
- 4.18 The remaining new employment requirement at 1<sup>st</sup> April 2012 is a total of 2.24 hectares to be provided in the period to 2026 (see Table 2 below).

**Table 2: Employment requirement in Rutland**

<b>Requirement (hectares)</b>	
Core Strategy New Employment land requirement 2010-2026	5.0
Net completions 2010-2012	0.9
Existing commitments at 1 <sup>st</sup> April 2012 (*)	1.86
<b>Remaining requirement 2012-2026</b>	<b>2.24</b>

*\*Existing commitments including outstanding permissions and sites under construction as 1<sup>st</sup> April 2012 from Rutland County Council monitoring.*

- 4.19 The prevailing circumstances locally, however, relating to the supply of employment land has recently changed with the Council's decision to acquire the former HMP Ashwell and create a business park on the site in 2012/13. A supplementary planning document covering this site was adopted by the Council in January 2013. The situation may change further if any MOD land and/or buildings become surplus to requirements as part of the current strategic government review including the army bases at Cottesmore and North Luffenham.
- 4.20 One potential employment allocation was identified in the Preferred Options version of the Site Allocations and Policies DPD to meet this requirement to the north of Uppingham, adjacent to the existing Uppingham Gate employment area. This site has been put forward to Uppingham Town Council for consideration through the Uppingham Neighbourhood Plan (UNP). The UNP also proposes a further 3ha of employment land adjacent to this site. Consequently no new employment allocations are included in this DPD.

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- 4.21 In order to allow the Council to assess the implications of any changes, the Council will continue to monitor the implementation of the current portfolio of sites and any new sites that may be allocated through the neighbourhood planning process.
  - 4.22 The new sites proposed in the Uppingham Neighbourhood Plan along with the undeveloped employment land allocations and existing land and premises in the industrial estates safeguarded in the Core Strategy should enable the County to maintain and attract inward investment from businesses within the area and provide a balanced portfolio of sites in the future. The future management of these new employment allocations and existing employment areas will be delivered through the employment and economic development strategy set out in Core Strategy Policies CS13 (Employment and economic development) and CS14 (New provision for industrial and office development and related uses).

## **Sites for retail development**

- 4.23 Core Strategy Policy CS17 (Town centres and retailing) sets out the approach to retail development. The Core Strategy sets out the retail hierarchy in line with the NPPF and the strategic objectives in order to develop vibrant and prosperous market towns and villages and support sustainable communities with locally accessible services.
- 4.24 The town centre strategy for Rutland, based on the Council's Retail Capacity Study (2010), is to focus the majority of new retail floorspace on Oakham town centre, allowing it to develop and strengthen its role as the principal shopping destination in the county.
- 4.25 This strategy allows for the retail needs to be met on sites in or close to the edge of Oakham town centre, through the identification of sites on the edge of the town centre to accommodate additional convenience or comparison goods development of an appropriate scale.
- 4.26 The Retail Capacity Assessment (March 2013) updated the retail capacity figures for Rutland. Oakham as the main town will need to accommodate further retail development including a modest net level of additional convenience retailing floorspace of 600m<sup>2</sup> by 2016, rising up to between 900m<sup>2</sup> and 1,300m<sup>2</sup> to satisfy the quantitative requirement to 2026 and address the qualitative need to provide food store competition in Oakham town centre. The majority of this additional requirement is taken up by committed retail development.
- 4.27 An additional net 600m<sup>2</sup> comparison floorspace is required by 2016, rising up to between 2,300m<sup>2</sup> and 3,500m<sup>2</sup> comparison goods by 2026. This would allow potential for Oakham to improve its retention in various sectors, particularly clothing and footwear as well as specialist comparison goods shopping and reflects the qualitative requirement for larger, modern units in order to improve 'bulky goods' format retail provision which is lacking in the county at present.
- 4.28 The preferred approach, taking into account the retail commitments, retail capacity studies, consultation and site appraisals is to identify two sites for comparison goods retail development in Oakham and to ensure further retail development must address the criteria in Core Strategy Policy CS17 (Town centres and retailing).

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- 4.29 These new sites within or on the edge of the town centre have been identified as being potentially suitable for retail development or redevelopment, which would accommodate further modest levels of comparison floorspace provision to contribute towards the additional retail requirements. The preferred approach would support the regeneration of the west end of Oakham town centre in accordance with the spatial strategy for Oakham in Core Strategy Policy CS5 (Spatial strategy for Oakham).
- 4.30 The sites identified are currently in use and provide an important local facility e.g. car parking. The suitability of these areas for redevelopment may, therefore, depend upon the provision of a replacement facility either through better use of the site or by relocating or changing the nature of the existing use on the site. Some flexibility in the scale and format of these developments may be required, through more innovative site layouts, such as multi-storey, incorporating public car parking.
- 4.31 Proposals for retail development on unallocated sites must address the criteria set out in Core Strategy Policy CS17 and the NPPF. Where town centre uses cannot be identified within the defined town centre, a sequential approach will give preference first to sites on the edge of the defined town centre prior to considering out of centre sites. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre.
- 4.32 The long term floorspace projections from the Retail Capacity Study beyond 2016 should be treated with caution and will need to be regularly reviewed during the plan period to take into account changes in forecast expenditure growth, economic conditions, trends in retailing and retail provision in the area.

## Policy SP3 - Sites for retail development

The following sites are allocated for retail development in Oakham over the plan period as shown on the policies map subject to the developments:

- comprising retail development for comparison goods in Use Classes A1 at ground floor level with other appropriate town centre or residential uses at upper floors, and;
- being suitable in terms of Policy SP5 (Built development in the towns and villages) and Policy SP15 (Design and amenity).

### Oakham

R1 - Tim Norton, Long Row (0.69ha)

R2 - Land to rear of the White Lion, Melton Road (0.29ha)

Where a site incorporates existing public services or facilities, the proposal will be expected to include appropriate arrangements for the replacement or reconfiguration of that facility as part of the scheme.

Proposals for retail development on unallocated sites must address the criteria set out in Policy CS17 (Town centres and retailing) and be suitable in terms of Policy SP5 (Built development in the town and villages) and Policy SP15 (Design and amenity). Where the Council is considering edge of centre and out of centre proposals, preference will be given to accessible sites that are well connected to the town centre in accordance with the sequential test set out in Policy CS17.

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*Plan objectives met:*

1. Site Specific Locations for Development
2. Vibrant and Prosperous markets towns

## Sites for waste management

- 4.33 The type and number of waste management facilities required to meet Rutland's needs up to 2026 are outlined in Core Strategy Policy CS25 (Waste management and disposal). This identified opportunities in Rutland for increasing recycling and biological processing capacity. It is estimated that a total of four to six small scale facilities will be required to deliver the additional capacity requirements identified through the Core Strategy.
- 4.34 Such capacity could be met through (where appropriate) development of new sites, extensions to existing sites, or multiple (complementary) facilities located on one site. Identifying all of the sites required throughout the plan period may be seen as too rigid as this may not reflect advancements in waste management technologies and changes in industry interest, and may result in viable unallocated sites being rejected (which may in fact be more suitable to accommodate such a use). As such it is necessary to allocate sites for the development of these facilities, but there must also be some flexibility throughout the plan period.
- 4.35 The plan allocates three sites for waste management at Cottesmore, Greetham and Ketton. The allocations have been identified based on the form of the proposed development, an assessment of environmental, social and economic constraints, planning policy considerations and consultation responses, in accordance with the site appraisal process. This approach has the advantage of providing a degree of certainty to the waste industry and public.
- 4.36 Although the broad role of sites allocated for waste-related development has been identified the allocations have been kept technology neutral. Again, this is because we need to maintain flexibility throughout the plan period.
- 4.37 The allocation of the site W3 is for the disposal of inert waste to infill voids resulting from extraction. This supports the long-term restoration outcomes of the site. Disposal of inert waste should be of a scale that is in accordance with the estimated inert disposal capacity requirement set out through Core Strategy Policy CS25 (Waste management and disposal) which is 13,000 to 36,000 tonnes per annum, but will, in any event, depend upon a more detailed assessment of its impacts, when a planning application is made. The south-western section of the site is within the Ketton Quarries SSSI. A geology trail is associated with the SSSI and shows some of the exposures in parts of the old quarry workings. In line with maximising beneficial outcomes, development of the site should protect the interests for which the SSSI was designated, preserve the geology trail and seek to enhance these where possible through the restoration objectives and outcomes.

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- 4.38 Both the Cottesmore (W1) and Greetham (W2) sites have been identified as being appropriate to accommodate a small scale preliminary treatment facility, for example in-vessel/open windrow composting, Materials Recovery / Recycling Facility (MRF), inert processing, waste transfer station, or (for W1 only) Anaerobic Digestion (AD). Site W1 (Cottesmore) received planning permission for a waste transfer and bulking facility in November 2012.

## Policy SP4 - Sites for waste management and disposal

The following sites in Rutland are allocated for waste management and disposal as shown on the policies map:

### Small scale preliminary treatment facilities

W1 - Cottesmore, Burley Road  
W2 - Greetham, Wood Lane

### Inert disposal

W3 - Ketton, Ketco Avenue

Preference will be given to proposals for waste management and disposal in accordance with the locations set out above. Proposals for non-waste development:

- a) within an allocated site must demonstrate that the site is no longer required to support the delivery of the indicative capacity requirements; or
- b) adjacent to an allocated site must demonstrate that the proposed development would not prevent or unreasonably restrict the use of that site for waste management / disposal purposes.

Preference for proposals for waste development on unallocated sites will be given to industrial/employment sites and the re-use of previously developed land in line with the spatial strategy for waste management and disposal as set out in Core Strategy Policy CS25 (Waste management and disposal).

Proposals for waste development must address the development criteria set out in SP28 (Waste-related development).

### Plan objectives met:

1. Site specific locations for development
7. Strong and diverse economy

## 5. The location of development

### Planned Limits of Development

- 5.1 The Planned Limits of Development (PLD) mark the limit of the built up area, beyond which is classed as open countryside.
- 5.2 The Planned Limits of Development for a town or village as shown on the proposals map comprise:

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- a) The curtilage of properties which form the main built up part of the settlement but excluding:
    - any part of the curtilage of a property which is extensive and does not relate to the main built up part of the settlement;
    - peripheral modern agricultural buildings;
    - peripheral playing fields, except those abutted on three or more sides by existing development or approved development excluding modern agricultural buildings;
    - rural exception sites.
  - b) Any abutting land with the benefit of planning permission for built development excluding agriculture, affordable housing exception sites and any market housing within rural exception sites covered under Policy SP10.
  - c) Any land allocated in this plan for built development.
- 5.3 It should not be assumed that all land within the Planned Limits of Development has the potential for future development.

## **Development in the towns and villages**

### **Core strategy policy guidance**

- 5.4 Core Strategy Policy CS4 (The location of development) sets out the Council's approach to the location of development in the towns and villages within the settlement hierarchy set out in Core Strategy Policy CS3 (The settlement hierarchy). This provides the framework for the management of the scale of development appropriate to the location. The Core Strategy emphasises the role of Oakham as the main focus for large scale development and in therefore delivering the strategic objectives of the Core Strategy. Policy CS5 (Spatial strategy for Oakham) provides further strategic guidance on the role of Oakham.
- 5.5 Policy CS4 explains that Uppingham will support development of a moderate scale appropriate to the size of the town and the seven Local Service Centres will be the focus for small scale development, reflecting the range of facilities and access to public transport available and their role as serving surrounding minor settlements.
- 5.6 The smaller service centres have a more limited range of services and facilities and as such can only accommodate a minor level of development where appropriate to the scale and character of the village.
- 5.7 The restraint villages with few services and facilities have no primary school and may not have a permanent post office or a village hall or meeting place. Development on any scale would be unsustainable in these villages, as it will generate a disproportionate number of additional journeys outside the village.

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- 5.8 Core Strategy Policy CS9 (Provision and distribution of new housing) makes clear the planned distribution of housing required across the settlement hierarchy. Core Strategy Policy CS10 (Housing density and mix) addresses housing density and mix and, as an exception to normal policies, developments solely for the purpose of providing affordable housing may be permitted within or adjoining villages in accordance with Policy CS11 (Affordable housing). Other Core Strategy policies provide strategic guidance on employment related development (Policies CS13 and 14), tourism (Policy CS15) and town centres and retailing (Policy CS17).

## **Detailed planning policy guidance**

- 5.9 Most new built development will be located within and adjoining towns and villages. Such development can have a major impact on the environment and it is important to ensure that this is not detrimental and that development is complementary to the scale, form and character of the settlement.
- 5.10 Policy SP5 provides over-arching planning policy guidance relating to built development proposed within the Planned Limits of Development of Oakham, Uppingham and the villages identified in the Core Strategy settlement hierarchy at Policy CS3. It is to be read in conjunction with Core Strategy Policy CS19 (Promoting good design) and SP15 (Design and amenity). The policy provides the basis for a presumption in favour of development in the most sustainable locations available for growth.
- 5.11 In addition to the identification of site allocations for residential development the Council will encourage the re-use of buildings and previously developed land within the Planned Limits of Development of the towns and villages. The Council recognises the potential for future extensions to permitted development rights to allow for the conversion of upper floors above shops and other commercial A1 or A2 uses for residential use. The Council will particularly encourage such activity in Oakham and Uppingham Town Centres and village or neighbourhood centres.
- 5.12 The curtilage of some dwellings can sometimes be of a suitable size and disposition to allow sub-division to provide plots for additional dwellings. Similarly land to the rear of existing curtilages can sometimes be satisfactorily used for new housing, known as backland or tandem development. It is of critical importance that such development does not have an adverse impact, either individually or cumulatively, upon the character of the village or neighbourhood. To achieve this, and in order to ensure the amenities of the area and neighbouring properties are not unacceptably affected by such development, further policy is required as set out in Policy SP5.

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## **Policy SP5 - Built development in the towns and villages**

Sustainable development within the Planned Limits of Development of Oakham, Uppingham and the villages will be supported provided that:

- a) it is appropriate in scale and design to its location and to the size and character of the settlement;
- b) it would not adversely affect the environment or local amenity;
- c) it would not individually or cumulatively with other proposals, have a detrimental impact upon the form, character, appearance and setting of the settlement or neighbourhood and its surroundings;
- d) it would not be detrimental to features and spaces which contribute to the important character of the settlement and the locality.

## **Sites for residential development**

In order to meet the housing requirement of Core Strategy Policy CS9 (Provision and distribution of new housing), sites are allocated in Policy SP2 (Sites for residential development).

Additional residential development within the Planned Limits of Development will be particularly encouraged as follows:

- a) re-use of buildings and previously developed land;
- b) use of upper floors above shops and commercial premises in Oakham and Uppingham Town Centre and village or neighbourhood centres.

## **Residential development through the sub-division of plots, backland or tandem development**

Residential development through the sub-division of plots or backland/tandem development will be subject to the following key requirements:

- a) amenity will be safeguarded through adequate separation and design of dwellings;
- b) no material disturbance will arise from vehicular movements, and;
- c) an adequate, safe and convenient access will be provided.

### **Plan objectives met:**

1. *Vibrant and prosperous market towns*
2. *Diverse and thriving villages*

## **Development in the countryside**

### **National planning policy context**

- 5.13 The National Planning Policy Framework (NPPF) seeks to promote a strong rural economy by supporting the sustainable growth and expansion of rural business. This includes the development and diversification of agriculture, rural tourism and leisure and the retention of local services and community facilities (paragraph 28).

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- 5.14 The NPPF makes it clear however that new isolated homes in the countryside should only be permitted where there are special circumstances including essential needs for a rural worker to live at or near the workplace, to secure the future of a heritage asset or the re-use of appropriate redundant or disused buildings or due to the exceptional quality or innovative design of a new dwelling (paragraph 55). Further policy guidance on the criteria to be applied in assessing the special circumstances where a new dwelling is of exceptional quality or innovative design is set out at paragraph 55 of the NPPF.

## **Core Strategy policy guidance**

- 5.15 In defining the settlement hierarchy at Policy CS3 of the Core Strategy, the countryside is defined as 'open countryside and villages not identified in settlement categories'.
- 5.16 The exact boundary of the countryside as so defined is determined by the Planned Limits of Development around the towns and villages. These limits have been reviewed as part of the preparation of this document and are shown on the Policies Map.
- 5.17 Policy CS4 of the Core Strategy (The location of development) sets out the general policy framework which is to strictly limit development in the countryside to that which has an essential need to be located there and will support the rural economy and meet affordable housing needs. The policy provides further guidance on the conversion and re-use of appropriately located and suitably constructed rural buildings for residential uses in the countryside.
- 5.18 Core Strategy Policy CS9 (Provision and distribution of new housing) deals with the provision and distribution of new housing. The policy confirms that sites for new housing outside or adjoining the smaller service centres and restraint villages will not generally be allocated or released. The Core Strategy also makes policy provision for affordable housing such that, as an exception to normal policies, developments solely for the purpose of providing affordable housing may be permitted within or adjoining villages in accordance with Policy CS11.
- 5.19 Policy CS15 deals with tourism and, for the countryside, states that new tourism development of an appropriate scale and use will generally be allowed which utilises existing historic buildings in the countryside (adjacent or closely related to the towns, local service centres and smaller service centres) while respecting their character.
- 5.20 Finally, Policy CS16 deals with the rural economy and states that the Council will support the conversions and re-use of appropriately located and suitably constructed rural buildings in the countryside (adjacent or closely related to the towns, local service centres and smaller service centres) for employment-generating uses particularly where they would assist in the retention or expansion of existing rural businesses or encouragement of enterprises that have little adverse environmental impact.

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## **Housing in the countryside**

- 5.21 The National Planning Policy Framework (NPPF) provides policy guidance on housing in rural areas. It is government policy that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances. This includes exceptions to be made where there is an essential need for a rural worker to live permanently at or near their place of work in the countryside and where the exceptional quality or innovative nature of the design of the dwelling meets with national planning policy guidance.
- 5.22 Consistent with the NPPF, the adopted Core Strategy applies a strategic approach at Policy CS4 (The location of development) to generally limiting development in the countryside to that which has an essential need to be there. Policy CS3 (The settlement hierarchy) clarifies that this approach is also applied within villages not identified in settlement categories and therefore without Planned Limits of Development.
- 5.23 It is the purpose of Policy SP6 to apply the necessary detailed policy framework to ensure successful implementation of the Council's policy on housing in the countryside.
- 5.24 Small sites for affordable housing will be considered as an exception to normal policies of restraint in accordance with Core Strategy Policy CS11 (Affordable housing). These may include small numbers of market homes where essential to allow the delivery of affordable units, as allowed for in the NPPF. Further details are contained in Policy SP9 (Affordable housing) and Policy SP10 (Market housing within rural exception sites).

## **New housing to meet essential operational needs**

- 5.25 A nationally consistent approach to applying a technical appraisal to establish essential need for agricultural workers accommodation including, as appropriate, functional and financial tests, has been available and used by the Council since 2004. It is an approach that has secured effective management of development pressures in the Rutland countryside and it will therefore continue to be applied. The source of this advice was Annex A to a government Planning Policy Statement 7 "Sustainable Development in Rural Areas". Although PPS7 is now replaced by the NPPF the advice in Annex A to the statement still remains an effective source of evidence to guide the Council's application of the 'needs test' required under paragraph 55 of the NPPF. Consequently this guidance, with some minor amendments, is set out in Appendix 1 of this plan.

## **Re-use or adaptation of rural buildings for residential use**

- 5.26 The NPPF expects a positive approach to be taken through local plan policies towards changes to residential use from commercial uses where there is an identified need for additional housing in the area, provided that there are not strong economic reasons why such development would be inappropriate.

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- 5.27 There is potential for sensitive re-use of existing rural buildings in the countryside to contribute towards meeting housing needs whilst reducing the demand for more potentially intrusive new build development. Policy SP6 provides general policy guidance on this point. The Council wants to ensure that buildings are in sustainable locations and not in remote, inaccessible locations far removed from services. As a guideline a property would be expected to be located either adjacent or within 2000 metres of a town centre, adjacent or within 1000 metres from a local service centre or adjacent or within 500 metres from a smaller service centre unless the property is on a regular public service route offering at least a 2-hourly bus service to a town or local service centre. In assessing buildings of architectural or historical importance this policy also needs to be read in conjunction with Policy SP20 (The historic environment).

## **Proposals to extend or replace dwellings in the countryside**

- 5.28 In the light of the evident desire of property owners to replace or extend dwellings, proposals to extend or replace dwellings in the countryside will only be acceptable if they are compliant with Core Strategy Policy CS19 (Promoting good design) read in conjunction with Policy SP15 (Design and amenity) and Policy SP20 (The historic environment). In the light of the evident desirability of replacing or extending dwellings in the countryside Policy SP6 provides further policy guidance.
- 5.29 The Council recognises housing needs to be adaptable to meet the changing requirements of family life and homeowners. However, in the countryside there are significant development pressures to create larger dwellings in desirable locations that threaten to reduce the stock of smaller dwellings that contribute to providing a range of types and sizes of properties and hence more mixed and balanced rural communities. It is essential therefore that proposed extensions and replacement dwellings in the countryside are of a scale and design compatible with the character of the area and provide opportunities for those on lower incomes to access housing in the local community.
- 5.30 Therefore, in the interests of retaining a range of types and sizes of dwellings in the countryside and protecting the character and appearance of the original dwelling and minimising its impact on the landscape, proposals for the extension or replacement that involve a modest increase in the volume of the existing dwelling will normally be acceptable.
- 5.31 In determining what constitutes a modest increase, account will be taken of the size of the original dwelling, the extent to which it has been previously extended or could be extended under the permitted development rights, and the character of the area. For the purpose of this policy, 'original dwelling' means the house as it was built, or as existed on 1<sup>st</sup> July 1948, whichever is the later. In general terms, to be sufficiently modest in scale to not threaten the character and appearance of the area, a dwelling extension would not be expected, either individually or cumulatively, to exceed 50% of the volume of the existing building (measured externally) unless it is clearly demonstrated to the Council's satisfaction that a larger development is possible in accordance with the Council's policies on design and amenity. Similarly, a replacement dwelling would not be expected to exceed 150% of the volume of the existing building unless it is clearly demonstrated to the Council's satisfaction that a larger development is possible in accordance with the Council's policies on design and amenity.

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- 5.32 In order to control extensions or replacement dwellings, a planning condition will be applied that removes the permitted development rights to further extend the replacement dwelling.

## Policy SP6 - Housing in the countryside

### 1. New housing development

New housing development will not be permitted in the countryside except where:

- a) it can be demonstrated to be essential to the operational needs of agriculture, forestry or an established enterprise requiring a rural worker to live permanently at or near to their place of work in the countryside; or
- b) affordable housing would meet an identified local housing need as set out in Core Strategy Policy CS11 (Affordable housing); (these sites may also include small numbers of market homes where exceptionally permitted by Policy SP10 (Market housing within rural exception sites)).

The development itself, or cumulatively with other development, should not adversely affect any nature conservation sites, or the character and landscape of the area, or cultural heritage.

### 2. New housing to meet essential operational needs

Applications for rural worker's dwellings will only be permitted where it can be clearly demonstrated that:

- a) there is clearly an established existing functional need in accordance with advice set out at Appendix 1 paragraph 4;
- b) the need relates to a full-time worker, or one solely or mainly employed locally in agriculture, forestry or an established enterprise requiring a rural location;
- c) the proposed dwelling is of a size commensurate with the functional requirement and financial capabilities of the enterprise;
- d) wherever possible, the dwelling is sited within, and designed in relation to the main building complex, or a nearby group of dwellings.

Further guidance on the application of the Council's 'needs test' and advice on how the Council will apply this policy is set out at Appendix 1 to this plan.

### 3. Re-use or adaptation of rural buildings for residential use

The re-use or adaptation of buildings for residential use will only be permitted in the countryside where:

- a) the vacant building to be converted and re-used is a permanent structure capable of being converted without major re-construction;
- b) the proposal is accompanied by evidence that a reasonable effort has been made to secure a suitable business or commercial use, or there is evidence that any alternative use is not viable, before residential use is considered;
- c) the building relates well to a town, local service centre or smaller service centre or is close to a regular public transport service to such settlements;

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- d) the creation of a residential curtilage does not have a detrimental impact on the character of the countryside.

Any historical, cultural or architectural contribution the building makes to the character of the area will be taken into account in the overall assessment of the proposal.

## 4. Extensions to dwellings

Proposals to extend dwellings in the countryside will be permitted where development is within the existing curtilage, only results in a modest increase in the volume of the original dwelling, is in keeping with the character, footprint, size and design of the original dwelling and is not visually intrusive in the landscape.

## 5. Replacement of dwellings

Proposals for the replacement of an existing dwelling in the countryside with a new dwelling will be permitted provided that the existing property is completely removed.

The new dwelling will only be acceptable providing it involves only a modest change in the size of the building, does not increase the number of dwelling units and is accommodated within the existing curtilage of the dwelling being replaced, unless an acceptable significantly less visually intrusive location within the site is available.

## 6. Extensions to the curtilage of dwellings

Development including extensions to the existing curtilage of a residential property in the countryside will only be permitted if it is necessary to provide adequate levels of amenity for the occupancy of the dwellings and there is no adverse impact on the character of the area or on any adjacent built development, landscape, cultural heritage or wildlife.

### *Plan objectives met:*

- 6. *Housing for everyone's needs*
- 7. *Rural economy and communities*

## Non-residential development in the countryside

- 5.33 Consistent with the NPPF, the adopted Core Strategy applies a strategic approach at Policy CS4 (The location of development) to generally limiting development in the countryside to that which has an essential need to be there. Policy CS3 (The Settlement Hierarchy) clarifies that this approach is also applied to villages categorised as Restraint Villages as well as villages not identified in settlement categories (and therefore without Planned Limits of Development).
- 5.34 It is important that those essential types of activity that can generally be supported in the countryside are identified, along with the criteria that will be primarily used to assess their potential impact in order to avoid inappropriate development. Accordingly, the policy makes provision for development that is essential for the efficient operation of agriculture, horticulture or forestry. The policy should be read in conjunction with SP7 which provides further guidance to ensure that the siting of agricultural, horticultural and forestry buildings in the countryside is acceptable.

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- 5.35 Policy SP7 recognises that the NPPF is to support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through the conversion of existing buildings and well designed new buildings. The Council will generally encourage the change of use of suitable existing buildings for agricultural purposes to related uses supporting rural growth such as a winery or small craft workshops. The Council will also permit additional, small scale extensions or ancillary new development where it can be achieved in accordance with the criteria set out at Policy SP7. In general terms to be ancillary the scale of new development would not be expected, either individually or cumulatively, to exceed 50% of both the volume and the footprint of the existing building unless it is clearly demonstrated to the Council's satisfaction that a larger development is possible in accordance with this policy.
- 5.36 The policy also recognises that there are forms of outdoor recreational and sports development, including the expansion of existing facilities, which are of a land extensive nature such that the countryside is the only appropriate location. Development of this nature will generally be acceptable providing it meets the criteria set out below. A critical requirement for this type of activity is often likely to be avoiding development that is visually intrusive to the form and character of the wider countryside setting.
- 5.37 The policy also recognises that there is scope for agricultural diversification to provide waste related development such as facilities for anaerobic digestion and other forms of composting providing essential criteria are met to ensure mitigation to acceptable levels of impact can be achieved.
- 5.38 The policy is consistent with, but develops on, the broad guidance of Core Strategy Policy CS16 (The rural economy).

## **Policy SP7 – Non-residential development in the countryside**

Sustainable development in the countryside will be supported where it is:

- a) essential for the efficient operation of agriculture, horticulture or forestry;
- b) essential for the provision of sport, recreation and visitors facilities for which the countryside is the only appropriate location;
- c) essential investment in infrastructure including utilities, renewable energy and road side services required for public safety purposes;
- d) a rural enterprise comprising small scale alterations, extensions or other development ancillary to an existing established use appropriate to the countryside;
- e) new employment growth comprising small scale, sustainable rural tourism, leisure or rural enterprise that supports the local economy and communities;
- f) farm diversification that supports waste management development.

Provided that:

- i) the development cannot reasonably be accommodated within the Planned Limits of Development of towns and villages;
- ii) the amount of new build or alteration is kept to a minimum and the local planning authority is satisfied that existing buildings are not available or suitable for the purpose;

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- iii) the development itself, or cumulatively with other development, would not adversely affect any nature conservation sites or be detrimental to the character and appearance of the landscape, visual amenity and the setting of towns and villages;
- iv) the development would not adversely affect the character of, or reduce the intervening open land between settlements so that their individual identity or distinctiveness is undermined; and
- v) the development would be in an accessible location and not generate an unacceptable increase in the amount of traffic movements including car travel.

## The conversion, re-use or replacement of buildings for employment use

The conversion and re-use of vacant rural buildings for employment uses will be permitted if the building is a permanent structure capable of being converted without major reconstruction and the proposal respects the form and character of the existing building.

The replacement of a rural building with a new building for employment use will only be permitted where the building to be replaced is of permanent design and construction and there would be significant environmental gain from the replacement of the building in terms of improvements to visual amenity, landscape impact, sustainability or pollution prevention, or the replacement building would significantly improve the setting of a listed building or an area of high landscape or conservation value.

Proposals for the replacement of a rural building in the countryside will only be permitted provided the existing building is completely removed. A replacement building must be similar in size and scale to the building that is being replaced and of a design that would be appropriate to the character or appearance of the surrounding area. The replacement building must occupy the site of the original building unless an acceptable significantly less visually intrusive alternative site is available.

In both cases the type and scale of the proposed use must be appropriate to its location; in particular the use should not generate significant traffic movements in unsustainable locations and should not conflict with neighbouring uses. Any associated external storage, parking and other associated paraphernalia must not appear visually intrusive in the landscape.

### Plan objectives met:

- 1. Strong and diverse economy
- 11. Natural and cultural environment

## 6. Creating Sustainable Communities

### Mobile homes and residential caravans

- 6.1 It is recognised that mobile homes and residential caravans can make a contribution towards meeting housing need, particularly for low cost accommodation. Such development can however detract significantly from the quality of the local environment and it is therefore important that they are appropriately located and subject to environmental safeguards.

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- 6.2 Proposals for the stationing of mobile homes and residential caravans in the countryside will not be acceptable where they would detract from the character and visual amenity of the area. It is considered that Policy SP8, read in conjunction with Core Strategy Policy CS19 (Promoting good design) and Policy SP15 (Design and amenity) provides an adequate policy framework to safeguard the area from unacceptable development of this type. The policy guidance at Policy SP8 is not an additional requirement in consideration of sites for gypsies and travellers as adequate guidance is provided by Core Strategy CS12.

## **Policy SP8 – Mobile homes and residential caravans**

Proposals for the stationing of mobile homes and residential caravans will only be approved on sites which would be considered acceptable for permanent dwellings and where such provision would not detract from the character and visual amenity of the area.

### *Plan objectives met:*

- 4. *Housing for everyone's needs*
- 11. *Natural and cultural environment*
- 12. *Built environment and local townscape*

## **Sites for travellers**

- 6.3 Core Strategy Policy CS12 (Gypsies and travellers) anticipated that a review of future need for accommodation for gypsies, travellers and travelling showpeople would be required in order to assess if additional sites would need to be identified through the Site Allocations & Policies DPD and/or the planning process. At the time the Core Strategy was drawn up the key evidence base regarding future accommodation needs was the 2007 Leicestershire Leicester, and Rutland Gypsies' and Travellers' Accommodation Needs Assessment 2006-2016 (GTAA).
- 6.4 A review of needs has been undertaken as supporting evidence to this document by Opinion Research Services (ORS). The review takes account of the national planning policy guidance published in March 2012 "Planning for Traveller Sites".
- 6.5 The ORS study finds that the extra provision that is required for gypsies and travellers in Rutland to meet a five year supply is two private sites capable of accommodation for four and one families respectively. This requirement is met through a site granted permanent planning permission for four families and a site granted temporary planning permission for one family, which expires in 2014. In the latter case the family is likely to wish to remain at their current site. For one of these sites it is also likely that adult children will be seeking their own accommodation in the near future and the most likely preferred location would be to increase the capacity of the existing site. The ORS study found that there is no evidence of a requirement for transit pitches in Rutland and, while unauthorised encampments do arise in Rutland, there is no clear evidence of sufficient travelling through the area to justify the development of a permanent transit site.
- 6.6 The ORS study also found no evidence of extra provision being necessary for showmen or Circus Performers in the future although it is likely that the residents of an existing facility will seek to expand its boundaries in the near future to reduce overcrowding.

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- 6.7 With respect to planning policy provision, the conclusion reached by ORS is that it is important for the Council to continue to utilise the planning policies and criteria set out in Policy CS12 of the Core Strategy to facilitate the potential development of new Gypsy and Traveller sites in the areas. The policy guidance at Policy SP8 is not an additional requirement in consideration of sites for gypsies and travellers as adequate guidance is provided by Core Strategy Policy CS12.
  - 6.8 From this the Council concludes that a sufficient potential supply of sites currently exists to meet a 5 year requirement and this can be maintained by an annual review of needs evidence and through the criteria based policy approach already set out at Core Strategy Policy CS12 (Gypsies and travellers). No specific sites for gypsies and travellers are therefore allocated in the plan.
  - 6.9 The Council is also mindful that, recognising duty to co-operate obligations, there is a commitment across the sub-region to refresh the GTAA published in 2007. Once completed, findings from this work can be incorporated into the Council's annual review referred to above.

## **Affordable housing**

- 6.10 The current definition of affordable housing is set out in Annex 2 of the National Planning Policy Framework (NPPF).
- 6.11 The Council's Core Strategy DPD, adopted in July 2011, includes Policy CS11 (Affordable housing). The policy and supporting text sets out the Council's strategic approach in this policy area. In brief, it requires 35% affordable housing to be provided on site where viable. Where a development site is for 5 dwellings or less (or 0.15 hectares or less), affordable housing can sometimes be provided off site. Further information on this is included in the Council's 'Developer Contributions to Off-site Affordable Housing Supplementary Planning Document', adopted June 2012.
- 6.12 Sites allocated for housing in Policy SP2 (Sites for residential development) will include a proportion of the development to be provided as affordable housing in accordance with Core Strategy Policy CS11 (Affordable housing). This provision will help to meet the needs of these communities for affordable housing.
- 6.13 Core Strategy Policy CS11 also allows for small sites for affordable housing within or adjoining villages as an exception to normal policies of restraint provided that they meet certain criteria relating to needs, access and ensuring that the housing will remain affordable to successive occupiers in perpetuity.
- 6.14 A number of sites were suggested to the Council through the consultation process as being suitable solely for affordable housing. An assessment of these sites has been carried out in accordance with the site appraisal process but none of them has been found suitable to be allocated solely for affordable housing.
- 6.15 Small sites for affordable housing will be considered as an exception to normal policies of restraint in accordance with Core Strategy Policy CS11. These may include small numbers of market homes where essential to allow the delivery of affordable units, as recommended in the NPPF. Policy guidance on this is set out in this document at Policy SP10 (Market housing within rural exception sites).

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- 6.16 The Council will ensure that an appropriate mix of affordable homes is provided, in size, type and occupation cost, to meet the needs of the local community. Paragraphs 47, 50, 54 and 159 of the NPPF state that councils should ensure that affordable housing meets a wide range of needs. This is relevant to developments of all sizes, but the Council will in particular ensure that larger sites meet a wide range of need. Policies CS10 (Housing density and mix) and Policy CS11 of the Core Strategy, along with their supporting text, provide further information on the Council's requirements.
- 6.17 'Delivering Affordable Housing' (CLG, 2006) emphasises that councils should ensure that affordable homes from all sectors are of a sufficiently high standard and well integrated. The Council is mindful that affordable housing is much less of a "buyer's market" than market housing and, particularly where there is no grant funding, it may need to ensure that affordable housing is of an adequate standard and promotes sustainable communities. This promotes the approach in paragraphs 56, 57 and 69 of the NPPF.
- 6.18 Where affordable homes are part of a Homes and Communities Agency (HCA) programme, they will be expected to meet the design standards of that programme. It is important that other affordable housing is fit-for-purpose and promotes sustainable communities. Where affordable homes are not part of an HCA programme and do not conform to HCA design standards, the Council will ensure that each affordable home is broadly equivalent in standard and siting to typical open market properties of the same floorspace/number of bedrooms/general type. It is accepted that there may be some differences with regard to luxury internal fixtures and fittings.
- 6.19 Applicants are reminded of the requirements of Policies CS19 (Promoting good design), SP15 (Design and amenity) and Policy CS20 (Energy efficiency and low carbon energy generation) apply to affordable housing. The Council envisages that groups of affordable homes in mixed tenure developments would not normally exceed 15 homes and that these groups would not be in close proximity to each other. Where space permits, a minimum separation of 100 metres between larger clusters of up to 15 homes will be acceptable.

## **Policy SP9 - Affordable housing**

Affordable housing must:

- a) be of a combination of sizes and affordable tenure which meets the proven local housing need and good practice, including the number of bedrooms, property type and floor space;
- b) where affordable home ownership is included, be at an affordability level or range of affordability levels appropriate for people in need of this tenure at the location, to ensure the properties meet a range of relevant local demand;
- c) be broadly equivalent in standard and siting to typical open market properties of the same floorspace/number of bedrooms/general type, unless it conforms to the Homes and Communities Agency's design standards;

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- d) where part of a development which includes open market housing, be well integrated with the open market housing through layout, siting, design and style. In order to promote sustainable communities, the size and location of groups of affordable homes should be discussed and agreed with the Council.

The Council may refuse development proposals which, in its opinion, seek to under-develop or split sites in a way that is likely to reduce the affordable housing contribution and/or promote off-site provision.

#### *Plan objectives met:*

4. *Housing for everyone's needs*  
11. *Natural and cultural environment*

## Market housing within rural exception sites

- 6.20 The NPPF states that in rural areas local planning authorities should plan housing development to reflect local needs, including rural exception sites for affordable housing where appropriate, and consider whether allowing market housing would facilitate the provision of significant additional affordable housing to meet local needs.
- 6.21 Core Strategy Policy CS11 (Affordable housing) sets out the Council's Policy on rural exception sites for affordable housing. This allows for small sites for affordable housing within or adjoining villages as an exception to normal policies of restraint provided that the sites meet certain criteria relating to evidence of need, access to services and safeguards to ensure that they remain affordable to subsequent occupiers.
- 6.22 In normal circumstances a rural exception site will be solely for affordable housing. However, in exceptional circumstances, the Council will consider an element of market housing within a rural exception site in order to cross-subsidise affordable housing, where all the criteria set out in Policy SP10 are met. For the purposes of this policy a 'market' home/dwelling/unit is any home/dwelling/unit which is not affordable housing as defined in the NPPF.
- 6.23 The overall number of dwellings provided in such cases should not exceed the number of homes stated as acceptable small scale development defined at paragraph 2.18 of the Core Strategy for local service centres (9 dwellings) and paragraph 2.19 of the Core Strategy for smaller service centres (5 dwellings). Although the Core Strategy does not generally permit housing sites in restraint villages apart from rural exception sites (paragraphs 2.20 and 2.21 of that document), the Council considers that 5 dwellings is also an appropriate maximum in restraint villages for rural exception sites which contain some market housing.

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- 6.24 The number of market houses to be allowed must be determined by submission of a robust viability assessment, independently verified on behalf of the Council, which shows the minimum number of market houses that would be required to make the scheme viable and therefore guarantee successful delivery of the affordable housing component. This is subject to all the criteria in Policy SP10 being applied, including ensuring that land values reflect the nature of an exception site. Under no circumstances should the proportion of market dwellings exceed 30% of the overall dwellings on site (to be rounded down where 30% of the total number of dwellings is not a whole number). In many cases, this proportion would be less than 30% following the application of all the criteria in Policy SP10.
  - 6.25 This is consistent with the definition of rural exception sites in the NPPF, which states that: "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." Paragraph 54 of the NPPF refers to 'some' market housing enabling the provision of 'significant additional' affordable housing. The Council's policies ensure that this will always be the case. Affordable homes provided through this policy must remain affordable to successive occupiers in perpetuity, as required by paragraph (d) of Policy CS11.
  - 6.26 Policy CS11 of the Core Strategy states: "As a general guideline approximately 80% of affordable housing should be for rent and 20% intermediate housing. This may be varied to reflect local circumstances and national economic conditions and/or where evidenced by local housing needs studies."
  - 6.27 Where exception sites include market housing, the combined gross internal floor area of those market homes must not exceed the combined gross internal floor area of the rented homes that are affordable. It is envisaged that the average gross internal floor area of the market homes is unlikely to be less than that of the rented homes which are affordable, but in any case the number of market homes must not exceed the number of rented homes that are affordable.
  - 6.28 The viability assessment in this policy will help to maximise the delivery of affordable homes in relation to market homes. Exception sites which contain market homes but no rented homes that are affordable will not be permitted. Developers should also take into account the requirements of Policy SP9 (Affordable housing).
  - 6.29 Market housing will not be permitted to cross-subsidise affordable housing on exception sites in, or adjacent to, Oakham or Uppingham, as this very exceptional approach is not necessary to promote sustainable development in those locations, where market housing is more sustainably promoted through other policies.
  - 6.30 No market housing will be permitted on exception sites in the countryside (except to the extent that the latter is immediately adjacent to a planned limit of development in a larger service centre, smaller service centre or restraint village in accordance with the location of development policies in the Core Strategy).

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- 6.31 Exception sites which contain market housing must meet all their affordable housing provision on the development site, to demonstrate their viability and promote sustainable communities. Similarly, an exception site containing market housing must not be subsidised by another development seeking to make off site provision on the exception site, either through commuted sum or off site provision in kind. Therefore, the provisions in Policy CS11 and the Developer Contributions to Off-site Affordable Housing Supplementary Planning Document (June 2012), regarding the off-site provision of affordable housing, are not anticipated to be relevant in practice to the delivery of exception sites containing market housing.
- 6.32 Successful delivery of these exceptional schemes will require section 106 agreements including trigger points linking the delivery of market homes to the delivery of affordable homes. These will not restrict the price or include residency restrictions for open market homes but will require the home to be occupied as the sole or principal residence of an owner-occupier or tenant. It may also restrict the future increase in floor area, directly or indirectly, where this would not be in line with the policy below.
- 6.33 When assessing whether the benefits of an exception site including market housing outweighs the impact, the Council will take into account whether the proposal has the support of the Parish Council or Parish Meeting and the extent of local housing need for the type, affordable tenure and affordability level of the affordable homes. Policy CS1 (Sustainable development principles), Policy SP6 (Housing in the countryside), Policies CS11 and SP9 (Affordable housing), the Sustainability Appraisal Report for the Site Allocations and Policies DPD (which includes an assessment of Policy SP10) and evidence of local housing need are also relevant.

## Policy SP10 - Market housing within rural exception sites

Small sites for affordable housing may be permitted within or adjoining villages as an exception to normal policies of restraint in accordance with Core Strategy CS11.

Exceptionally the Council will consider provision of market housing within such sites where:

- a) the provision of market housing to cross-subsidise the affordable housing is essential and proportionate and has been justified through an open book assessment, which is fully evidenced and has been verified in an independent appraisal commissioned by the Council at the applicant's expense; and
- b) the development meets its whole affordable housing requirement on site and also does not meet some or all of the affordable housing requirement from another site; and
- c) the land value for the affordable homes does not exceed the level that would have normally been paid for a rural exception site (to be confirmed by an independent valuer commissioned by the Council at the applicant's expense); and
- d) the land value for the market homes is not (adjusting for the size of the plot) 50% or more greater than the level that would normally have been paid for land on a rural exceptions site (to be confirmed by an independent valuer commissioned by the Council at the applicant's expense); and
- e) the proposal has not and will not receive any public subsidy for its development; and
- f) the site must be within, or immediately adjacent to, the Planned Limits of Development of a local service centre, a smaller service centre or a restraint village, as defined in the Council's Core Strategy; and
- g) the total overall number of homes on a site covered by this policy does not exceed 9 for a local service centre and 5 for a smaller service centre or restraint village; and

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- h) the combined gross internal floor area of the market homes does not exceed the combined gross internal floor area of the rented homes that are affordable (sites with no rented homes that are affordable will not be permitted); and
- i) the number of market homes must not exceed the number of rented homes that are affordable; and
- j) the number of market homes must in no circumstances exceed 30% of the overall homes on the site; where 30% of the homes is not a whole number the maximum number of market homes must be rounded down; and
- k) the requirements of Core Strategy Policy CS11 (Affordable housing) are fully complied with, accepting the principle of cross-subsidy allowed by paragraph 54 of the National Planning Policy Framework; and
- l) the benefit of including the market homes outweighs the impact which this type of housing would have at this specific location.

*Plan objectives met:*

- 4. *Housing for everyone's needs*

## 7. Building our economy and infrastructure

### Use of military bases and prisons for operational or other purposes

- 7.1 There are several military bases and prisons in Rutland, which form an important part of the local economy and community and include extensive areas of land and buildings. Operational facilities in Rutland currently include Kendrew Barracks at Cottesmore (formerly RAF Cottesmore), St George's Barracks at North Luffenham and HMP Stocken.
- 7.2 These facilities are often situated in relatively remote countryside locations where new development would normally be strictly controlled due to their sensitive location. It is recognised however that some flexibility may be needed where development is needed for the operational purposes of these establishments.
- 7.3 Development in connection with the operational use of military bases and prisons will normally require planning permission with the exception of some special arrangements for "Crown land" concerned with national security and defence, urgency and enforcement.
- 7.4 Policy SP11 allows for certain development within military bases and prisons where it is required for operational purposes. These areas are defined on the policies map and will be excluded from policies on development in the countryside that would normally apply to areas outside the Planned Limits of Development.
- 7.5 The policy also allows for the alternative use of an individual building or part of a military base or prison where it is small in scale and would not adversely affect the use of the area for operational purposes. Any larger scale reuse or redevelopment of former military bases or prisons for alternative uses will be considered in accordance with Core Strategy Policy CS6 (Reuse of redundant military bases and prisons).

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- 7.6 The future use of HMP Ashwell, which has recently closed as an operational prison, will be considered under Core Strategy Policy CS6. A supplementary planning document to guide the future development of the site as a business park was adopted in January 2013.

## Policy SP11 - Use of military bases and prisons for operational or other purposes

Development required for the continued operation of military bases or prisons will be acceptable provided that, wherever possible, it would:

- a) re-use previously developed land and buildings;
- b) keep the use of undeveloped land to a minimum and is justified on the basis of national prison or defence requirements;
- c) not lead to undue disturbance to nearby local communities through traffic, noise, military or prison activity;
- d) protect and enhance the countryside and character of the landscape, natural and cultural heritage;
- e) provide satisfactory access arrangements and not generate unacceptable levels of traffic on the surrounding highway network;
- f) incorporate high quality design which makes provision for energy efficiency, renewable energy and waste management (see Policy SP15 Design and amenity);
- g) incorporate satisfactory water and wastewater arrangements ensuring there is no increased risk of flooding and pollution;
- h) ensure that potential risks from former uses of the sites are assessed and that soil and groundwater are cleaned up where necessary.

The small scale development of an individual building or part of a military base or prison for alternative uses not required for the operation of the establishment will be given favourable consideration provided that it complies with the key requirements set out in Core Strategy Policy CS6 (Re-use of redundant military bases and prisons) and that it would not adversely affect the operational use of the establishment.

Proposals for the reuse of redundant military bases or prisons will be considered in accordance with Core Strategy Policy CS6 (Reuse of redundant military bases and prisons).

Areas that are used primarily but not exclusively as military bases or prisons are shown on the policies map.

### Plan objectives met:

- 5. *Healthy and Socially Inclusive Communities*
- 7. *Strong and diverse economy*

## Town centre areas, primary and secondary shopping frontages

- 7.7 The National Planning Policy Framework (NPPF) states that local planning authorities should pro-actively promote competitive town centre environments that provide customer choice and a diverse retail offer. The NPPF also advises that policies should identify and map the extent of the town centres and primary shopping areas and primary shopping frontages in designated centres and set policies that make clear which uses will be permitted in such locations.

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- 7.8 Core Strategy Policy CS17 (Town centres and retailing) sets the overall approach to town centres and retailing which is intended to ensure the vitality and viability of the town centres is maintained and enhanced so they continue to provide a range of retail, leisure and business uses.
- 7.9 This document defines the extent of the Oakham and Uppingham town centre areas and identifies primary shopping frontages where loss of retail floor space for other purposes would be opposed where it would contribute to damaging the vitality and viability of the town centre.
- 7.10 The Retail Capacity Study for Rutland (April 2010) and the Oakham and Uppingham Town Centre Boundaries Study (September 2012) reviewed the town centre boundaries and primary shopping frontages. The recommendation for Oakham was to extend the town centre boundary to include the existing Tesco store and along Gaol Street as this acts as a key pedestrian link between the Tesco store on South Street and the existing primary shopping area. The boundary has also been extended around the proposed area of the extension to the Tesco store on South Street, granted planning permission in 2011 to reflect the significance of this site in the town centre and the recommendations of the retail studies. The primary shopping frontage also extends along part of the western side of Church Street to take in the café and department store, which clearly appear to be drivers of footfall.
- 7.11 For Uppingham the retail studies recommended that it was not necessary for amendments to be made in respect of the primary shopping frontages as they accurately reflect the current concentration of retail activity in Uppingham town centre.
- 7.12 The town centre uses will be maintained and enhanced through the primary shopping area policies applied in these areas and as such no further changes are warranted to the primary shopping frontage in Oakham and Uppingham in line with the recommendations of the retail studies.
- 7.13 Beyond this, the nature of the retail offer and more limited footfall appear to suggest that Gaol Street, Church Street up to the junction with Northgate and Mill Street in Oakham; and Orange Street and High Street West at the junction with London Road in Uppingham appear to perform something of a complementary secondary role. Secondary frontages provide greater opportunity for a diversity of uses. A new secondary shopping frontage has been extended to cover these areas in order to protect their complementary role adjoining and closely related to the primary shopping frontage in Oakham and Uppingham in line with the recommendations of the Oakham and Uppingham Town Centre Boundaries Study.
- 7.14 Policy SP12 provides more detailed guidance on the extent to which non-retail uses may be permitted in the primary shopping frontages. Proposals involving a change of use of ground floor premises in the primary shopping frontage must complement the retail offer and must not lead to an over dominance of non-retail uses or 'dead' frontage, which would detract from the overall retail experience in the central part of the town centres. It is important to manage the proportion of non-A1 uses in the primary shopping frontage to ensure that they support, and do not come to dominate, the predominantly A1 retail function of this area.

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- 7.15 Non retail A1 uses (see Glossary) which may be appropriate in the primary shopping frontage are banks, building societies and other financial services covered by A2 Use class, A3 uses such as restaurants and cafés, some A4 and A5 uses such as public houses and hot food takeaways which complement the function of the area and do not compromise the amenity of surrounding residents. Outside of A Use Class, other main town centre uses will usually be more appropriate elsewhere within the town centre boundaries where a more diverse mix of uses is encouraged.
- 7.16 In assessing development that will impact on the shop fronts in Rutland, the Council will have regard to the Council's SPD (January 2002) on shops fronts including signs and shop security and any subsequent updated guidance on this issue.

## **Policy SP12 - Town centre area, primary and secondary shopping frontages**

The town centre area boundaries, primary and secondary shopping frontages for Oakham and Uppingham are shown on the Policies Maps of the Site Allocations and Policies DPD.

Development in the town centre area boundaries for Oakham and Uppingham will be maintained and enhanced in accordance with Core Strategy Policy CS17 (Town centres and retailing). The Council will support proposals for predominantly A1 retail or main town centre uses at ground floor level with other town centre or residential uses at upper floors within the town centre area boundaries for Oakham and Uppingham.

### **1) Primary shopping frontages**

The Council will manage the primary shopping frontage by maintaining predominantly A1 retail uses.

Proposals for non A1 uses in the primary shopping frontages will only be permitted where it is demonstrated that the proposal:

- a) will not result in an adverse cluster of non-retail A1 uses in the primary shopping frontage;
- b) will retain a 'shop-like' appearance with an active frontage;
- c) will not harm the predominantly retail character of the primary shopping frontage, and
- d) will provide a direct service to the public.

In assessing whether a proposed development will result in an adverse cluster of non retail A1 uses under criterion a) above, the Council will have regard to the use of three units either side of the proposal. Where a proposal would result in more than two units of the seven being non-retail A1 uses it will not be permitted. This approach will maintain its attractiveness as an accessible shopping destination that contributes to the vitality and viability of the town centre.

### **2) Secondary shopping frontages**

The Council will manage secondary shopping frontages by maintaining predominantly A Class retail uses.

Proposals for non A class uses in secondary shopping frontages will only be permitted where it is demonstrated that the proposal:

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- a) will not result in an adverse cluster of non A class uses in the secondary shopping frontage;
- b) will not harm the predominantly retail character of the secondary shopping frontage.

In the areas not covered by the primary and secondary shopping frontages within the town centre boundaries in Oakham and Uppingham, the Council will consider favourably applications for change of use for other non-A Class town centre uses that will be compatible with the retail function and contribute to vitality and viability of the town centres, subject public safety, environmental and amenity considerations.

*Plan objectives met:*

- 2. *Vibrant and prosperous market towns*
- 7. *Strong and healthy economy*

## Agricultural, horticultural, equestrian and forestry development

7.17 This policy applies within both the countryside and the Planned Limits of Development of the designated towns and villages. Notwithstanding the fact that the erection of agricultural and forestry buildings in the countryside is in many instances classified as permitted development under the Town and Country Planning (General Permitted Development) Order 1995, the policy is intended to ensure that the siting of new agricultural, horticultural, equestrian and forestry buildings is appropriate.

### Policy SP13 - Agricultural, horticultural, equestrian and forestry development

Development comprising new agricultural, horticultural, equestrian and forestry buildings and structures will only be acceptable where:

- a) it is not unduly prominent, particularly on the skyline, and will not detract from the appearance of the street scene or the landscape;
- b) wherever possible it is well integrated with existing buildings;
- c) it will not lead to an increase in pollution, through for example, the disposal of effluent;
- d) it will not have any undue adverse effect on residential amenity in terms of noise, dust, smell or disturbance;
- e) no undue disturbance will arise from vehicular movements;
- f) an adequate, safe and convenient access will be provided;
- g) it will not be detrimental to environmental and highway considerations generally and;
- h) it will have no adverse impact on biodiversity, habitats and species.

*Plan objectives met:*

- 8. *Rural economy and communities*

## Sustainable transport and accessibility

7.18 Core Strategy Policy CS18 (Sustainable transport and accessibility) sets out the overall approach to sustainable transport and accessibility. This is primarily guided by the Council's strategic transport objectives and the Rutland Local Transport Plan.

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- 7.19 Core Strategy Policies CS4 (The location of development), CS18 (Sustainable transport and accessibility) and CS23 (Green infrastructure, open space, sport and recreation) in conjunction with national government policy provide sufficient guidance on more specific issues relating to transport and accessibility associated with new development, highway design and traffic management. The government publication 'Manual for Streets' contains guidance on highway design and traffic management issues encouraging the shift away from motorists towards pedestrians, cyclists and public transport and controlling vehicle speeds through the layout of the development.
  - 7.20 The Government's policy on car parking standards requires local authorities to set standards for their area, taking account of local circumstances. As such, the government requirement to express "maximum" parking standards for new residential development has been removed. Core Strategy Policy CS18 sets out that new development should provide an adequate level of car parking in line with the Council's published car parking standards. The County Council has reviewed its standards, identifying the appropriate local circumstances. These are set out in Appendix 2.

## **Telecommunications and high speed broadband**

- 7.21 The National Planning Policy Framework advises that the Local Plan should support the expansion of electronic communication networks including telecommunication and high speed broadband technology. General guidance on the planning of telecommunications development which covers issues such as environmental considerations, mast and site sharing, design and health considerations.
- 7.22 Core Strategy Policy CS13 (Employment and economic development) in conjunction with national government policy sets out the overall approach to development of telecommunication and high speed broadband technology. Advanced, high quality communications infrastructure is essential for sustainable economic growth. The Digital Rutland Project will help to deliver high speed fibre broadband to at least 90% of Rutland's homes and businesses by the end of 2013.
- 7.23 Planning applications for telecommunication masts and associated development must be accompanied by evidence on the area of search, details of the consultation undertaken, details of the opportunities explored for sharing with existing telecommunication infrastructure, buildings or other structures already in the area; details about the proposed structure including technical justifications and photomontages and measures to minimise its visual impact. The submission of information to certify compliance with the International Commission of Non-Ionising Radiation Protection (ICNIRP) will be required to address health considerations associated with a particular development.
- 7.24 Policy SP14 sets out the detailed criteria that will be applied to development of telecommunication and high speed broadband technology relating to location and design, mast sharing and locating masts on existing buildings.

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## Policy SP14 - Telecommunications and high speed broadband

Development of electronic communication networks including telecommunication and high speed broadband technology will be supported in accordance with Core Strategy Policy CS13 (Employment and economic development).

Proposals for the erection of telecommunication masts, equipment and associated development (including prior approval) will be supported where:

- a) they are located and designed in the most environmentally sensitive manner so as not to cause an unacceptable impact on landscape, visual and residential amenity of neighbouring properties;
- b) full consideration has been given to the opportunities for sharing new masts, equipment and associated development with an existing telecommunication infrastructure, buildings or other structures already in the area and supported by relevant evidence about the site assessment undertaken.

*Plan objectives met:*

9. Strong and diverse economy

## 8. Sustaining our environment

### Design and amenity

- 8.1 One of the core land use principles established in the National Planning Policy Framework (NPPF) is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 8.2 The NPPF also advises that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to new buildings and the local area more generally.
- 8.3 Core Strategy Policy CS19 (Promoting good design) sets out the overall approach to design of new development in terms of promoting good design and the high standards that will be need to be met in Rutland. This also states that new developments of 10 or more dwellings will be expected to meet national "Building for Life" standards for well designed homes and neighbourhoods.
- 8.4 Policy SP15 sets out the key principles relating to design and amenity issues against which proposals for development will be considered. The policy will apply to all new developments although some of the specific requirements may not be relevant to small scale development proposals.
- 8.5 In order to ensure effective and adequate landscaping is undertaken where major developments are proposed, an acceptable integrated landscape scheme will need to be submitted. This policy will generally be required for developments in excess of 10 dwellings or 1 hectare of commercial use.

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- 8.6 Design codes may be used to achieve high quality outcomes and local design review arrangements put in place, where appropriate referring major projects for national review, in accordance with guidance in the NPPF.
  - 8.7 The policy requires that development should protect the amenity of the wider environment, neighbouring uses and occupiers of the proposed development in terms of a range of matters including the loss of light. New developments should be appropriately laid out to ensure that there is not an unacceptable degree of overshadowing by existing trees, including where this could result in future pressure to remove the trees concerned.
  - 8.8 The policy requires that developments should be capable of adapting to climate change. Measures could include use of suitable construction materials; site layout and building orientation, making best use of passive heating and cooling, natural light and natural ventilation; minimising water consumption and maximising water recycling; achieving the highest feasible level of energy efficiency; and maximising opportunities to integrate renewable and low carbon energy infrastructure.

## **Policy SP15 – Design and amenity**

All new developments will be expected to meet the requirements for good design set out in Core Strategy CS19 – Promoting good design.

Proposals will be assessed to ensure they effectively address the following matters:

### **a) Siting and layout**

The siting and layout must reflect the characteristics of the site in terms of its appearance and function.

### **b) Relationship to surroundings and to other development**

The development must complement the character of the local area and reinforce the distinctiveness of the wider setting. In particular, development should respond to surrounding buildings and the distinctive features or qualities that contribute to the landscape and streetscape quality of the local area. Design should also promote permeability and accessibility by making places connect with each other and ensure ease of movement between homes, jobs and services.

### **c) Amenity**

The development should protect the amenity of the wider environment, neighbouring uses and occupiers of the proposed development in terms of overlooking, loss of privacy, loss of light, pollution (including contaminated land, light pollution or emissions), odour, noise and other forms of disturbance.

### **d) Density, scale, form and massing**

The density, scale, form, massing and height of a development must be appropriate to the local context of the site and to the surrounding landscape and/or streetscape character.

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## **e) Appropriate facilities**

The development should incorporate appropriate waste management and storage facilities, provision for the storage of bicycles, connection to broadband networks.

## **f) Detailed design and materials**

The detailing and materials of a building must be of high quality, respect and contribute to enhancing the local vernacular in respect of building traditions and appropriate to its context. New development should employ sustainable materials, building techniques and technology where appropriate.

## **g) Crime prevention**

The design and layout of development should be safe and secure, with natural surveillance. Measures to reduce the risk of crime and anti-social behaviour must however not be at the expense of overall design quality.

## **h) Energy and water consumption measures**

The development should incorporate measures to minimise energy and water consumption, through carefully considered design, layout and orientation of buildings and to make provision for recycling of waste, in particular ensuring that adequate bin storage areas are provided.

## **i) Landscaping**

The development will only be acceptable if it provides for adequate landscaping, which preserves visual amenity and is designed as an integral part of the layout. Where development would abut or be within open countryside and be exposed to view, landscaping will be required to help integrate it into the surroundings.

Landscaping will be expected to make use of native and local species of plants which are resilient to climate change. The use of invasive and non-native plants will be discouraged.

For major development an acceptable integrated structural landscaping scheme will need to be submitted.

## **j) Trees and hedgerows**

Development that would result in the loss of trees and hedgerows will only be acceptable where it would not detract from visual amenity in the area (see also Policy SP19 - Biodiversity and geodiversity conservation).

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## k) Outdoor playing space and amenity open space

The development will only be acceptable if it makes adequate provision for open space which:

- i) is integrated and well located in relation to the proposed and existing development;
- ii) has step free access, making the site accessible for those with disabilities and pushchair users;
- iii) provides pathways to and through the open space

Standards for provision of new open space are set out in Policy SP22 (Provision of new open space).

## l) Access and Parking

The development should make provision for safe access by vehicles, pedestrians, wheelchair users and cyclists as well as provide good links to and from public transport routes. Developers will be expected to retain existing footpaths, cycle routes and bridleways or to make provision for their reinstatement, and to make provision for new routes to link with existing networks. This includes taking opportunities to enhance access to the countryside through improvements to the rights of way network.

Adequate vehicle parking facilities must be provided to serve the needs of the proposed development. Development proposals should make provision for vehicle and cycle parking in accordance with the parking standards set out in Appendix 2, including parking for people with disabilities. There should where practicable be convenient external access for mobility scooters to the rear gardens of residential properties to facilitate parking and storage, if suitable provision has not been made at the front or side of the dwelling. In exceptional circumstances, particularly in the town centres of Oakham and Uppingham, the application of these standards may be varied in order to reflect the accessibility of the site by non-car modes or other identified local requirement.

## m) Impact on the highway network

Development should be designed and located so that it does not have unacceptable adverse impact on the highway network. Where necessary mitigation measures will be required to ensure that any impact is kept within acceptable limits. Development that would have an unacceptable adverse impact on the highway network will not be permitted.

*Plan objectives met:*

- 3. A stronger and safer community
- 13. High quality design and local distinctiveness
- 14. Resources, waste and climate change

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## Advertisements

- 8.9 The Control of Advertisement Regulations give the Council wide powers to control the display of new and existing advertisements including awnings and blinds incorporating advertising, in the interests of amenity and highway safety. However, not all advertisements need the express consent of the authority and can be displayed with the benefit of deemed consent.
- 8.10 Advertisements can have a significant effect on the built environment, which may be detrimental, especially if listed buildings and conservation areas are affected. It should be noted that listed building consent will be required for advertisements on listed buildings, irrespective of whether consent is required under the aforementioned regulations.
- 8.11 Advertisements can also adversely affect the appearance and character of the countryside. It is important that policy guidance allows for essential advertising while at the same time protecting the countryside from excessive advertising and a proliferation of signs.

## Policy SP16 - Advertisements

Display of advertisements will only be acceptable where they would not individually or cumulatively detract from the appearance of buildings, the street scene, and the environment and amenity or adversely affect public safety, by virtue of their location, size, design, colour and illumination.

### a) Listed buildings and conservation areas

Display of advertisements on listed buildings and in conservation areas, whether illuminated or not, will not be acceptable where they would detract from the appearance or character of the building and/or street scene and/or would prejudice public safety.

### b) In the countryside

Display of directional advertisements and signs in the countryside which are not located on a building or within the curtilage of the business or activity to which the sign relates will only be acceptable where signs are:

- i) not illuminated unless essential for directional and operational purposes, in which case externally illuminated signs of the minimum intensity for the purpose will be allowed;
- ii) of a scale, colour and design appropriate to the rural setting;
- iii) not detrimental to the landscape individually or cumulatively; and
- iv) not be prejudicial to public safety.

### Plan objectives met:

11. Natural and cultural environment
12. Built environment and local townscape

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## Outdoor lighting

- 8.12 Outdoor lighting may be necessary in the interests of safety and security and in some circumstances it can serve to enhance the built environment, for example through the illumination of attractive buildings. However, unnecessary lighting beyond that required for operational purposes should wherever possible be avoided and attention should be given to the siting, type and design of lighting to reduce waste and pollution from the glare of lights. In most instances, any light which does not shine on its target, normally downwards, is wasted.

### Policy SP17 - Outdoor lighting

Outdoor lighting and developments incorporating outdoor lighting will only be acceptable where it would not have an adverse effect on the environment, character and amenity of an area. In particular:

- a) the proposed lighting should not detract from the character of the countryside at night and should avoid pollution of the night sky;
- b) it should be the minimum necessary for the intended purpose;
- c) in the countryside it should be essential for the operational requirements of a development or facility, including sports facilities;
- d) the lighting equipment should be located and designed to focus on the intended target for illumination, with any light spillage and glare minimised;
- e) landscaping measures should where appropriate be proposed to minimise any light pollution;
- f) the proposed lighting should not harm areas for nature conservation;
- g) the proposed lighting should be consistent with highway safety;
- h) the lighting equipment should not detract from visual amenity.

There may be circumstances where a light pollution study will be required to satisfactorily resolve the above policy considerations.

#### *Plan objectives met:*

14. Resources, waste and climate change

## Wind turbines and low carbon energy developments

- 8.13 The National Planning Policy Framework states that local planning authorities should have a positive strategy to promote energy from renewable and low energy sources and design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts.
- 8.14 Core Strategy Policy CS20 (Energy efficiency and low carbon energy developments) sets out the overall approach to wind turbines and other low carbon energy generating developments in Rutland. These will be supported where environmental, economic and social impacts can be addressed satisfactorily and where they address the following issues:
- a) landscape and visual impact, informed by the Rutland Landscape Character Assessment and the Rutland Historic Landscape Character assessment;

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- b) effects on the natural and cultural environment including any potential impacts on the internationally designated nature conservation area of Rutland Water;
  - c) effects on the built environment, public and residential amenity, including noise intrusion;
  - d) the number and size of wind turbines and their cumulative impact;
  - e) the contribution to national and international environmental objectives on climate change and national renewable energy targets.
- 8.15 Consultation on the Issues and Options document showed some support for more detailed criteria being provided in relation to wind turbine developments. The Council subsequently adopted a draft Supplementary Planning Document on this issue in November 2012.
- 8.16 More detailed guidance on other renewable energy developments may be provided through the preparation of supplementary planning documents or by other means as appropriate.

## **Policy SP18 - Wind turbines and low carbon energy developments**

Proposals for wind turbines and other low carbon energy developments will be supported where environmental, economic and social impacts can be addressed satisfactorily in accordance with Core Strategy Policy CS20 (Energy efficiency and low carbon energy developments).

### **1. Wind turbine developments**

Proposals for wind turbine developments will be supported where they are acceptable in terms of:

- a) impact on the landscape, having regard to the findings of the Rutland Landscape Sensitivity and Capacity Study (Wind Turbines);
- b) visual impact;
- c) cumulative impact;
- d) shadow flicker;
- e) noise;
- f) separation distances from:
  - i) residential dwellings in order to protect residential amenity and to minimise any impact of noise or shadow flicker;
  - ii) public footpaths and bridleways;
  - iii) power lines, roads and railways;
- g) the natural environment;
- h) the local economy and tourism;
- i) the historic and cultural environment;
- j) grid connection;
- k) air traffic and radar;
- l) form and siting;
- m) mitigation;
- n) decommissioning and reinstatement of land at the end of the operational life of the development.

Further guidance on these issues is provided in the Supplementary Planning Document on Wind Turbine Developments.

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## 2. Other low carbon energy generating developments

Proposals for other low carbon energy developments will be supported where they are acceptable in terms of:

- a) impact on residential amenity;
- b) landscape and visual effects;
- c) the natural environment;
- d) the historic and cultural environment;
- e) noise;
- f) emissions to ground, watercourses and air;
- g) odour;
- h) vehicular access and traffic;
- i) proximity of generating plants to the renewable energy source;
- j) grid connection;
- k) form and siting;
- l) mitigation;
- m) the decommissioning of the development and reinstatement of land at the end of its operational life.

*Plan objectives met:*

- 14. Resources, waste and climate change

## The natural environment

### Biodiversity and geodiversity conservation

- 8.17 One of the core land use principles established in the National Planning Policy Framework is that planning should contribute to conserving and enhancing the natural environment and reducing pollution.
- 8.18 Core Strategy Policy CS21 (The natural environment) sets out the overall strategy towards the natural environment and the general criteria relating to the protection and enhancement of the natural environment that will apply to new development proposals.
- 8.19 Statutory protection is already provided for designated sites of national and international importance for biodiversity and geological conservation, which include the Rutland Water internationally designated site and a number of other Sites of Special Scientific Interest (SSSIs).
- 8.20 Policy SP19 sets out the criteria against which any development proposals that may affect sites of international, national or local importance for biodiversity or geodiversity conservation will be considered. Further policy guidance on conserving and enhancing the natural environment and the criteria that will apply to sites of national and international importance for biodiversity and geological conservation is set out in the National Planning Policy Framework (paragraphs 109-125).
- 8.21 A list of areas of importance for biodiversity and geological conservation is shown in Appendix 3. This list is subject to change and the latest position should be checked with the Council. These sites are mapped as appropriate on the Policies Map.

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- 8.22 Proposals that are likely to affect an SSSI or are in within an area of particular natural sensitivity or interest will be subject to consultation by the Council with Natural England under statutory procedures.
  - 8.23 Areas of Local Importance include Local Wildlife Sites, Local Nature Reserves and candidate Local Wildlife Sites which meet the Leicester, Leicestershire and Rutland Local Wildlife Sites criteria.
  - 8.24 Irreplaceable habitats include heathland, ancient parkland, veteran trees, ancient semi-natural woodland and mature broadleaved plantation woodland, species rich and ancient hedgerows, species-rich grasslands, significant wetland systems and floodplains and natural watercourses.
  - 8.25 The Council and its partners will carry out further work, where resources permit, to identify and map, where appropriate, any areas in Rutland for habitat restoration and creation, Nature Improvement Areas and ecological networks, including wildlife corridors and stepping stones between them.

## **Policy SP19 – Biodiversity and geodiversity conservation**

Development proposals will normally be acceptable where the primary objective is to conserve or enhance biodiversity or geodiversity.

All new developments will be expected to maintain, protect and enhance biodiversity and geodiversity conservation interests in accordance with Core Strategy CS21 (The natural environment).

### **Sites of biodiversity and geodiversity importance**

#### **a) Areas of international importance**

Development proposals that may individually or cumulatively have an adverse effect on sites of international importance for nature conservation will be subject to the requirements of the Conservation of Habitats and Species Regulations 2010 (the “Habitats Regulations”) and other legislation that may apply to such sites.

#### **b) Areas of national importance**

Development proposals within or outside a Site of Special Scientific Interest (SSSI) that may individually or in combination with other developments have an adverse effect on the site will not normally be acceptable.

Where an adverse effect on the notified special interest of the site is likely, an exception will only be made for development where its benefits clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSIs.

In exceptional cases where development is permitted which would affect the special interest of a SSSI, development will only be permitted if the detrimental impact has been minimised through the use of all practicable prevention, mitigation and compensation measures.

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## **c) Areas of local importance**

Development that is likely to result in significant harm to a site of local importance for biodiversity or geodiversity conservation will not be acceptable unless the harm can be avoided (for example by locating development on an alternative site with less harmful impacts), adequately mitigated or as a last resort compensated for. Where compensatory habitat is created, it should be of equal or greater ecological value than the area lost as a result of the development.

### **Protected species**

Where there is reason to suspect the presence of protected species, applications should be accompanied by a survey assessing their presence and if present the proposal must make necessary measures to protect the species.

Development proposals that are likely to have an adverse effect on protected species will subject to the requirements of the Conservation of Habitats and Species Regulations 2010 (the "Habitats Regulations") and other legalisation that may apply to such species.

In exceptional circumstances, development may be acceptable that would have an effect on protected species, subject to requirements to:

- a) facilitate the survival of individual members of the species;
- b) reduce disturbance to a minimum;
- c) provide adequate alternative habitats to sustain at least the current levels of population.

### **Irreplaceable habitats**

Development that would result in the loss or deterioration of irreplaceable habitats, including ancient woodland and ancient semi-natural grasslands and the loss of aged or veteran trees found outside ancient woodland will not be acceptable unless the need for, and benefits of development in that location clearly outweigh the loss.

### **Trees and hedgerows**

Development that would result in the loss of trees and hedgerows of biodiversity importance will not be acceptable unless the trees or hedgerows are dead, dying, diseased or dangerous or in exceptional circumstances due to the practicalities of development - see also Policy SP15 (Design and amenity).

*Plan objectives met:*

11. *Natural and cultural environment*

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## **Historic and cultural environment**

- 8.26 One of the core land use principles established in the National Planning Policy Framework (NPPF) is that planning should conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations.
- 8.27 Core Strategy CS22 sets out the overall approach to the historic and cultural environment and how new development will be expected to protect and enhance historic assets and their settings.
- 8.28 National policy guidance on conserving the historic environment and the criteria that will apply to any development that could potentially affect designated or non-designated heritage assets is set out in the NPPF (paragraphs 126-141).
- 8.29 Policy SP20 sets out local criteria that will apply to any development affecting heritage assets in Rutland. The policy sets out detailed requirements in relation to certain types of designated and non-designated heritage assets. This does not imply that less protection is to be provided to other types of heritage assets that are not listed in the policy. Other types of heritage assets may also be protected by legislation, national planning policy and Policy CS22 (The historic and cultural environment) in the Council's Core Strategy DPD.
- 8.30 Heritage assets include designated assets that are protected under relevant legislation and other non-designated features that have been identified locally as set out below:
- Designated features:
- a) Listed buildings;
  - b) Scheduled Monuments;
  - c) Registered Parks and Gardens;
  - d) Conservation areas.
- Non-designated features:
- a) areas of archaeological interest;
  - b) buildings of local importance;
  - c) open spaces;
  - d) parkland;
  - e) other features of importance to the historic environment identified in the Historic Environment Record.
- 8.31 A list of designated heritage assets in Rutland (excluding listed buildings) is shown in Appendix 4. There is an online register of all listed buildings on the English Heritage website and maps showing listed buildings on the Rutland County Council website.
- 8.32 Scheduled monuments, Registered Parks and Gardens and conservation areas are shown on the Policies Map. These may be subject to change and the latest position should be checked with the Council.

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- 8.33 The Historic Environment Record is a comprehensive database of historic buildings and areas of archaeological interest in Rutland that is maintained on behalf of the Council and this should be consulted in order to establish whether development proposals are likely to affect heritage assets.
  - 8.34 There is also a range of other information including the Leicestershire, Leicester and Rutland Historic Landscape Characterisation Project that should be consulted as appropriate in order to establish any potential impacts on the historic environment.
  - 8.35 The Council is carrying out a programme of conservation area appraisals for a number of villages in Rutland. These identify and explain how the special interest of such areas will be preserved and enhanced and identify buildings of local importance in these villages. Further details can be obtained from the Council. Other measures may include:
    - a) actions to ensure the proper conservation of all heritage features that are at risk
    - b) the maintenance and repair of heritage assets
    - c) the introduction of tighter controls within conservation areas and other sites or areas of heritage importance by implementing Article 4 (2) Directions to control certain types of permitted development which, if unchecked, would cause harm to the special character and appearance of such areas.
  - 8.36 The following features have been identified by English Heritage as being at risk in Rutland and the Council will consider measures to ensure that these are protected and enhanced as appropriate:
    - a) Old Hall Ruins (Exton)
    - b) Toletorpe Hall
    - c) Oakham Castle Walls
    - d) Oakham Motte and Bailey Castle and gardens.

## **Policy SP20 - The historic environment**

### **Development affecting heritage assets**

All developments, projects and activities will be expected to protect and where possible enhance historic assets and their settings, maintain local distinctiveness and the character of identified features in accordance with Core Strategy Policy CS22 (The historic and cultural environment).

Development proposals affecting or likely to affect any heritage asset or its setting will be expected to demonstrate an understanding of the significance of the asset and/or its setting by describing it in sufficient detail to determine its historic, archaeological or architectural interest to a level proportionate with its importance. As a minimum this should be through reference to the Historic Environment Record or by a desk-top analysis and reference to other relevant sources of information, which may include landscape character and historic landscape character appraisals, conservation area appraisals and management plans.

Measures may be taken to protect and enhance heritage assets at risk through neglect, decay or other threats including the serving of urgent works notices, repairs notices and enforcement and thorough the mitigation of impacts of development on site or off site.

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## 1. Designated heritage assets

### a) Conservation areas

Development in conservation areas will only be acceptable where the scale, form, siting and design of the development and the materials proposed would preserve or enhance the character or appearance of the area. Development will not be acceptable if it would have an adverse effect upon:

- i) the appearance of buildings being altered;
- ii) the immediate setting of the development;
- iii) the street scene, views into and out of the area;
- iv) other environmental, amenity and highway interests; and
- v) important features such as trees, hedgerows or important open spaces.

Conservation areas designated as at the time of the preparation of this plan are shown on the policies map.

Favourable consideration will be given to new development in conservation areas that preserves the elements of its setting that make a positive contribution to better reveal the significance of the asset.

### b) Listed buildings

The Council will require the protection of listed buildings and seek to ensure that they are kept in a good state of repair by the following means:

- i) consent would only be granted for the demolition of Grade II listed buildings in exceptional circumstances and for Grade II\* and Grade I listed buildings in wholly exceptional circumstances following a thorough assessment of their significance;
- ii) retention of the original use for which the listed building was built is preferred. Other uses will only be considered where the change of use can be justified, and where it can be proven that the original use cannot be sustained;
- iii) alterations and extensions including partial demolitions should be based on an accurate understanding of the significance of the asset including the structure, and respect the architectural character, historic fabric and detailing of the original building. With alterations, the Council will normally insist on the retention of the original structure, features, material and plan form or features that contribute to the significance of the asset. With repairs, the Council will expect retention and repair, rather than replacement of the structure, features, and materials of the building which contribute to its architectural and historic interest; and will require the use of appropriate traditional materials and techniques;
- iv) using its legal powers to take steps to secure the repair of listed buildings, where appropriate;
- v) protecting the setting of listed buildings where proposals could have an impact;
- vi) taking a practical approach towards the alteration of listed buildings to comply with the Equality Act 2010 and subsequent amendments, provided that the building's special interest is not harmed, using English Heritage advice as a basis.

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## 2. Non-designated heritage assets

Development that has the potential to affect a non-designated heritage asset will be considered having regard to the scale of any harm or loss and the particular significance of the heritage asset and its setting.

### a) Archaeology

Where a development has the potential to affect heritage assets with archaeological interest, the applicant will be required to submit an appropriate desk based assessment and where necessary a field evaluation.

Development proposals that would result in the removal or destruction of remains of archaeological interest that are considered to be of equal significance to a scheduled monument will not normally be permitted.

Proposals for development on areas that are of known or suspected archaeological interest must be accompanied by an archaeological field evaluation that determines the significance of the archaeological remains and assesses the implications of the development on those remains.

Development that would have an adverse effect on a site of national archaeological importance, including scheduled ancient monuments, their setting and amenity value will only be acceptable in exceptional circumstances and where it would meet the requirements for designated heritage assets (see 1. above). Scheduled monuments designated as at the time of the preparation of this plan are shown on the Policies Map.

Development that would adversely affect other important archaeological remains will only be acceptable where:

- a) the benefits of the development outweigh the harm to the remains and the value of retaining the remains in situ and;
- b) the degree of disturbance has been minimised; and
- c) satisfactory provision is made for the evaluation, excavation, recording and interpretation of the remains before the commencement of development.

Where development can take place and still preserve important features in situ, planning conditions will be sought to secure the implementation of effective management plans that ensure the continued protection of those features.

### b) Buildings of local importance

Where planning permission is required, it will not be granted if it would involve the demolition of, or substantial alteration to, the external appearance of any building designated as of local importance unless:

- a) all reasonable steps have been taken to retain the building, including examination of alternative uses compatible with its local importance; and
- b) retention of the building, even with alterations, would be demonstrably impracticable; and
- c) the public benefits of the scheme outweigh the loss of, or substantial alteration to, the building.

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### 3. Re-use of historic buildings

The conversion or change of use of a statutorily protected or locally listed building or structure which makes a significant historical, cultural or architectural contribution to the character of the area will only be acceptable where:

- a) a structural survey demonstrates that the conversion or change of use can be undertaken without extensive building works, alterations or extensions that would have a significant detrimental effect on the structure's character and appearance;
- b) the proposal can be achieved in a way that preserves the structure's historic, cultural and architectural features and its character;
- c) the nature, scale and intensity of the proposed use are compatible with, and would not prejudice, surrounding uses or the character of the locality; and
- d) it would not adversely affect protected species or habitat.

Wherever possible, the building or structure should remain in the use for which it was originally designed. Where this is not possible, employment, recreation or tourism uses (including holiday accommodation for short stay occupation on a rented basis) will be the next preference.

Conversion to residential uses will only be acceptable where employment, recreation or tourism uses of the building are shown to be unviable.

#### *Plan objectives met:*

- 11. Natural and cultural environment
- 12. Built environment and local townscape

### Important open spaces and frontages

- 8.37 Core Strategy CS23 sets out the overall strategy for Green Infrastructure, open space, sport and recreation. This relates to allotments, amenity green space, green corridors, parks and gardens, play areas, natural and semi-natural areas, sports fields and cemeteries. However, there are other open spaces and frontages within the county which require identification and protection. This document identifies these specific areas for protection.
- 8.38 Open spaces and frontages are an integral part of the built environment and add to the rural character of the market towns and villages by affording views into the countryside, providing the setting and relationship between buildings and providing openness to the settlement. These open spaces also add to the distinct character of a settlement and their removal could dramatically alter the character and setting of buildings of a village or town. It is therefore important that the value of these open spaces is safeguarded.
- 8.39 The National Planning Policy Framework (NPPF) advises that access to high quality open spaces can make an important contribution to the health and well being of the communities and should not be built on unless they are surplus to requirements, the loss would be replaced by better provision or the development is for alternative sports and recreation provision.

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- 8.40 Important frontages can include stone walls, high hedges, a belt of trees or other features of significance to the character of an area or settlement. Their disruption would often adversely affect this character and their retention is therefore important.
- 8.41 Sites have been identified on the basis of the following criteria having regards to whether the land or frontage:
- a) is of intrinsic environmental value by virtue of its landform, vegetation and tree cover. Or the presence of any special features such as streams, ponds, important wildlife habitats and walls.
  - b) enhances the attractiveness of the town or village setting when viewed from surrounding land, particularly the approaches to the built-up area.
  - c) affords views and vistas out of and within the town or village important to its character and attractiveness.
  - d) is transitional or peripheral land which should remain open to preserve the form and character of the town or village.
  - e) while not in itself of particular environmental value, is an essential feature, possibly in conjunction with other areas, in creating the overall character and attractiveness of the town or village.
  - f) is an essential element in the street scene, important to the form and character of the town or village in terms of the relationship of buildings and structures one to another, to other areas of open space and to natural features e.g. trees
  - g) is important in the contribution it makes to the setting of a building or group of buildings, or important natural features.
- 8.42 A total of 327 sites are designated as Important Open Spaces or Frontages and can be viewed in the Policies Map attached to this document.

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## Policy SP21 - Important open space and frontages

Development will only be acceptable where it does not have an adverse impact on an Important Open Space and/or Important Frontage as shown on the Policies Map having regards to:

- a) its intrinsic environmental value by virtue of its landform, vegetation or tree cover, or the presence of any special features such as streams, ponds, important wildlife habitats or walls;
- b) its contribution to enhancing the attractiveness of the town or village setting when viewed from surrounding land, particularly the approaches to the built up area;
- c) the views and/or vistas out of and within the town or village that contribute to the character and attractiveness of the settlement;
- d) its peripheral or transitional open character in contributing to preserving the form and character of the settlement;
- e) its contribution, possibly in conjunction with other areas, to creating the overall character and attractiveness of the settlement;
- f) its contribution to the form and character of the settlement in terms of the relationship of buildings and structures one to another, to other open spaces or natural features;
- g) its contribution to the setting of a building or group of buildings or important natural features.

### *Plan objectives met:*

- 12. Built environment and local townscape

## Provision of new open space

- 8.43 Green Infrastructure is a network of multi-functional green spaces. It includes all public and privately owned land and water networks including – allotments, amenity green space, green corridors, parks and gardens, play areas, natural and semi-natural areas, sports fields and cemeteries. These areas may also have importance for biodiversity - see Policy SP19 (Biodiversity and geodiversity conservation).
- 8.44 Core Strategy Policy CS23 (Green infrastructure, open space, sport and recreation) requires that the existing green infrastructure network will be safeguarded, improved and enhanced by further provision. The policy below identifies the standards for open space, sports and recreation facilities provision relating to new development.
- 8.45 The National Planning Policy Framework advises that policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.
- 8.46 A review of open space, sport and recreation facilities and green infrastructure in Rutland was carried out in 2009 which provided a quantitative and qualitative assessment of public open space.

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- 8.47 The quantity of open space in Rutland will be maintained and enhanced and any shortfalls in provision will be addressed against the standards of provision set out in the table in Policy SP22. The quantitative standards refer to the amount of open space required for every 1,000 people.
  - 8.48 The standards identified in Policy SP22 will be applied to any residential development which results in a net gain in floorspace and major commercial development (office or industrial development of more than 1000m<sup>2</sup> or site of 1ha or above). Any new open space provision should, as a priority, be provided on-site within the new development. However, there may be some cases where it would not be possible to provide the open space on the application site. If this is the case, the developer should consider, as a priority, open space on an alternative site to serve the development. Alternatively an off-site contribution will be sought towards the costs of providing the necessary facilities in an off-site location. Core Strategy Policy CS8 (Developer contributions) sets out how developer contributions will be sought and the Planning Obligations and Developer Contributions SPD provides detailed guidance on the nature of financial or other contributions required for open space provision. This SPD will be replaced when the Community Infrastructure Levy is implemented in Rutland.
  - 8.49 There are certain types of residential development which will not be required to provide all types of open space identified in Policy SP22. Specialist homes for the elderly will not be asked to contribute to the provision or upgrading of children's play space, as this form of development will not generate further demand for these facilities. Replacement dwellings with two or less additional bedrooms will not be required to provide open space as it is not considered administratively cost efficient to collect contributions for them. However replacement dwellings with three or more additional bedrooms would require contributions towards the provision of open space set in Policy SP22.
  - 8.50 An explanation of the types of open space required by Policy SP22 can be found in Appendix 5. Further details regarding the distances to and from development, minimum size, characteristics and intended use for the provision for children and young people can also be found in Appendix 5. Further guidance upon the design of outdoor play and sports facilities can be found in the Fields in Trust document "Planning and Design for Outdoor Sport and Play".
  - 8.51 More details of the surpluses and deficiencies in open space provision in each town and village and the calculations to use in identifying whether development creates the need for new green space will be provided in an SPD on open space.

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## Policy SP22 - Provision of new open space

Type of open space	Proposed standard
Parks, gardens and amenity green space	0.4 ha per 1,000 population
Provision for children and young people	0.6 ha per 1,000 population
Outdoor sports, playing fields and kick-about areas	1.9 ha per 1,000 population
Indoor village/community hall	500m <sup>2</sup> per 1,000 population

### Residential Development

All residential development which results in a net gain in floorspace will be required to make provision for open space in accordance with the Council's Open Space Standards identified in the table above.

Open space should be provided on-site where possible. If the provision cannot be made on the application site an off-site location should be considered. In cases where the provision of open space cannot be met on-site and the developer cannot provide an off-site location to serve the development, the Council will seek contributions towards the costs of providing the necessary facilities in an off-site location and/or maintaining and upgrading existing sites.

The contributions sought will be in line with Core Strategy Policy CS8 (Developer contributions) and the Planning Obligations and Developer Contributions SPD (June 2010) (or subsequently revised SPDs) and the Community Infrastructure Levy (CIL). The CIL when implemented in Rutland will establish a new charging mechanism to support infrastructure delivery, including open space provision in the area.

### Commercial Development

For major commercial developments (Office or industrial development of more than 1000 m<sup>2</sup> or sites of 1ha or more) provision of on-site amenity green space will be required. The level required will be negotiated on a site by site basis.

#### Plan objectives met:

4. *Healthy and socially inclusive communities*
14. *Resources, waste and climate change*

### Landscape character in the countryside

8.52 The National Planning Policy Framework also requires that valued landscapes in the countryside are protected and enhanced by the application of planning policy. Rutland County Council has a Sustainable Community Strategy that highlights as a key objective the need to conserve and enhance the landscape and ensure that local distinctiveness is protected.

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- 8.53 The Council commissioned a Landscape Character Assessment of Rutland in 2003. The study provides a basis for policy guidance in this local plan document. The report explains what landscape character is and how it is assessed. It then describes the main landscape character types in Rutland, referred to as High Rutland, The Welland Valley, The Vale of Catmose, Rutland Water Basin and the Rutland Plateau. Evidence of the historic dimension of the landscape is provided by the Leicestershire, Leicester and Rutland Historic Landscape Characterisation Project (2011).
- 8.54 The Council will use this evidence base to assess the landscape capacity to accommodate the impact of the development proposed in accordance with the following policy.

## **Policy SP23 - Landscape character in the countryside**

Proposals to develop on land in the countryside will only be permitted where the development complies with either Policy SP6 (Housing in the countryside) or Policy SP7 (Non-residential development in the countryside) and Policy SP15 (Design and amenity) and Policy SP19 (Biodiversity and geodiversity conservation).

New development in and adjoining the countryside will only be acceptable where it is designed so as to be sensitive to its landscape setting. Development will be expected to enhance the distinctive qualities of the landscape character types in which it would be situated, including the distinctive elements, features, and other spatial characteristics as identified in the Council's current Rutland Landscape Character Assessment.

Proposals will be expected to respond to the recommended landscape objectives for the character area within which it is situated.

### *Plan objectives met:*

11. Natural and cultural environment

## **Caravan and camping sites**

- 8.55 There continues to be considerable demand for camping and caravanning facilities in Rutland, as evidenced by enquiries to Rutland Tourism, particularly in locations well related to Rutland Water. Whilst such development can provide a welcome form of accommodation for tourists and other visitors to the area, it can have a major impact on the local environment, visual amenity and on levels of car usage in the local area.
- 8.56 Core Strategy Policy CS24 (Rutland Water) makes it clear that caravan and camping sites will not be acceptable within the defined Rutland Water Area except in the five defined recreation areas subject to such development being appropriate to the area in terms of its scale, location and impact on the surrounding area. Policy SP26 (Rutland Water Recreation Areas) provides further general planning guidance on development within the five defined Rutland Water Recreation Areas. Policy SP27 (Eyebrook Reservoir Area) makes it clear that caravan and camping sites will not be acceptable within the defined Eyebrook Reservoir Area.
- 8.57 The purpose of Policy SP24 is to set out the more detailed planning policy criteria to be applied when considering planning applications for caravan and camping sites elsewhere across Rutland.

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## Policy SP24 - Caravan and camping sites

Outside of the Rutland Water and Eyebrook Reservoir Areas, caravan and camping sites, will only be acceptable where:

- a) provision is made to minimise disruption and prevent pollution;
- b) they are located with convenient access to supporting facilities;
- c) they are not detrimental to environmental, amenity and highway considerations; and
- d) they are not detrimental to visual amenity and the appearance of the landscape.

### *Plan objectives met:*

- 5. *Rural economy and communities*
- 6. *Natural and cultural environment*

## Holiday lets

- 8.58 As the nature of holidays has become more diverse in terms of location, season and duration there is some evidence of an increasing demand for self-catering accommodation in the Rutland area. Some of this is provided by new or conversion/change of use of existing permanent buildings. An adequate planning policy framework is in place which will manage such proposals within the towns and villages through Core Strategy Policy CS15 (Tourism) and Policy SP5 (Built development in the towns and villages) coupled with design and amenity policies to be read in conjunction with these policies.
- 8.59 In the countryside there is some evidence of increased demand for self catering accommodation in static holiday caravans, camping and holiday lodges, cabins, chalets or similar buildings or structures not designed as appropriate for use as permanent residences. Adequate planning policies to manage proposals for caravan and camping sites are in place at Policy SP24 (Caravan and camping sites) read in conjunction with Policy SP7 (Non-residential development in the countryside).
- 8.60 Whilst similar policy guidance is required for holiday lodges or similar buildings or structures, there may be scope for limited new development in locations well related to an existing tourism/recreation facility such as fishing lakes, golf courses etc. The guidance applied at Policy SP25 should be read in conjunction with Policy SP7 (Non-residential development in the countryside). Policy SP7 seeks to ensure that such development on the edge of villages is in keeping with their scale and character.

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## Policy SP25 - Lodges, log cabins, chalets and similar forms of self-serviced holiday accommodation

Outside of the Rutland Water and Eyebrook Reservoir Areas, Lodges, Log Cabins, Chalets and similar forms of self-serviced holiday accommodation will only be acceptable where:

- a) provision is made to minimise disruption and prevent pollution;
- b) they are well related to an existing tourism attraction or recreation facility;
- c) they are located with convenient access to supporting facilities;
- d) they would not result in an unacceptable increase in the amount of car travel;
- e) they are not detrimental to environmental, amenity and highway considerations; and
- f) they are not detrimental to visual amenity and the appearance of the landscape;

*Plan objectives met:*

- 7. Rural economy and communities
- 8. Natural and cultural environment

### Rutland Water

- 8.61 Rutland Water is an important reservoir providing water supplies to the East Midlands and areas to the south and east. It is an internationally important site for nature conservation with a major role as a recreational facility with importance for tourism and the local economy.
- 8.62 The National Planning Policy Framework (NPPF) sets out policy guidance in respect of conserving and enhancing the natural environment, including valued landscapes in the countryside. Advice is given on the role of planning policies in minimising impacts on bio-diversity and “planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure”. This requires the recognition of the hierarchy of international, national and locally designated sites of importance and the need for criteria based policies against which proposals for any development on or affecting protected wildlife or landscape areas will be judged to protect them, commensurate with their status. Equally it is expected that development proposals should be permitted where the primary objective is to conserve or enhance biodiversity.
- 8.63 The NPPF also seeks to promote a strong rural economy by supporting the sustainable growth and expansion of rural business. This includes supporting rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors and which respect the character of the countryside.
- 8.64 Core Strategy Policy CS24 (Rutland Water) sets out the overall approach to development around Rutland Water. This permits small scale development within the five defined recreation areas and the wider Rutland Water area for certain specified uses related to the enjoyment of Rutland Water or for operational uses. The Policy states that caravan and camping sites will not be acceptable outside the defined recreation areas.
- 8.65 The existing policy approach has been largely successful in protecting the nature conservation interests of the reservoir and retaining the unspoilt and tranquil nature of the area, while accommodating recreation and tourism needs. It is intended that this approach will continue largely unchanged.

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- 8.66 The Core Strategy states that further detailed policies and any boundary modifications to the defined recreation areas and the Rutland Water policy area will be considered as part of the Site Allocations and Policies DPD.
- 8.67 There are currently eight separate policies in the 2001 Rutland Local Plan relating to development in the Rutland Water Area. It is intended to replace them with the following single new policy in the Site Allocations and Policies DPD.
- 8.68 The boundaries of the Rutland Water Area and the Recreation Areas were considered as part of the boundary assessment (June 2012). No further changes to the boundaries are proposed in this DPD as shown on the Policies Map.

## Policy SP26 - Rutland Water Recreation Areas

New development will be limited to small scale recreation, sport and tourist uses within the five defined Recreation Areas.

In all cases it will need to be demonstrated that the development within the designated Recreation Areas would:

- a) be in keeping with its surroundings in terms of its location, scale, form and design and would not detract from the appearance of the shoreline and setting of Rutland Water;
- b) not be incompatible with other uses of land and leisure activities;
- c) not be detrimental to the special nature conservation interests of Rutland Water (including the conservation objectives for the RAMSAR site, Special Protection Area and Site of Special Scientific Interest and the requirements of the Habitats Regulations);
- d) not be detrimental to local amenity including the impact of an unacceptable increase in the amount of car travel, parking and congestion in the Rutland Water Area, and ;
- e) not be detrimental to highway considerations.

New construction should be modest in scale and existing buildings utilised wherever possible and appropriate, particularly those of architectural or historic interest or of environmental value.

### Plan objectives met:

- 5. *Healthy and socially inclusive communities*
- 11. *Natural and cultural environment*

## Eyebrook Reservoir

- 8.69 Eyebrook Reservoir lies on Rutland's southern border and straddles the boundary with the Leicestershire County and Harborough District Councils. It is designated as a Site of Special Scientific Interest and therefore has statutory protection.
- 8.70 There is no Core Strategy policy specifically for Eyebrook Reservoir. Core Strategy Policy CS21 (The natural environment) covers the natural environment generally and provides strategic level policy framework for its protection. Policy SP19 (Biodiversity and geodiversity conservation) sets out more detailed policy guidance on sites of importance for biodiversity interest.

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- 8.71 The Rutland Local Plan defined the area surrounding the reservoir within Rutland County as the “Eyebrook Reservoir Area” where Policy LE22 applied. The policy has been successful in protecting the tranquil and unspoilt character of the area. It is therefore retained as set out below. The Council also recognises the need to co-ordinate policy and site management with Harborough District Council in Leicestershire to ensure a complementary approach is secured for the wider Eyebrook Reservoir Area.

## **Policy SP27 - Eyebrook Reservoir Area**

Only small scale recreation, sport and tourist facilities will be acceptable at Eyebrook Reservoir subject to them being closely associated with the existing leisure activities of the area and not detracting from the setting and shoreline of the reservoir and environmental, amenity and highway considerations.

Development must not be detrimental to the special nature conservation interests of Eyebrook Reservoir (including the conservation objectives for the Site of Special Scientific Interest and Regionally Important Geological Site).

Caravan and camping sites will not be permitted.

### *Plan objectives met:*

9. *Natural and cultural environment.*

## **Waste-related development**

- 8.72 The overall approach, including the spatial strategy, for waste management and disposal is set out through Core Strategy Policy CS25 (Waste management and disposal). Specific sites for such development are allocated through Policy SP4 (Sites for waste management and disposal). Whilst a site may be allocated for waste development, it will still require a planning application to be submitted and assessed against the development plan and other relevant policy
- 8.73 Development criteria provide clear guidance on how applications for waste-related development will be decided including planning considerations and requirements. In this manner the development criteria provide clarity for both the community and industry. The development criteria for waste-related development are applicable to both allocated and unallocated sites.
- 8.74 Waste-related development has the potential to have an adverse impact on the receiving environment. Although some impacts may be similar to those resulting from other forms of development, such as industrial land use, others are specific to waste-related development (and vary dependant on the type of facility). It is important that potentially adverse impacts are identified and appropriate measures put in place in order to avoid and/or mitigate such impacts to an acceptable level, for example air filtration systems, separation areas, bunding, acoustic screening and strategic site layout (including site access and roads)<sup>1</sup>.

<sup>1</sup> This is not an exhaustive list of mitigation measures, each site will need to be looked at on a site by site basis to judge what mitigation measures will be required.

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- 8.75 The Core Strategy (paragraph 5.47) sets out principles that proposals for waste-related development and the allocation of sites should have regard to. The purpose of the development criteria is not to repeat these principles but to set out how Rutland's objectives are to be delivered. In addition policies addressing potential adverse impacts on the built & natural environment, historic environment, local amenity, etc. are applicable to proposals for waste-related development.

## Policy SP28 - Waste-related development

Waste-related development will be acceptable where it:

- a) supports the spatial strategy for waste management and disposal, facilitates the delivery of Rutland's capacity requirements and, in doing so, identifies the type(s) and origin of waste intended to be received on-site as well as the destination of outputs;
- b) is compatible with the waste hierarchy and includes the re-use of energy, heat and residues where possible;
- c) will not result in unacceptable adverse impacts through air emissions (including dust), odour, bio aerosols, noise & vibration, vermin & pests, litter or cumulative impact;
- d) ensures restoration of sites (in particular temporary facilities) as soon as possible after cessation of operations to an acceptable condition and to a stable landform.

Proposals for waste-related development must identify and determine the nature and extent of potentially adverse impacts likely to result from the development. Where potentially adverse impacts are likely to occur appropriate mitigation measures are to be identified in order to avoid and/or reduce impacts to an acceptable level. Where applicable a site-specific management plan should be developed to ensure the implementation and maintenance of such measures throughout construction, operation, decommissioning and restoration works.

In addition, development will be expected to meet the requirements for good design set out in SP15 (Design and Amenity) as well as other relevant policies set out through the Local Plan.

*Plan objectives met:*

13. Resources, waste and climate change.

## 9. Implementation and monitoring framework

- 9.1. An effective implementation and monitoring framework for the Site Allocations and Policies DPD is crucial to its successful delivery and understanding the effectiveness of the policies and allocations. A monitoring framework will identify which policies and implementation measures are succeeding, and which need revising or replacing because they are not achieving their intended objectives.
- 9.2. It is important that the monitoring and implementation framework of the Site Allocations and Policies DPD works alongside the Core Strategy DPD allowing the effects of both documents to be monitored.

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- 9.3. The Council has developed an implementation and monitoring framework for the Site Allocations and Policies DPD, which can be viewed in Appendix 6. This builds upon the framework established in the Core Strategy DPD. New monitoring indicators are identified along with targets for each policy and where applicable links are provided to relevant Core Strategy monitoring indicators. The framework also identifies who will implement the policies.
  - 9.4. The Sustainability Appraisal of the Site Allocations and Policies DPD identified a monitoring indicator to monitor the possible identified significant effects of the DPD. This monitoring indicator has been included within the implementation and monitoring framework.
  - 9.5. These monitoring indicators will be reported on an annual basis through the Local Plan Annual Monitoring Report (AMR). This document is based on the period 1st April to 31st March and is published in December of each year.
  - 9.6. Where the monitoring indicators show significant failure(s) to meet targets, the Council will take action to rectify the situation as soon as possible. This may include the review of one or more policies or the review of the Local Plan. In the event of a shortfall or over provision of new dwelling completions against the housing trajectory, allocated sites may be brought forward or set back in the identified phasing to meet the housing requirements up to 2026.

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## **Appendix 1 – Agricultural, forestry and other occupational dwellings**

1. The National Planning Policy Framework (NPPF) makes clear that isolated new houses in the countryside require special justification for planning permission to be granted. One of the few circumstances in which isolated residential development may be justified is when accommodation is required to enable agricultural, forestry or other full-time workers employed at an established enterprise requiring a rural location to live at, or in the immediate vicinity of, their place of work. It will often be as convenient and more sustainable for such workers to live in nearby towns or villages, or suitable existing dwellings, so avoiding new and potentially intrusive development in the countryside. However, there will be some cases where the nature and demands of the work concerned make it essential for one or more people engaged in the enterprise to live at, or very close to, the site of their work. Whether this is essential in any particular case will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of any of the individuals involved.
2. It is essential that all applications for planning permission for new occupational dwellings in the countryside are scrutinised thoroughly with the aim of detecting attempts to abuse (e.g. through speculative proposals) the concession that the planning system makes for such dwellings. In particular, it will be important to establish whether the stated intentions to engage in farming, forestry or any other rural-based enterprise, are genuine, are reasonably likely to materialise and are capable of being sustained for a reasonable period of time. It will also be important to establish that the needs of the intended enterprise require one or more of the people engaged in it to live nearby.

### **Permanent agricultural dwellings**

3. New permanent dwellings should only be allowed to support existing agricultural activities on well-established agricultural units, providing:
  - i) there is a clearly established existing functional need (see paragraph 4 below);
  - ii) the need relates to a full-time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement;
  - iii) the unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so (see paragraph 8 below);
  - iv) the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
  - v) other planning requirements, e.g. in relation to access, or impact on the countryside, are satisfied.
4. A functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Such a requirement might arise, for example, if workers are needed to be on hand day and night:
  - i) in case animals or agricultural processes require essential care at short notice;
  - ii) to deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems.

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5. In cases where the Council is particularly concerned about possible abuse, it should investigate the history of the holding to establish the recent pattern of use of land and buildings and whether, for example, any dwellings, or buildings suitable for conversion to dwellings, have recently been sold separately from the farmland concerned. Such a sale could constitute evidence of lack of agricultural need.
6. The protection of livestock from theft or injury by intruders may contribute on animal welfare grounds to the need for a new agricultural dwelling, although it will not by itself be sufficient to justify one. Requirements arising from food processing, as opposed to agriculture, cannot be used to justify an agricultural dwelling. Nor can agricultural needs justify the provision of isolated new dwellings as retirement homes for farmers.
7. If a functional requirement is established, it will then be necessary to consider the number of workers needed to meet it, for which the scale and nature of the enterprise will be relevant.
8. New permanent accommodation cannot be justified on agricultural grounds unless the farming enterprise is economically viable. A financial test is necessary for this purpose, and to provide evidence of the size of dwelling which the unit can sustain. In applying this test (see paragraph 3(iii) above) the Council will take a realistic approach to the level of profitability, taking account of the nature of the enterprise concerned. Some enterprises which aim to operate broadly on a subsistence basis, but which nonetheless provide wider benefits (e.g. in managing attractive landscapes or wildlife habitats), can be sustained on relatively low financial returns.
9. Agricultural dwellings should be of a size commensurate with the established functional requirement. Dwellings that are unusually large in relation to the agricultural needs of the unit, or unusually expensive to construct in relation to the income it can sustain in the long-term, should not be permitted. It is the requirements of the enterprise, rather than those of the owner or occupier, that are relevant in determining the size of dwelling that is appropriate to a particular holding.
10. The Council may consider making planning permissions subject to conditions removing some of the permitted development rights under part 1 of the Town and Country Planning (General Permitted Development) Order 1995 for development within the curtilage of a dwelling house. For example, proposed extensions could result in a dwelling whose size exceeded what could be justified by the functional requirement, and affect the continued viability of maintaining the property for its intended use, given the income that the agricultural unit can sustain.
11. Agricultural dwellings should be sited so as to meet the identified functional need and to be well-related to existing farm buildings, or other dwellings.

## **Temporary agricultural dwellings**

12. If a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural unit or an established one, it should normally, for the first three years, be provided by a caravan, a wooden structure which can be easily dismantled, or other temporary accommodation. It should satisfy the following criteria:
  - (i) clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions);

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- (ii) functional need (see paragraph 4 of this Appendix);
  - (iii) clear evidence that the proposed enterprise has been planned on a sound financial basis;
  - (iv) the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
  - (v) other normal planning requirements, e.g. on siting and access, are satisfied.
13. If permission for temporary accommodation is granted, permission for a permanent dwelling should not subsequently be given unless the criteria in paragraph 3 above are met. The Council will make clear the period for which the temporary permission is granted, the fact that the temporary dwelling will have to be removed, and the requirements that will have to be met if a permanent permission is to be granted. The Council will not normally grant successive extensions to a temporary permission over a period of more than three years, nor normally give temporary permissions in locations where they would not permit a permanent dwelling.

## **Forestry dwellings**

14. The Council will apply the same criteria to applications for forestry dwellings as to those for agricultural dwellings. The other principles in the advice on agricultural dwellings are equally relevant to forestry dwellings. Under conventional methods of forestry management, which can involve the use of a peripatetic workforce, new forestry dwellings may not always be justified, except perhaps to service intensive nursery production of trees.

## **Other occupational dwellings**

15. There may also be instances where special justification exists for new isolated dwellings associated with other rural based enterprises. In these cases, the enterprise itself, including any development necessary for the operation of the enterprise, must be acceptable in planning terms and permitted in that rural location, regardless of the consideration of any proposed associated dwelling. The Council will apply the same stringent levels of assessment to applications for such new occupational dwellings as they apply to applications for agricultural and forestry workers' dwellings. The Council will therefore apply the same criteria and principles in paragraphs 3-13 of this Appendix, in a manner and to the extent that they are relevant to the nature of the enterprise concerned.

## **Occupancy conditions**

16. Where the need to provide accommodation to enable farm, forestry or other workers to live at or near their place of work has been accepted as providing the special justification required for new, isolated residential development in the countryside, it will be necessary to ensure that the dwellings are kept available for meeting this need for as long as it exists. For this purpose planning permission will be made subject to appropriate occupancy conditions. DOE Circular 11/95 gives further advice and provides model occupancy conditions for agricultural dwellings and for other staff accommodation.

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17. Changes in the scale and character of farming and forestry may affect the longer-term requirement for dwellings for which permission has been granted subject to an agricultural or forestry occupancy condition. Such dwellings, and others in the countryside with an occupancy condition attached, should not be kept vacant, nor should their present occupants be unnecessarily obliged to remain in occupation simply by virtue of planning conditions restricting occupancy which have outlived their usefulness.

## **Information and appraisals**

18. Robust and comprehensive information will be required from the applicant or any other interested parties in order for the Council to determine applications for occupational dwellings in the countryside, including cases involving the imposition or removal of occupancy conditions. It is likely that agricultural or other consultants will be commissioned by the Council to give an independent technical appraisal which the applicant will be required to pay for. This will not seek a recommendation for or against the application but be confined to a factual statement of the agricultural, or other business considerations involved and an evaluation of the specific points on which advice is sought.

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## Appendix 2 – Parking standards

- 1.1. Parking standards ensure good design and effective use of land in developments. It is also ensured through parking standards that the parking demand for a development is provided, in turn minimising the use of carriageways for parking and to prevent on-street loading/off-loading of service vehicles.
- 1.2. Any land use or types of development which are not specifically mentioned will be subject to consideration on an individual site-specific basis, as will combinations of types of development which are treated individually in this document.

### Residential parking standards

- 1.3. The parking standards are set by the number of rooms in a dwelling. The definition of rooms is taken from the 2001 census definition: "*The count of the number of rooms in a household's accommodation does not include bathrooms, toilets, halls or landings, or rooms that can only be used for storage. All other rooms, for example kitchens, living rooms, bedrooms, utility rooms are counted.*"
- 1.4. The parking standards provided in Table 1 are to be applied per dwelling and are expressed as minimum standards.

Table 1: Minimum Residential Parking Standards

Dwelling Size	Shared/Communal Parking Spaces	Allocated Parking spaces
2 rooms	1	1
3 rooms	1.5	2
4 rooms	1.5	2
5 rooms	1.5	2
6 rooms	2	2
7 rooms	2	3
8+ rooms	2	3

- 1.5. When determining what counts as a parking space the guidance within Manual for Streets will be taken into account:
  - car ports are unlikely to be used for storage and should therefore count towards parking provision; and
  - whether garages count fully will need to be decided on a scheme-by-scheme basis. This will depend on factors such as:
    - the availability of other spaces, including on-street parking: where this is limited, residents are more likely to park in their garages;
    - the availability of separate cycle parking and general storage capacity as garages are often used for storing bicycles and other household items; and
    - the size of the garage – larger garages can be used for both storage and car parking. It is expected that single garages are 6m x 3m and double garages 6m x 6m.

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## Non-residential parking standards

- 1.6. Table 2 sets out the minimum parking standards for non-residential uses in Rutland (all areas are gross floor areas unless otherwise stated):

*Table 2: Minimum non-residential parking standards*

Use	Minimum Parking Standards
Food Retail	1 space per 14m <sup>2</sup> 1 goods bay or space per 750 m <sup>2</sup> . For stores between 3,000 and 5,000 m <sup>2</sup> 1 goods bay or space per 1,000 m <sup>2</sup> . For stores in excess of 5,000 m <sup>2</sup> Floor area below 1,000 m <sup>2</sup> provision shall be made within the site for loading and unloading of service and delivery vehicles.
Non food retail	1 space per 20m <sup>2</sup> 1 goods bay or space per 750 m <sup>2</sup> . For stores between 3,000 and 5,000 m <sup>2</sup> 1 goods bay or space per 1,000 m <sup>2</sup> . For stores in excess of 5,000 m <sup>2</sup> Floor area below 1,000 m <sup>2</sup> provision shall be made within the site for loading and unloading of service and delivery vehicles.
B1 offices	1 space per 30 m <sup>2</sup>
B1 non office and B2 General Industry	1 space per 60m <sup>2</sup> 1 lorry space per 400m <sup>2</sup>
B8 Warehousing	1 space per 150m <sup>2</sup> 1 lorry space per 400m <sup>2</sup> For smaller units, provision should be made within the site for the possibility of future conversion to offices with their consequently higher parking requirements. If such provision cannot be made then restrictions on future changes of use will be required.
C1: Hotels & Guest Houses	1 space per resident staff, one space per bedroom, plus 1 space per 40m <sup>2</sup> of public area for non-residential staff
C2: Residential Institutions	1 car space for each resident member of staff, plus up to 1 space for every 2 non-resident members of staff. One space per 4 bedrooms
D1: Non-residential institutions (museums, libraries, galleries, exhibition halls)	One car space per member of staff and 1 space per 30m <sup>2</sup>
D1: Non-residential institutions (public halls & places of worship)	One car space per 4 seats or up to 1 space per 15m <sup>2</sup> .
D1: Non-residential institutions (schools)	1.5 spaces per 2 staff. (If the figure is not a whole number the number must be rounded up)  Where a community wing is to be provided for daytime use, additional parking shall be required to reflect the increased demand for parking on site. These requirements will be determined on a

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	case by case basis dependent upon the use and scale of the community wing.
D1: Non-residential institutions (further education)	1.5 spaces per 2 staff. (If the figure is not a whole number the number must be rounded up)  One space for every 15 students.
D1: Non-Residential institutions (clinics, health centres, surgeries)	One car space per member of staff employed plus two car spaces per consulting rooms/surgery.
Cinemas and Conference Facilities	One space per 5 seats
D2 (other than cinemas, sports grounds and clubs and golf courses)	One space per 22m <sup>2</sup>
Sports grounds and clubs	Parking will be required to cater in full for the expected usage of the facility assuming an occupancy rate of 2 persons per car. Also, in the case of football, cricket, hockey pitches etc. parking and manoeuvring areas will be required for coaches at the rate of one coach per two pitches (maximum provision to be made for two coaches). Thus the following examples may be used. 1 cricket pitch – 22 players + 2 umpires = 12 car spaces + 1 coach. Tennis/squash courts – 2 car spaces per court Rugby club with 3 pitches – 36 players, coaches, referees, substitutes etc. per pitch, therefore 54 car spaces plus two coach spaces. 2 soccer pitches – 30 players, coaches, referees, substitutes, etc. per pitch, therefore 30 car spaces plus one coach space.
Golf Courses	Maximum of 100 spaces per 18 hole course. Other sizes of course will be considered on their merits, not pro-rata to the above.

## Exception to minimum parking standards

- 1.7. The location of a development and access to services by walking, cycling or public transport should be considered when devising parking standards. When a development has good access to services and public transport, for example in Oakham and Uppingham town centres, it may be acceptable to provide parking below normal levels of demand. However evidence will need to be provided within a planning application to demonstrate this.
- 1.8. Where no parking standards are provided for a particular development, we will consider the provision required taking certain factors into account including:
  - the control of on-street parking in the area;
  - the development's exact nature and likely use;
  - its geographical location;

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- the standard of the surrounding road network and the traffic and parking conditions on it; and
  - how accessible the development is using other methods of transport, including public transport, walking or cycling.
- 1.9. It is intended that commuted sums will be sought by the Council where parking is provided below the minimum parking standards to assist in providing off-site parking elsewhere. This will be reviewed in light of the emerging Community Infrastructure Levy (CIL) in Rutland.

## Design and layout of car parking spaces

- 1.10. The minimum acceptable dimensions for car parking spaces will be 2.4m by 5.5m. The design of car parking areas should be laid out so that no vehicle has to be reversed for a distance exceeding 25 metres. Lorry parking spaces shall be a minimum of 18 metres by 5 metres.

## Disabled parking standards

- 1.11. Adequate provision for parking for disabled people, in terms of numbers and design, should be made in line with Traffic and Advisory Leaflet 5/95, produced by the Department for Transport (see Table 3 and 4).

*Table 3: Recommended number of disabled bays in off-street car parks*

Car Park Used For:	Car Park Size	
	Up to 200 bays	Over 200 bays
Employees and visitors to business premises	Individual bays for each disabled employee plus 2 bays or 5% of total capacity whichever is greater	6 bays plus 2% of total capacity
Shopping, recreation and leisure	3 bays or 6% of total capacity whichever is greater	4 bays plus 4% of total capacity

*Table 4: Recommended maximum walking distance without a rest according to disability (“walking” includes travel by wheelchair).*

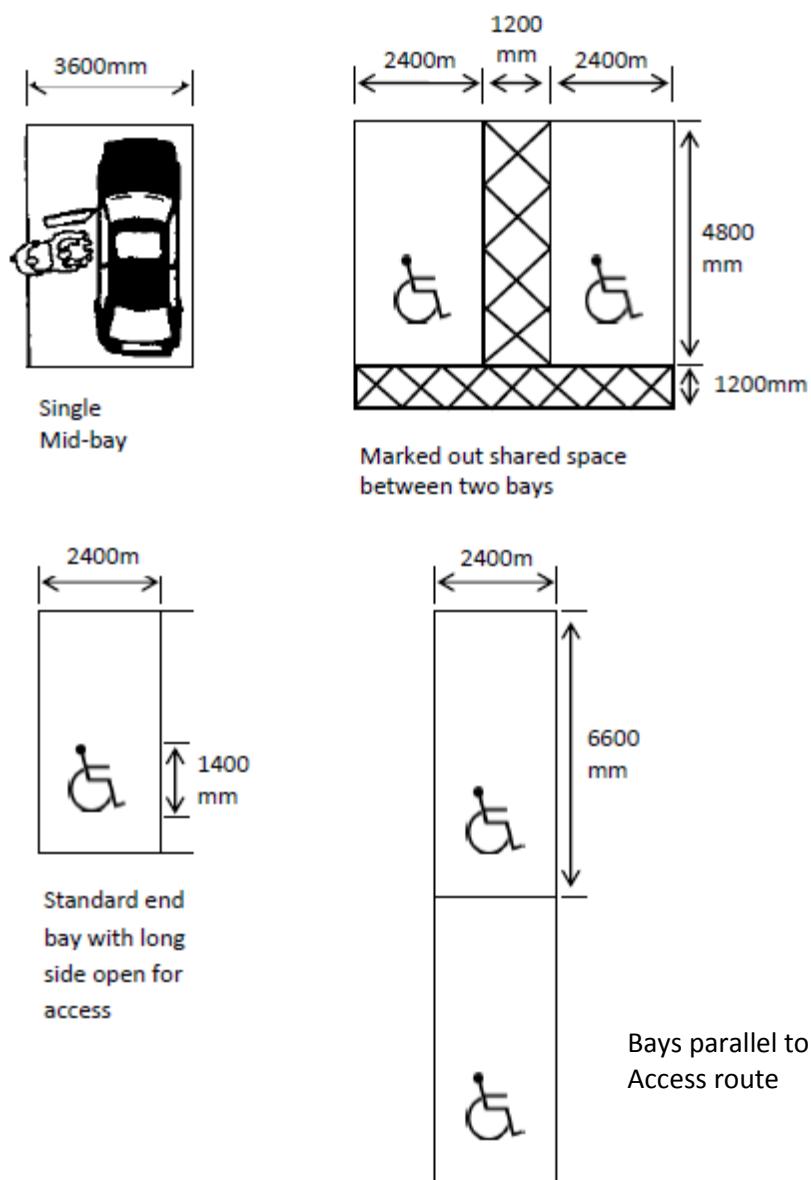
Disability	Distance (metres)
Visually Impaired	150
Wheelchair Users	150
Ambulatory without walking aid	100
Stick Users	50

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- 1.12. Following these guidelines any disabled parking space should be made within 50 metres of the destination. The dimensions and design of disabled parking spaces should be in alignment with figure 1 below. The dimensions shown in figure 1 are in accordance with Inclusive Mobility and Manual for Streets (Department of Transport, 2005).

*Figure 1. Expected dimensions and design of disabled parking.*



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## Cycle parking standards

- 1.13. The location and design of cycle parking should be in alignment with the guidance outlined in Manual for Streets. Table 5 sets out the minimum cycle parking standards for new development proposals.

Table 5: Cycle Parking Standards set within the Rutland Local Plan

Land Use Class	Standard
Classes A1 and A3 (Shops, food and drink)	1 space for every 500m <sup>2</sup> to 4,000m <sup>2</sup> gross to be under cover and secure for staff and operational use.  1 space for every 1000m <sup>2</sup> gross for customer use to be in the form of Sheffield racks (or similar) and in a prominent and convenient location.
Classes A2 and B1 (Financial and professional services, light industry and offices)	1 space for every 400m <sup>2</sup> gross to be under cover and secure. Customer parking to be provided on merit.
Classes B2 to B8 (General and Special Industry)	1 space for every 400m <sup>2</sup> gross to be under cover and secure.
Class C3 (Dwelling Houses) High density developments e.g. flats with common facilities	1 space per 5 dwellings to be under cover and secure.
Classes D1 and D2 (Non-residential institutions, assembly and leisure)	Enough Sheffield racks (or similar) should be provided in a prominent and convenient location, to park the cycles of 5% of the maximum number of people expected to use the facility at any one time. Secure and covered parking for staff to be provided on merit.

## Powered two wheeler parking standards

- 1.14. Motorcycles, mopeds and scooters can be collectively described as Powered Two Wheelers (PTW's). The use of PTW's is increasing, in 2003 5% of total motor vehicles were motorcycles, a significant increase on 1993 levels, therefore making it important to provide parking standards for these vehicles in new developments.
- 1.15. Parking spaces for PTW's should be provided in all non-residential developments equal to 5% of the total car parking spaces to provided, with a minimum of 1 PTW space. This should be provided in addition to cycle spaces.
- 1.16. PTW parking spaces should be provided within 50 metres of their destination, where possible, to avoid informal parking which often causes obstruction and hazards to others.

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- 1.17. The size and design of PTW parking spaces should be in alignment with the guidance provided in Manual for Streets and DfT Traffic Advisory Leaflet 2/02: Motorcycle Parking (2002).

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## **Appendix 3 – Areas of biodiversity and geodiversity importance**

**Information on Nature Conservation Sites is correct at the time of preparation of the plan. The latest position can be checked with the Council.**

<b>Designation</b>	<b>Site</b>	<b>Parish</b>	<b>Grid Reference</b>
<b>Areas of international importance</b>			
• Special Protection Area	Rutland Water		SK933071
• RAMSAR	Rutland Water		SK888071
<b>Areas of National Importance</b>			
• Site of Special Scientific Interest (SSSI)	<i>Site</i>	<i>Grid Reference</i>	
	Bloody Oaks Quarry	SK971108	
	Burley & Rushpit Woods	SK890098	
	Clipsham Old Quarry and Pickworth Great Wood	SK980149	
	East Wood, Great Casterton	TF005116	
	Empingham Marshy Meadows	SK956091	
	Eyebrook Reservoir	SP851953	
	Greetham Meadows	SK938157	
	Ketton Quarries	SK971056	
	Luffenham Heath Golf-course	SK959023	
	Newell Wood	TF003144	
	North Luffenham Quarry	SK961038	
	Priors Coppice	SK831051	
	Rutland Water (SPA)	SK933071	
	Ryhall Pasture & Little Warren Verges	TF018138	
	Seaton Meadows	SP915979	
	Shacklewell Hollow	SK975074	
	Tickencote Marsh	SK982091	
	Tolethorpe Road Verges	TF012104	
	Wing Water Treatment Works	SK898026	
<b>Areas of local importance</b>			
• Regionally Important Geological Sites (RIGS)	Clipsham Quarry	SK977150	
	Eyebrook Valley	Unknown	
	Greetham Quarry	SK934146	
	Wardley Wood	Unknown	
	Woolfox Quarry	SK952139	
	Ancient Ash	Barrowden	SK945002
	Barrowden Roadside Verge Nature Reserve (1)	Barrowden	SK947006
	Barrowden Roadside Verge Nature Reserve (2)	Barrowden	SK945002
	Coppice Leys West	Barrowden	SK955013
	Fox Covert	Barrowden	SK965021
	Grassland at Barrowden	Barrowden	SP932989
	Seaton Road RVNR	Barrowden	SP939999
	Welland Spinney	Barrowden	SK965006
	King's Hill Lodge Ash Tree 1	Beaumont Chase	SP848984
	King's Hill Lodge Ash Tree 12	Beaumont Chase	SP846995
	King's Hill Lodge Ash Tree 13	Beaumont Chase	SP846994
	King's Hill Lodge Ash Tree 16	Beaumont Chase	SP847994
	King's Hill Lodge Ash Tree 17	Beaumont Chase	SP847996
	King's Hill Lodge Ash Tree 2	Beaumont Chase	SP846985
	King's Hill Lodge Ash Tree 3	Beaumont Chase	SP846984
	King's Hill Lodge Oak Tree 1	Beaumont Chase	SP846983
	King's Hill Lodge Oak Tree 2	Beaumont Chase	SP843987
	King's Hill Lodge Oak Tree 6	Beaumont Chase	SP844997
	King's Hill Lodge Oak Tree 7	Beaumont Chase	SP844996

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<b>Designation</b>	<b>Site</b>	<b>Parish</b>	<b>Grid Reference</b>
• Local Wildlife Sites (LWS) continued	King's Hill Lodge Sweet Chestnut	Beaumont Chase	SP845996
	Bisbrooke Road Verge	Bisbrooke	SP880989
	Braunston Grassland 1	Braunston in Rutland	SK820059
	Braunston Grassland 2	Braunston in Rutland	SK819058
	Braunston Grassland 3	Braunston in Rutland	SK817058
	Braunston Grassland 5	Braunston in Rutland	SK814063
	Braunston Grassland 6	Braunston in Rutland	SK813063
	Braunston Grassland 7	Braunston in Rutland	SK812062
	Braunston Hedgebank	Braunston in Rutland	SK831062
	Braunston in Rutland Meadow	Braunston in Rutland	SK829062
	Braunston Pasture 1	Braunston in Rutland	SK823067
	Braunston Sheep Pasture	Braunston in Rutland	SK817070
	Haycock Spinney Meadow	Braunston in Rutland	SK820058
	South Lodge Farm Pond	Braunston in Rutland	SK820061
	The Pocket	Braunston in Rutland	SK821075
	Brooke Ash 1	Brooke	SK854062
	Brooke Ash 3	Brooke	SK854062
	Brooke Hedgerow, (1)	Brooke	SK858063
	Brooke Hedgerow, (2)	Brooke	SK854062
	Brooke Meadow East	Brooke	SK850055
	Brooke Meadow West	Brooke	SK850055
	Fen, Brooke	Brooke	SK849059
	Hedgerow, Brooke (3)	Brooke	SK841046
	Hedgerow, Brooke (4)	Brooke	SK848056
	Hedgerow, Brooke (5)	Brooke	SK834061
	River Gwash and Scrub	Brooke	SK856053
	Shipley's Common RVNR	Brooke	SK838055
	Addah Wood	Clipsham	SK963174
	Ash Tree Beetle Site	Clipsham	SK967147
	Clipsham Bidwell Lane verge	Clipsham	SK966157
	Clipsham New Quarry (East)	Clipsham	SK986159
	Clipsham New Quarry (West)	Clipsham	SK985159
	Clipsham Park Wood	Clipsham	SK974169
	Hedgerow, Clipsham (1)	Clipsham	SK967148
	Hedgerow, Clipsham (2)	Clipsham	SK967151
	Hedgerow, Clipsham (3)	Clipsham	SK968153
	Hedgerow, Clipsham (4)	Clipsham	SK959162
	Hedgerow, Clipsham (5)	Clipsham	SK959161
	Mature Oak, Clipsham (1)	Clipsham	SK967153
	Mature Oak, Clipsham (2)	Clipsham	SK968153
	Osbonall Wood	Clipsham	SK961149
	The Larches Rides	Clipsham	SK979162
	Edith Weston Verge	Edith Weston	SK957055
	Hedgerow, Edith Weston	Edith Weston	SK925044
	Egleton Pit	Egleton	SK861068
	Bloody Oaks	Empingham	SK970113
	Empingham crossroads to Bloody Oaks verge	Empingham	SK969105

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<b>Designation</b>	<b>Site</b>	<b>Parish</b>	<b>Grid Reference</b>
• Local Wildlife Sites (LWS) continued	Empingham Estate Roadside verge	Empingham	SK956103
	Empingham Old (Keepers) Wood	Empingham	SK965105
	Empingham Old (Lane) Wood	Empingham	SK961108
	Empingham Old (Lodge) Wood	Empingham	SK959105
	Empingham Old Wood	Empingham	SK961101
	Empingham Old Wood Grassland	Empingham	SK960107
	Empingham RVNR W of Crossroads Farm (both sides)	Empingham	SK959100
	Empingham to Exton road verges	Empingham	SK946094
	Empingham verge (S of Crossroads Farm) west side	Empingham	SK962094
	Empingham Verge N of Woodside Fm (E side)	Empingham	SK955072
	Golf Club Hedgerow, NW side of road	Empingham	SK971120
	Grassland in 3-corner Plantation	Empingham	SK968107
	Hedge Near Cross Roads Farm Cottages	Empingham	SK967101
	Hedgerow east of Empingham (S side)	Empingham	SK960090
	Hedgerow, Empingham	Empingham	SK965090
	Hedgerow, Empingham adj Golf club (SE side)	Empingham	SK972121
	Little Oaks Wood	Empingham	SK960113
	Loves Lane verge (both sides), Empingham	Empingham	SK954097
	Rutland County golf-club (A1) verge - north	Empingham	SK962123
	Rutland County golf-club (A1) verge - south	Empingham	SK970116
	Carlby/Essendine verge	Essendine	TF037132
	Dismantled Railway Embankment	Essendine	TF050118
	Essendine Parish Pond	Essendine	TF046126
	Essendine Pit	Essendine	TF052112
	Essendine Roadside Hedge	Essendine	TF056106
	Essendine Roadside Verge Nature Reserve	Essendine	TF041130
	Essendine Verge (NE side) near North Lodge Farm	Essendine	TF050111
	Hedge Near North Lodge Farm	Essendine	TF050111
	Hedgerow In Essendine	Essendine	TF057106
	Pond in pit	Essendine	TF058110
	The Freewards Woodland Verge (N side)	Essendine	TF042117
	Cuckoo Spinney Hedge	Exton	SK940104
	Exton Lane Hedgerow	Exton	SK903105
	Exton RVNR (crossroads S Exton to Loves Lane crossroads - both sides	Exton	SK929104
	Hedgerow (Exton/Greetham Parish boundary E)	Exton	SK938132
	Hedgerow (Exton/Greetham parish boundary west)	Exton	SK935132
	Hedgerow W of Cuckoo Spinney (north side)	Exton	SK932104
	Hedgerow W of Cuckoo Spinney, south side	Exton	SK933103
	Oakham Road Hedgerow	Exton	SK915109
	Brickfield Farm - Watercourse	Freeby	SK801150
	A1 Old Gt N Rd sliproad, Great Casterton	Great Casterton	SK995093
	Home Farm	Great Casterton	TF003100
	Pickworth Road RVNR (East) S of Mounts Lodge	Great Casterton	SK999102
	Pickworth Road RVNR (west) S of Mounts Lodge	Great Casterton	SK999102
	Pickworth Road RVNR east: N of Mounts Lodge	Great Casterton	SK998123
	Pickworth Road RVNR west: N of Mounts Lodge	Great Casterton	SK998123
	Tolethorpe, Ryhall Rd verge	Great Casterton	TF010102
	Great Lane Hedgerow	Greetham	SK927147
	Greetham Roadside Verge Nature Reserve	Greetham	SK922159
	Greetham Verge	Greetham	SK926156
	Hooby Lane verge, near Greetham	Greetham	SK930164
	Verge NE of Greetham Wood (N side)	Greetham	SK938145
	Armley Wood	Hambleton	SK914077
	Hambleton Wood	Hambleton	SK909068
	Ketton Roadside Verge Nature Reserve	Ketton	SK978032
	Preston Lodge Ash Tree 3	Knossington and Cold Overton	SK807060

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<b>Designation</b>	<b>Site</b>	<b>Parish</b>	<b>Grid Reference</b>
• Local Wildlife Sites (LWS) continued	Burley Rd Hedgerow, Langham	Langham	SK857111
	Langham grassland and pond	Langham	SK830099
	College Farm Hedgerows	Leighfield	SK817027
	Leighfield Grassland (nr South Lodge Farm)	Leighfield	SK816057
	Leighfield Grasslands (Bluestones Farm)	Leighfield	SK813026
	Mature Oak	Leighfield	SK812027
	Little Casterton Hedgerow N of Tolethorpe Mill (east side)	Little Casterton	TF018106
	Little Casterton Hedgerow N of Tolethorpe mill (west side)	Little Casterton	TF018106
	Little Casterton Verge (east)	Little Casterton	TF017089
	Little Casterton Verge (west)	Little Casterton	TF016090
	Ryhall Rd hedge SE of Frith Farm (north side)	Little Casterton	TF021110
	Ryhall Rd hedge SE of Frith Farm (south side)	Little Casterton	TF021110
	Ryhall Rd hedge SW of Frith Farm (north side)	Little Casterton	TF019109
	Ryhall Rd hedge W of Tolethorpe Mill junction (north side)	Little Casterton	TF018108
	Tolethorpe Mill verge	Little Casterton	TF017107
	Tolethorpe Mill Wet Grassland	Little Casterton	TF020104
	Trackside Hedge, to disused pit off Ryhall Rd N	Little Casterton	TF016108
	Hay Meadow nr Crossing Cottage Lyddington	Lyddington	SP884951
	Lyddington Grassland	Lyddington	SP863964
	Lyddington Meadow nr Crossing Cottage off Mill Lane	Lyddington	SP885950
	Mature Willow	Lyddington	SP868971
	Grassland, Manton/Wing: W of sewage works and between Ry and Chater	Manton	SK887036
	Hedgerow E of Netherfields (south side)	Market Overton	SK874162
	Hedgerow, Teigh Rd W of Netherfields (west side)	Market Overton	SK876161
	Woodwell Head Meadow	Market Overton	SK878171
	Normanton, Verge S of New wood (west side)	Normanton	SK956059
	Normanton/ Edith Weston Verge N of Bluebottle cottage (south side)	Normanton	SK955056
	Normanton/Edith Weston Verge N of Bluebottle Cottage (north side)	Normanton	SK955056
	Normanton/Edith Weston Verge S of New wood (east side)	Normanton	SK956059
	Ancient Crack Willow	North Luffenham	SK929034
	Ancient Crack Willow (1)	North Luffenham	SK929033
	Ancient Crack Willow (2)	North Luffenham	SK929033
	Ancient Crack Willow (3)	North Luffenham	SK929033
	Ancient Crack Willow (4)	North Luffenham	SK928033
	Ancient Crack Willow (5)	North Luffenham	SK928032
	Ancient Crack Willow (6)	North Luffenham	SK929032
	Ancient Crack Willow (7)	North Luffenham	SK928031
	Ancient Crack Willow (8)	North Luffenham	SK928031
	Conservation Area, North Luffenham	North Luffenham	SK927032
	Embankment Hedgerow	North Luffenham	SK930031
	Hedge, North Luffenham	North Luffenham	SK929029
	North Luffenham Swamp Grassland	North Luffenham	SK932028
	Old Moat, North Luffenham	North Luffenham	SK928032
	River Chater Floodland	North Luffenham	SK928030
	Spring Grassland, North Luffenham	North Luffenham	SK927030
	Gorse Field Wood Meadow	Oakham	SK849075
	The Drift, Pickworth (north side)	Pickworth	TF001134
	The Drift, Pickworth (south side)	Pickworth	TF001134
	Verge N of The Grange (east side)	Pickworth	SK998144
	Verge N of The Grange (west side)	Pickworth	SK998144
	Belmesthorpe Railway	Ryhall	TF046110

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<b>Designation</b>	<b>Site</b>	<b>Parish</b>	<b>Grid Reference</b>
• Local Wildlife Sites (LWS) continued	Ryhall RVNR: Crossroads to the Drift junction (west side)	Ryhall	TF030132
	Ryhall verge (B1176): from crossroads to Ryhall Farm Cott track (east side)	Ryhall	TF031130
	Ryhall Verge: The Drift jnctn to Ryhall Farm Cott track (west side)	Ryhall	TF032125
	Ryhall/Essendine hedge SE of the Freewards (south side)	Ryhall	TF045115
	Ryhall/Essendine SE of the Freewards (south side)	Ryhall	TF046114
	The Drift Verge, Ryhall (north side)	Ryhall	TF011132
	The Drift Verge, Ryhall (south side)	Ryhall	TF015129
	South Luffenham (Lowlands Farm) Hedgerow west side Barrowden Lane (4)	South Luffenham	SK945013
	South Luffenham Hedgerow, east side of Barrowden Lane (1)	South Luffenham	SK944013
	South Luffenham Hedgerow, east side of Barrowden Lane (2)	South Luffenham	SK943014
	South Luffenham Hedgerow, south side of Track off Stamford Rd	South Luffenham	SK945019
	South Luffenham Hedgerow, west side of Barrowden Lane (1)	South Luffenham	SK942014
	South Luffenham Hedgerow, west side of Barrowden Lane (2)	South Luffenham	SK943014
	South Luffenham Hedgerow, west side of Barrowden Lane (3)	South Luffenham	SK944013
	South Luffenham RVNR Fosters Bridge to crossroads (south side)	South Luffenham	SK950026
	South Luffenham Verge Stamford Rd, west of Foster's Bridge, north side	South Luffenham	SK959029
	Stamford Road Ash Tree	South Luffenham	SK958029
	King's Hill Lodge Oak Tree 4	Stockerston	SP839978
	Hooby Lane roadside verge, Stretton/Greetham	Stretton	SK926164
	Lady Wood	Stretton	SK964178
	Stretton Wood	Stretton	SK955170
	Green Lane Track Verge (north side) Thistleton	Thistleton	SK926184
	Green Lane track verge (south side) Thistleton	Thistleton	SK926184
	Thistleton Roadside Verge Nature Reserve	Thistleton	SK926176
	Verge Near Cottesmore Airfield (east side)	Thistleton	SK913172
	Verge Near Cottesmore Airfield (west side)	Thistleton	SK913172
	Empingham (Bloody Oaks) Roadside Verge Nature Reserve	Tickencale	SK972111
	Great Casterton A1-A606 verge	Tinwell	TF006073
	Great Casterton A1-A606 verge (north)	Tinwell	TF007074
	Great Casterton Lane Hedgerow, (east side), Tinwell	Tinwell	TF005070
	Hedge opp The Rookery (east side) Tinwell	Tinwell	SK996072
	Ryhall Rd Hedgerow S of Ingethorpe (west side) Tinwell	Tinwell	SK995086
	Tinwell Roadside Verge (east side)	Tinwell	SK995078
	Tinwell Roadside Verge (west side)	Tinwell	SK995078
	Verge east of The Rookery (north side) Tinwell	Tinwell	TF000068
	Tixover Church graveyard	Tixover	SP970997
	King's Hill Lodge Ash Tree 11	Uppingham	SP846987
	King's Hill Lodge Ash Tree 14	Uppingham	SP847991
	King's Hill Lodge Ash Tree 15	Uppingham	SP846993
	Seaton Rd Hedgerow opp Sewage Works (south side) Uppingham	Uppingham	SP877991
	Stockerston Rd hedgerow, Uppingham (west side)	Uppingham	SP855993
	Grassland off Wood Lane, Wardley	Wardley	SK836000
	Wardley Wood	Wardley	SP840998

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<b>Designation</b>	<b>Site</b>	<b>Parish</b>	<b>Grid Reference</b>
• Local Wildlife Sites (LWS) continued	Wood Lane Hedgerow (NE side) Wardley (1)	Wardley	SP835999
	Wood Lane hedgerow (NE side) Wardley (2)	Wardley	SK834001
	Brickfield Farm Willow 1	Whissendine	SK801150
	Brickfield Farm Willow 2	Whissendine	SK802151
	Empingham Road Verge (north side), Whitwell section	Whitwell	SK927086
	Ragged Robin Grassland, Wing	Wing	SK902022
• Candidate Local Wildlife Sites (LWS)	Hedgerow Ash 1	Barleythorpe	SK860102
	Hedgerow Ash 2	Barleythorpe	SK860101
	River Welland	Barrowden	SP933988
	Braunston grassland	Braunstone	SK820075
	Egleton Hedgerow Oak	Egleton	SK867070
	Empingham Roadside Verge	Empingham	SK967101
	Field West of Chapel Lane Spinney	Empingham	SK968090
	Empingham Hedgerow	Empingham	SK958101
	Shacklewell Hollow pond	Empingham	SK976079
	Empingham hedge	Empingham	SK964096
	Hedge near Three-corner Plantation Empingham	Empingham	SK970109
	Essendine verge SE of The Freewards (N side)	Essendine	TF046115
	Cuckoo Farm Stream	Exton	SK940106
	Verge NE of Greetham Wood (S side)	Greetham	SK938145
	Ketton disused quarry	Ketton	SK976025
	Ketton hedge	Ketton	SK974026
	Geeston Quarry	Ketton	SK981037
	Langham hedgerow	Langham	SK828118
	Langham roadside verge (N side)	Langham	SK828118
	Oakham Road Oak	Langham	SK846105
	Former limestone quarry, Stamford	Little Casterton	TF014083
	Manton hedgerow	Manton	SK882038
	Church Bank Pickworth	Pickworth	SK992137
	Home Farm mature Ash	Teigh	SK865161
	Field east of Chapel Field Spinney	Tickencote	SK971089

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## Appendix 4 – Designated heritage assets in Rutland

**Listed buildings:** designated heritage assets include statutorily listed buildings. These are not listed in this Appendix or shown on the Policies Map. There is an online register of all listed buildings on the [English Heritage](#) website and maps showing listed buildings on the [Rutland County Council](#) website.

Scheduled Monuments	
<i>Site</i>	<i>Location</i>
Medieval Settlement Remains, Watermill and Gardens	Ashwell
Village Cross - Stump	Barrow
Wakerley Bridge	Barrowden
Dovecote and Arch	Brooke
Alstoe Motte and Bailey and Medieval Village	Burley
Medieval Village at Snelston	Caldecott
Village Cross at junction of Well Cross & King Edward's Way	Edith Weston
Moated Enclosure with Fishponds	Empingham
Church Bridge	Empingham
Dovecote	Empingham
Essendine Castle Moated Site	Essendine
Exton Old Hall	Exton
Roman Town - Air Photography Site	Great Casterton
Woodhead Castle Ringwork Bailey and Fishpond	Great Casterton
Manorial settlement, 127m north west of St Mary's Church	Greetham
Barnhill Moated Site	Hambleton
Horn Medieval Village and Moated Site	Horn
Lyddington Bedehouse	Lyddington
Standing cross on The Green, 130m north west of The Bede House	Lyddington
Moated Site at North Luffenham	North Luffenham
Earthwork at Morcott Spinney	North Luffenham
Oakham Motte and Bailey Castle and Medieval Gardens	Oakham
Butter Cross and Stocks	Oakham
Martinsthorpe Medieval Village	Martinsthorpe
Bridge Over River Chater	Preston
Bronze Age Enclosure	Ridlington
Duddington Bridge	Tixover
Castle Hill Motte and Bailey	Uppingham/Beaumont Chase
Moor Lane Moated Site, Whissendine	Whissendine
Wing Maze	Wing

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Registered Parks and Gardens		
Site	Location	Grade
Burley Park	Burley on the Hill	2
Exton Park	Exton	2

Conservation Areas		
Location		
Ashwell	Greetham	Ryhall
Ayston	Hambleton	Seaton
Barrowden	Ketton	South Luffenham
Belton-in-Rutland	Langham	Stretton
Braunston	Little Casterton	Teigh
Clipsham	Lyddington	Tickencote
Cottesmore	Market Overton	Tinwell
Edith Weston	Morcott	Uppingham
Egleton	North Luffenham	Whitwell
Empingham	Oakham	Wing
Exton	Preston	
Great Casterton	Ridlington	

Article 4 Directions
Ashwell
Ayston
Belton-in-Rutland
Braunston
Clipsham
Egleton
Langham
Little Casterton
Lyddington
Preston
Ridlington
Seaton
Stretton
Teigh
Tinwell

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## Appendix 5 – Open space standards

### Types of Provision

- 1.1 An explanation of the types of provision identified in the standards in Policy SP22 can be viewed in Table 1 below:

**Table 1: Types of open space provision**

Type of Provision	Description
Parks and gardens	<p>Primary Purpose – Accessible, high quality opportunities for informal recreation and community events</p> <p>The parks and gardens typology relates to urban parks, recreation grounds, formal gardens and country parks. This typology has many wider benefits as they support the creation of a sense of place for the local community, ecological and education opportunities as well as structural landscaping for the local area.</p>
Amenity green space	<p>Primary Purpose – Opportunities for informal activities close to home or work to enhance the appearance of residential areas.</p> <p>The amenity green space typology relates to small open space areas commonly found in housing areas. It includes informal recreation spaces and green spaces in and around housing, with the primary purpose of providing opportunities for informal activities close to home or work enhancing the appearance of residential or other areas. The majority of amenity green spaces provide structural and landscaping benefits rather than any other wider benefit.</p>
Provision for children and young people	<p>Primary Purpose – Areas designed primarily for play and social interaction involving children and young people such as equipped play areas, ball courts, skateboard areas and teenage shelters.</p> <p>The provision for children and young people typology relates to open space areas with play equipment commonly found in housing areas. It includes informal recreation spaces and green spaces in and around housing. This typology has many wider benefits for the local community providing a focus for children and young people to engage in physical and social activities.</p>

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Outdoor sports facilities	<p>Primary Purpose – Participation in outdoor sports, such as pitch sports, tennis, bowls, athletics or countryside and water sports.</p> <p>Outdoor sports facilities is a wide-ranging category of open space and includes natural or artificial surfaces either publicly or privately owned which are used for sport and recreation. Examples include playing pitches, athletics tracks, bowling greens and golf courses with the primary purpose of participation in outdoor sports.</p>
Indoor sports facilities	<p>Primary Purpose – Opportunities for indoor sports participation, such as badminton, squash, gymnastics, swimming.</p> <p>An assessment of indoor facilities is slightly different to other typologies in relation to the demand on facilities. Alongside the main audit of open space, an audit of indoor sport and recreation facilities has been undertaken which has included: Sports halls, Community/church/village halls, Swimming pools, and Health &amp; fitness suites.</p>

## Minimum size of new open spaces

- 1.2 Minimum sizes of open space will be required which can be easily and economically maintained. These minimum sizes are based upon the Fields in Trust Guidance 'Planning and Design for Outdoor Sport and Play'.
- 1.3 A minimum size of 100m<sup>2</sup> is set for amenity green space. Sites for amenity green space under this minimum size will not be acceptable.
- 1.4 The minimum size of open space for children and young people will be determined by its use, as identified below:
  - A Local Area for Play (LAP) should have a minimum size of 100m<sup>2</sup>.
  - A Local Equipped Area for Play (LEAP) should have a minimum size of 400m<sup>2</sup>.
  - A Neighbourhood Equipped Area for Play should have a minimum size of 1000m<sup>2</sup>.
- 1.5 Sites below the minimum sizes identified for amenity green space and open space for children and young people will not be acceptable.
- 1.6 Further information on amenity green space and provision for children and young people covering distance to and from development, minimum size, characteristics and intended can be found in Table 2 below.
- 1.7 Minimum sizes cannot be provided for outdoor sports, playing fields and kick-about areas and indoor village/community halls as the size depends upon the use. Guidelines for outdoor sports, playing fields and kick-about areas are provided in 'Planning and Design for Outdoor Sport and Play' produced by Fields in Trust and should be used as a guide when providing these facilities.

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**Table 2: Details of amenity green space and provision for children and young people**

Facility	Intended Users	Time	Distance to travel		Minimum Size		Distance to nearest property boundary	Characteristics
			Walking Distance	Straight Line Distance	Activity Zone	Total with buffer		
Amenity green space	All ages	10 min	480 metres	N/A	N/A	N/A	N/A	Step free access with appropriate seating provision and good lighting.
LAP (Local Area for Play)	Primarily for children up to the age of 6	1 min	100 metres	60 metres	100m <sup>2</sup>	400m <sup>2</sup> (0.04ha)	5 metres	Contains demonstrative features that allow young children to identify and claim the space as theirs.
LEAP (Local Equipped Area for Play)	Primarily for children who are beginning to go out and play independently	5 min	400 metres	240 metres	400m <sup>2</sup>	1600m <sup>2</sup> (0.16ha)	10 metres	Stimulating and challenging play experience with a minimum number of 6 play experiences is recommended.
NEAP (Neighbourhood Equipped Area for Play)	Primarily for use by older children of relative independence, who have the freedom to range further from home.	15 min	1000 metres	600 metres	1000m <sup>2</sup>	8500m <sup>2</sup> (0.85ha)	30 metres	Stimulating and challenging play experience with a minimum number of 9 play experiences is recommended.

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### **Appendix 6 – Implementation and monitoring framework**

<b>Policy</b>	<b>Strategic Objective</b>	<b>Indicator</b>	<b>Relevant Core Strategy Policy Indicators</b>	<b>Target</b>	<b>Data Source</b>	<b>Implementation</b>
SP2 Sites for residential development	1,3, 4	Total dwelling completions by settlement hierarchy and the identification if the site is an allocated site or a windfall site.	CS2 – The spatial strategy (both indicators) CS3 – The Settlement Hierarchy CS9 – Provision and distribution of new housing	To deliver 3000 dwellings over the plan period by providing a consistent supply of housing sites.	RCC	- Development control decisions - Private (predominantly) and public funding - Landowners making land available
New employment land  (Monitoring indicators recommended through the Sustainability Appraisal)	2,7	Amount of employment land ( $m^2/ha$ ) committed and completed by type and settlement hierarchy and the identification if the site is an allocated site or a windfall site.	CS13 – Employment and economic development (all indicators) CS14 – New provision for industrial and office development and related	To provide 5 hectares of new employment land in or adjoining the market towns and local service centres within the plan period.	RCC	- Development control decisions - Private (predominantly) and public funding - Landowners making land available

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<b>Policy</b>	<b>Strategic Objective</b>	<b>Indicator</b>	<b>Relevant Core Strategy Policy Indicators</b>	<b>Target</b>	<b>Data Source</b>	<b>Implementation</b>
		Gross and net loss of employment land by type and location.	uses (all indicators) CS17 – Town centres and retailing (first indicator)	Safeguard existing employment sites to ensure sufficient land is available to meet the employment land requirements in the county.	RCC	- Development control decisions - Private (predominantly) and public funding
SP3 Sites for Retail Development	1,2	Amount of gross and net additional retailing floorspace ( $m^2$ ) committed and completed by type and location and settlement hierarchy and the identification if the site is an allocated site or a windfall site.	CS17 – Town centres and retailing (all indicators)	To accommodate additional retail development need in Rutland for the plan period identified in the Retail Capacity Study.	RCC	- Development control decisions - Private (predominantly) and public funding - Landowners making land available

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<b>Policy</b>	<b>Strategic Objective</b>	<b>Indicator</b>	<b>Relevant Core Strategy Policy Indicators</b>	<b>Target</b>	<b>Data Source</b>	<b>Implementation</b>
SP4 Sites for waste management and disposal	1,7	Completed waste related developments by type and settlement hierarchy and the identification if the site is an allocated site or a windfall site.	CS25 – Waste management and disposal (all indicators)	To provide the additional waste capacity requirements identified in Core strategy Policy CS25 – Waste management and disposal.	RCC	<ul style="list-style-type: none"> <li>- Development control decisions</li> <li>- Private (predominantly) and public funding</li> <li>- Landowners making land available</li> </ul>
SP5 Built development in the towns and villages	1,2	Number of applications refused citing this policy.  Number of applications supported at appeal when citing this policy within a reason for refusal.	None	To ensure that new development is contained within the Planned Limits of Development in the towns and villages.	RCC	Development Control decisions

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<b>Policy</b>	<b>Strategic Objective</b>	<b>Indicator</b>	<b>Relevant Core Strategy Policy Indicators</b>	<b>Target</b>	<b>Data Source</b>	<b>Implementation</b>
SP6 Housing in the countryside	6,7	Total dwelling completions in the countryside.  Number of rural workers dwellings.  Number of rural buildings in the countryside that are re-used &/or adapted for residential use	CS16 – The rural economy  CS4 – Location of development	To avoid new isolated homes in the countryside.	RCC	Development Control Decisions  Land owners/ business owners/ developers
SP7 Non-residential development in the countryside	1,11	Number of rural buildings converted, re-used or replaced in the countryside for employment use.  Number of applications supported at appeal when citing this policy within a reason for refusal.	CS16 – The Rural Economy	To avoid unsustainable development within the countryside.	RCC	Development Control Decisions  Land owners/ business owners/ developers

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<b>Policy</b>	<b>Strategic Objective</b>	<b>Indicator</b>	<b>Relevant Core Strategy Policy Indicators</b>	<b>Target</b>	<b>Data Source</b>	<b>Implementation</b>
SP8 Mobile homes and residential caravans	4, 11,12	Number of mobile homes and residential caravan applications approved.	None	To meet the Housing need for Rutland.	RCC	Development Control Decisions  Land owners/ business owners/ developers
SP9 Affordable housing	4, 11	Number of applications supported at appeal when citing this policy within a reason for refusal.	CS11 – Affordable housing	To ensure affordable Housing is fit-for-purpose and promotes sustainable communities.	RCC	Development Control Decisions  Land owners/ business owners/ developers of affordable Housing
SP10 Market housing within rural exception sites	4	Total amount of completed rural exception sites.  Number and percentage of market housing in each rural exception site completed.	CS4 – The location of development  CS11 – Affordable housing	To ensure that no more than 9 market homes are built on exception sites in a Local Service Centre or 5 market homes are built on exception sites in Smaller Service Centres/Restraint Villages.	RCC	Development Control Decisions  Land owners/ business owners/ developers

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<b>Policy</b>	<b>Strategic Objective</b>	<b>Indicator</b>	<b>Relevant Core Strategy Policy Indicators</b>	<b>Target</b>	<b>Data Source</b>	<b>Implementation</b>
SP11 Use of military bases and prisons for operational or other purposes	5,7	No indicator identified.	N/A	N/A	N/A	N/A
SP12 Town centre area, primary and secondary shopping frontages	2, 7	Floorspace lost to non A1 uses within the Primary Shopping Frontages.  Floorspace lost to non A class uses within the Secondary Shopping Frontages.	CS17 – Town centres and retailing	To retain the predominantly retail character of the Primary and Secondary Shopping Frontages.	RCC	Development Control Decisions  Land owners/ business owners/ developers
SP13 Agricultural, horticultural, equestrian and forestry development	8	No indicator identified.	N/A	N/A	N/A	N/A
SP14 Telecommunications and high speed broadband	9	No indicator identified.	N/A	N/A	N/A	N/A

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<b>Policy</b>	<b>Strategic Objective</b>	<b>Indicator</b>	<b>Relevant Core Strategy Policy Indicators</b>	<b>Target</b>	<b>Data Source</b>	<b>Implementation</b>
SP15 Design and amenity	3,13,14	Number of applications supported at appeal when citing this policy within a reason for refusal.	CS19 – Promoting good design	To ensure that all developments effectively address the key principles in design and amenity.	RCC	Masterplanning Development Control Decisions  Land owners/ business owners/ developers
SP16 Advertisements	11,12	Number of applications supported at appeal when citing this policy within a reason for refusal.	None	To ensure that advertisements do not have a significant effect on the built environment or the appearance and character of the countryside.	RCC	Development Control Decisions  Land owners/ business owners/ developers
SP17 Outdoor lighting	14	Number of applications supported at appeal when citing this policy within a reason for refusal.	None	To ensure that outdoor lighting will not have an adverse effect on the environment, character and amenity of an area.	RCC	Development Control Decisions  Land owners/ business owners/ developers

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<b>Policy</b>	<b>Strategic Objective</b>	<b>Indicator</b>	<b>Relevant Core Strategy Policy Indicators</b>	<b>Target</b>	<b>Data Source</b>	<b>Implementation</b>
SP18 Wind Turbines and low carbon energy developments	14	No indicator identified – indicators for Core Strategy Policy CS20 are sufficient.	CS20 – Energy efficiency and low carbon energy generation	N/A	N/A	N/A
SP19 Biodiversity and geodiversity conservation	11	Number of planning permissions granted that could have an adverse or beneficial impact on protected species, designated sites and BAP habitats.	CS21 – The natural environment	To ensure all development maintains, protects and enhances biodiversity and geodiversity conservation interests.	RCC	Leicestershire and Rutland Environmental Records Centres (LRERC)  Development Control Decisions  Land owners/ business owners/ developers

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<b>Policy</b>	<b>Strategic Objective</b>	<b>Indicator</b>	<b>Relevant Core Strategy Policy Indicators</b>	<b>Target</b>	<b>Data Source</b>	<b>Implementation</b>
SP20 The historic environment	11,12	Number of applications supported at appeal when citing this policy within a reason for refusal.	CS 22 – The historic and cultural environment	To ensure development, projects and activities will protect and where possible enhance historic assets and their settings, maintain local distinctiveness and the character of identified features.	RCC Leicestershire County Council	Development Control Decisions  English Heritage  Land owners/ business owners/ developers
SP21 Important open space and frontages	12	Number of applications supported at appeal when citing this policy within a reason for refusal.	None	To protect the important open spaces and frontages in Rutland which are an integral part of the built environment.	RCC	Development Control Decisions  Land owners/ business owners/ developers
SP22 Provision of new open space	4,14	No indicator identified.	N/A	N/A	N/A	N/A
SP23 Landscape character in the countryside	11	Number of applications supported at appeal when citing this policy within a reason for refusal.	None	To protect the landscape character of Rutland.	RCC	Development Control Decisions  Land owners/ business owners/ developers

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SP24 Caravan and camping sites	5,6	Number of applications supported at appeal when citing this policy within a reason for refusal.	None	To ensure that caravan and camping development does not have a detrimental impact on the local environment, visual amenity and levels of car usage in the local area.	RCC	Development Control Decisions  Land owners/ business owners/ developers
SP25 Lodges, log cabins, chalets and similar forms of self-serviced holiday accommodation	7,8	No indicator identified.	N/A	N/A	N/A	N/A
SP26 Rutland Water Recreation Areas	5,11	No indicator identified – Indicators for Core Strategy policy CS24 are sufficient.	CS24 – Rutland Water	N/A	N/A	N/A

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SP27 Eyebrook Reservoir Area	9	Number of applications supported at appeal when citing this policy within a reason for refusal.	None	To protect the special nature conservation interests and the tranquil and unspoilt character of the area.	RCC	Development Control Decisions  Land owners/ business owners/ developers
SP28 Waste-related development	13	Number of applications supported at appeal when citing this policy within a reason for refusal.	CS25 – Waste Management	To avoid and/or mitigate potentially adverse impacts of Waste related development to acceptable levels.	RCC	Development Control Decisions  Land owners/ business owners/ developers

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## Appendix 7 - List of existing Local Plan policies replaced

### 1. Rutland Local Plan (July 2001): Policies replaced

Site Allocations and Policies DPD Policy	Policies replaced
Policy SP2 - Sites for residential development	HO3, HO4, HO5
Policy SP3 - New retail allocations	RE7, RE8, RE9
Policy SP4 - Sites for waste management and disposal	WLP15
SP5 - Built development in the towns and villages	EN1, HO13, HO18, HO19, LE1
SP6 - Housing in the countryside	EN26, EN27, EN28, LE7
SP7 - Non-residential development in the countryside	
SP8 - Mobile homes and residential caravans	HO13
SP12 - Town centre area, primary and secondary shopping frontages	RE7, RE8, RE9
SP13 - Agricultural, horticultural, equestrian and forestry development	AG2
SP14 - Telecommunications and high speed broadband	UT2, UT4
SP15 - Design and amenity	EN17, EN29, HO20, HO21, UT5, UT6, UT8
SP16 - Advertisements	EN15
SP17 - Outdoor lighting	EN25
SP19 - Biodiversity and geodiversity conservation	EN18, EN19, EN20, EN22, EN23, Appendix 3, 4.
SP20 - The historic environment	EN5, EN6, EN9, EN13, EN14, EN16, RE8, Appendix 2
SP21 - Important open space and frontages	EN4
SP22 - Provision of new open space	LE1, LE5, LE8, LE9, LE10, Appendix 7
SP23 - Landscape character in the countryside	EN28
SP24 - Caravan and camping sites	LE13
SP26 - Rutland Water Recreation Areas	LE14, LE15, LE16, LE17, LE18, LE19, LE20, LE21
SP27 - Eyebrook Reservoir	LE22
Other parts of the plan.	EN33, EM2, EM11, EM13, RE4, RE6, LE3, LE4, MI1, HT2, HT3, HT4, HT5, HT6, HT9, HT10, UT2, UT4, CS1

### 2. Leicestershire, Leicester and Rutland Waste Local Plan (2002): Policies replaced

Site Allocations and Policies DPD Policy	Waste Local Plan Policies replaced
SP28 - Waste-related development	WLP 2, 3, 4, 5, 6, 7, 10, 13, 14, 16, 17, 18, 19, 20

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## Appendix 8 – Glossary

Title	Abbreviation	Description
A Use Classes	A, A1, A2, A3, A4, A5	Land use classes designated under the Town and Country Planning (Use Classes) Order 1987 as amended: A1: Shops A2: Financial and professional services A3: Restaurants and cafes A4: Drinking establishments A5: Hot food takeaways
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 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.
Annual Monitoring Report	AMR	Document that assesses implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented. Part of the Local Plan.
Candidate Local Wildlife Site		A site that meets the Local Wildlife Site (see below) criteria but which has not been through the formal notification process and may not have the landowner's permission to designate.

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Title	Abbreviation	Description
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 adoption of CIL 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.
Curtilage		The enclosed area of land around a house or other building.
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 and any neighbourhood plans that may have been "made" by the local authority.
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.
Environment Agency Cement Sector Plan		A plan developed by the Environment Agency in conjunction with the cement industry to help reduce the sector's impact on the environment, it includes the use of alternative fuels.
Historic Landscape Characterisation		A range of approaches to the identification and interpretation of the historic dimension of the present day landscape (including townscape) within a given area that can be used to manage change to the historic environment.
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).

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Title	Abbreviation	Description
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 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 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).
Intermediate housing		Housing at prices and rents above social rent but below market prices or rents.
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 Development Document	LDL	Collective term for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.
Local Development Framework	LDF	Term previously used for the folder or portfolio of documents making up the spatial strategy for the area. Now known as the Local Plan.
Local Development Scheme	LDS	The Council's three-year programme for preparing Local Development Documents. Part of the Local Plan.

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Title	Abbreviation	Description
Local Transport Plan	LTP	Sets out the Council's local transport strategies and policies, and an implementation programme.
Local Wildlife Site	LWS	Locally designated site of nature conservation importance according to published criteria.
Masterplan		A plan that sets out the proposals or aspirations for the development of buildings, street blocks, public spaces, streets and landscape.
Material recovery or recycling facility	MRF	A facility that is designed to process recyclables. A 'clean MRF' processes source separated / co-mingled dry recyclables, whereas a 'dirty MRF' handles comingled wastes including putrescible materials.
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.
Mechanical heat treatment	MHT	The mechanical sorting or pre-processing stage with technology often found in a material recovery facility. The mechanical sorting stage is followed by a form of thermal treatment. This might be in the form of a waste autoclave or processing stage to produce a refuse derived fuel pellet. Mechanical heat treatment is sometimes grouped along with mechanical biological treatment. Mechanical heat treatment does not however include a stage of biological degradation (anaerobic digestion or composting).
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.

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<b>Title</b>	<b>Abbreviation</b>	<b>Description</b>
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.
Planning Policy Statements	PPS	Previous statements of government planning policy now replaced by the National Planning Policy Framework.
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.
Regional Plan		Statement of regional planning policy. The Regional Plan for the East Midlands was revoked on 12 April 2013.
Refuse derived fuel	RDF	A fuel produced by sorting and processing mixed waste (such as municipal solid and commercial & industrial wastes). RDF is often produced as a pellet and used as a feedstock for energy production.
Regionally Important Geological Site	RIGS	Locally designated sites of geological/geomorphological importance.
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.
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.
Site of Special Scientific Interest	SSSI	Nationally designated site of nature conservation importance.
Social rented housing		Housing for which guideline target rents are determined through the national rent regime.

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<b>Title</b>	<b>Abbreviation</b>	<b>Description</b>
Sustainability Appraisal	SA	Document setting out the appraisal of plans and policies to ensure they reflect sustainable development objectives.
Statement of Community Involvement	SCI	Document setting out when, with whom and how consultation will be undertaken on Local Development Documents. Part of the Local Plan.
Strategic Environmental Assessment	SEA	Document setting out the environmental assessment of policies, to meet the requirements of the European SEA Directive.
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.
Supplementary Planning Guidance	SPG	Generic term for non-statutory planning policies and documents. Not part of the statutory development plan.
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.

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## Policies Map - Index

**Main Map of Rutland** - Large fold-out map at end of the document (shows all of Rutland excluding the inset maps listed below).

### Inset maps

Inset 1.	Ashwell	Inset 32.	Lyndon
Inset 2.	Ayston	Inset 33.	Manton
	Barleythorpe (see Inset 37)	Inset 34.	Market Overton
Inset 3.	Barrow	Inset 35.	Morcott
Inset 4.	Barrowden	Inset 36.	North Luffenham
Inset 5.	Belmesthorpe	Inset 37.	Oakham and Barleythorpe*
Inset 6.	Belton-in-Rutland	Inset 38.	Oakham town centre
Inset 7.	Bisbrooke	Inset 39.	Pickworth
Inset 8.	Braunston-in-Rutland	Inset 40.	Pilton
Inset 9.	Brooke	Inset 41.	Preston
Inset 10.	Burley	Inset 42.	Ridlington
Inset 11.	Caldecott	Inset 43.	Rutland Water*
Inset 12.	Clipsham	Inset 44.	Ryhall
Inset 13.	Cottesmore	Inset 45.	Seaton
Inset 14.	Cottesmore (south)	Inset 46.	South Luffenham
Inset 15.	Edith Weston	Inset 47.	Stoke Dry
Inset 16.	Egleton	Inset 48.	Stretton
Inset 17.	Empingham	Inset 49.	Teigh
Inset 18.	Essendine	Inset 50.	Thistleton
Inset 19.	Exton	Inset 51.	Thorpe by Water
Inset 20.	Eyebrook Reservoir	Inset 52.	Tickencote
Inset 21.	Glaston	Inset 53.	Tinwell
Inset 22.	Great Casterton	Inset 54.	Tixover
Inset 23.	Greetham		Toll Bar (see Inset 22)
Inset 24.	Greetham (east)	Inset 55.	Uppingham*
Inset 25.	Hambleton	Inset 56.	Uppingham town centre
Inset 26.	Ketton*	Inset 57.	Wardley
Inset 27.	Ketton (central)	Inset 58.	Whissendine
Inset 28.	Langham	Inset 59.	Whitwell
Inset 29.	Little Casterton	Inset 60.	Wing.
Inset 30.	Little Casterton (Stamford)		
Inset 31.	Lyddington		

\*Included on the large fold-out map

# Key to Policies Map and Inset Maps

Policy numbers refer to the Site Allocations & Policies DPD 2014 and the adopted Core Strategy DPD 2011



County Boundary



Adjoining District Council Area



Planned Limits of Development  
(Policy SP5)

## Site Allocations

### Residential Allocations



Sites for Residential Development

H1 - Oakham      H6 - Ketton  
H2 - Erpingham    H7 - Ketton  
H3 - Erpingham    H8 - Ketton  
H4 - Greetham     H9 - Ryhall  
H5 - Keinton  
(Policy SP2)



Sustainable Urban Extension  
(Core Strategy Policy CS5)

### Employment Land



Safeguarded Employment Land  
(Core Strategy Policy CS13)

### Retail Allocations



Sites for Retail Development  
R1 - Oakham  
R2 - Oakham  
(Policy SP3)

### Waste Allocations



Sites for Waste Management and Disposal  
W1 - Cottesmore W3 - Ketton  
W2 - Greetham  
(Policy SP4)

### Agricultural Showground & Sports Fields



New Agricultural Showground and Sports Fields  
(Core Strategy Policy CS5 F)

### Military Bases and Prisons



Military Bases and Prisons  
(i) Kendrew Barracks (Cottesmore)  
(ii) Stocken Prison  
(iii) St Georges Barracks (North Luffenham)  
(Policy SP11)

### Town Centres



Town Centre Area  
(Policy SP12)



Primary Shopping Frontage  
(Policy SP12)



Secondary Shopping Frontage  
(Policy SP12)

### Important Open Space and Frontages



Important Open Space  
(Policy SP21)



Important Frontage  
(Policy SP21)

## The Historic Environment



Boundary to Conservation Area  
(Policy SP20)



Boundary to Article 4 Direction  
(Policy SP20)



Scheduled Monument  
(Policy SP20)



Registered Park and Garden  
(Policy SP20)

## Reservoirs



Rutland Water Area  
(Core Strategy Policy CS24)



Boundary to Recreation Areas  
A = Barnsdale    D = Normanton  
B = Whitwell     E = Gibbet Lane  
C = Sykes Lane  
(Policy SP26)



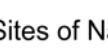
Eyebrook Reservoir Area  
(Policy SP27)

## Biodiversity and Geodiversity Conservation

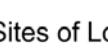
Sites of International Importance for Nature Conservation



Boundary to Rutland Water (SPA/RAMSAR)  
(Policy SP19)



Site of Special Scientific Interest (SSSI)  
(Policy SP19)



Regionally Important Geological Site (RIGS)  
(Policy SP19)

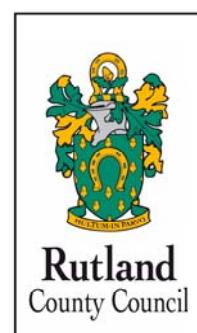


Local Wildlife Site  
(Policy SP19)



Candidate Local Wildlife Site  
(Policy SP19)

Information on Conservation Areas, Article 4 boundaries and Nature Conservation Sites is correct at the time of preparation of the plan. The latest position can be checked with the Council.



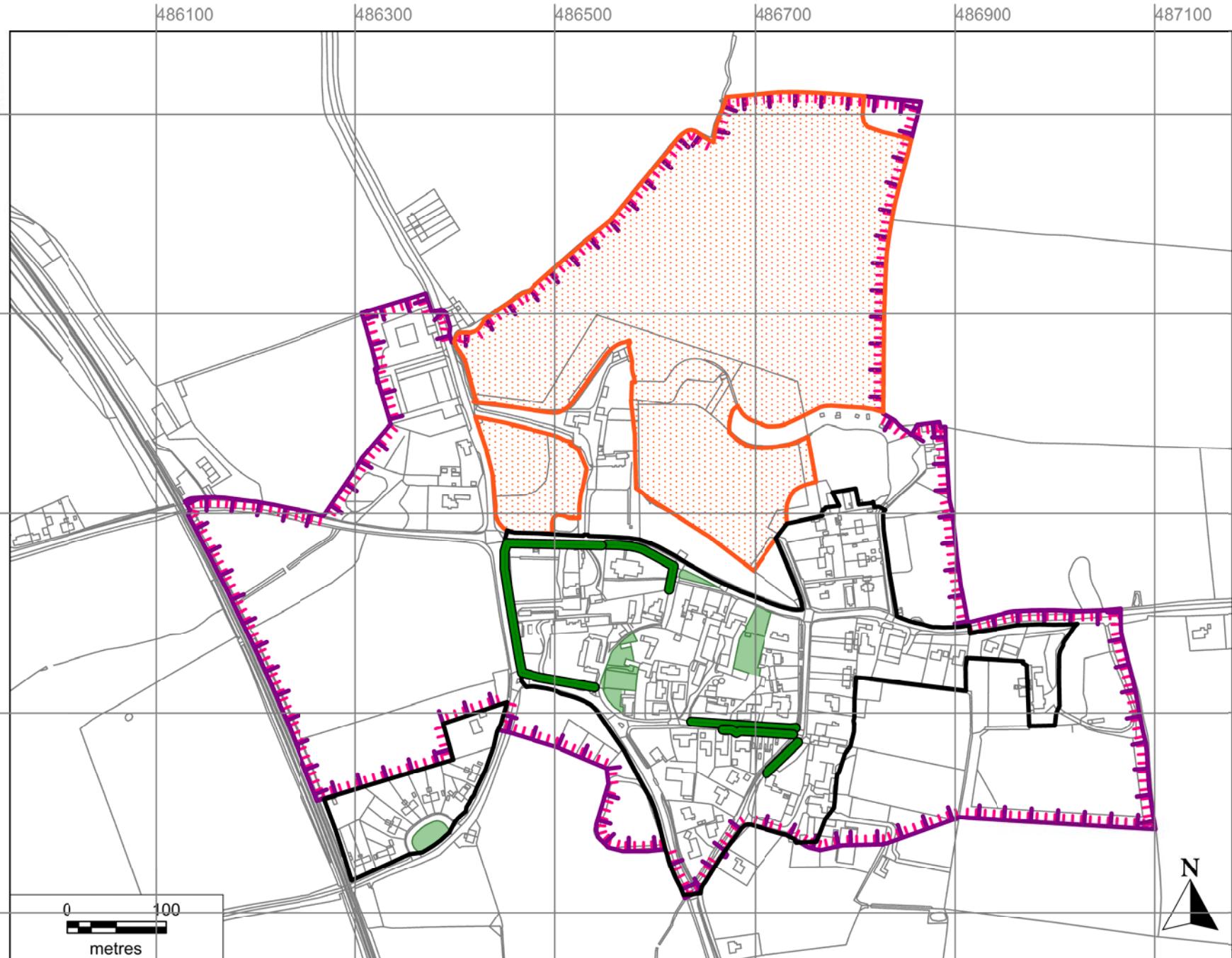
**Site Allocations & Policies  
Development Plan Document  
Adopted October 2014**

## Inset 1

### Site Allocations & Policies Development Plan Document Adopted October 2014

## Ashwell

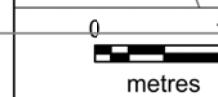
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County Council

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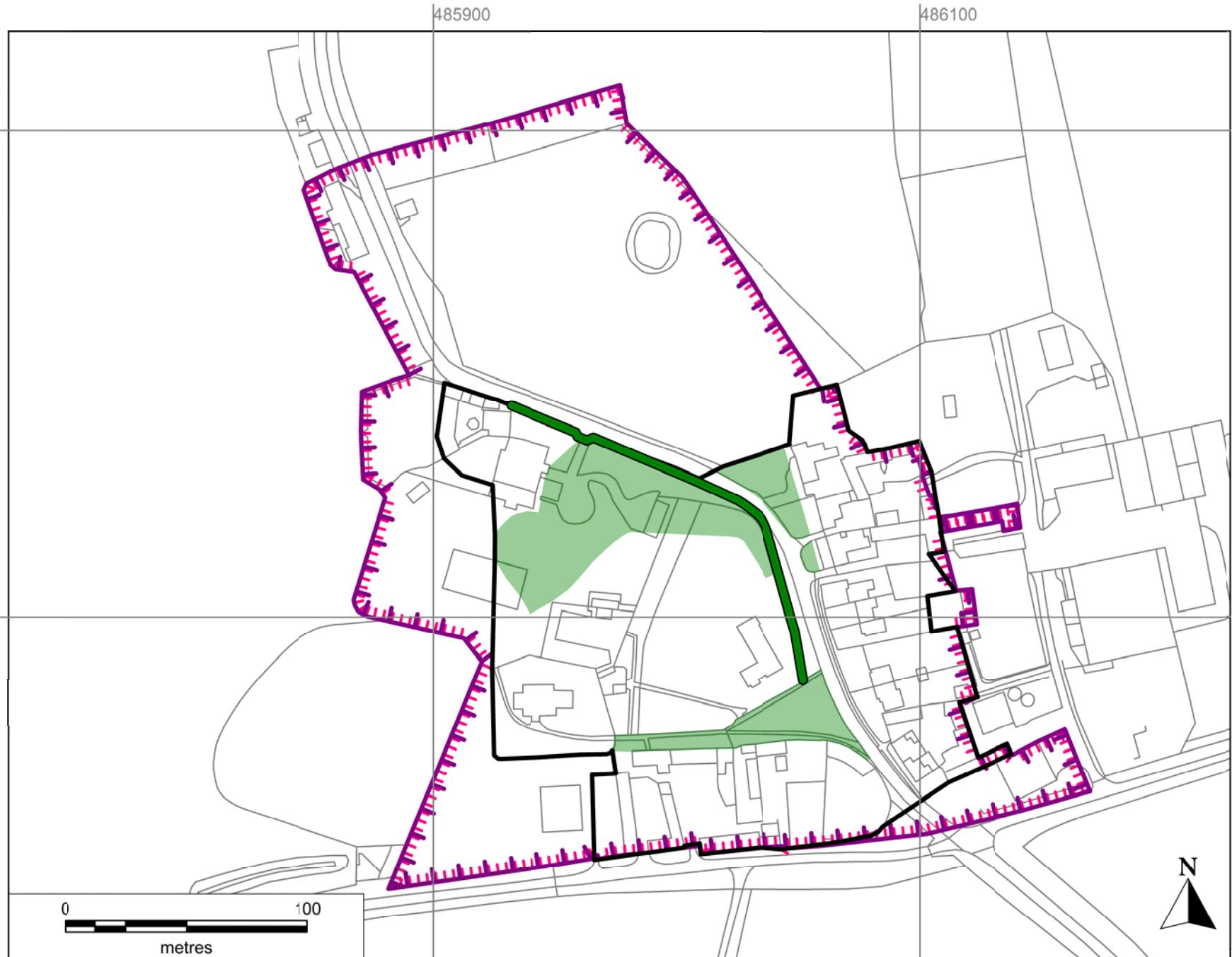


## Inset 2

### Site Allocations & Policies Development Plan Document Adopted October 2014

## Ayston

This map should be read in conjunction with any neighbourhood plan that may have been prepared for the area



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County Council

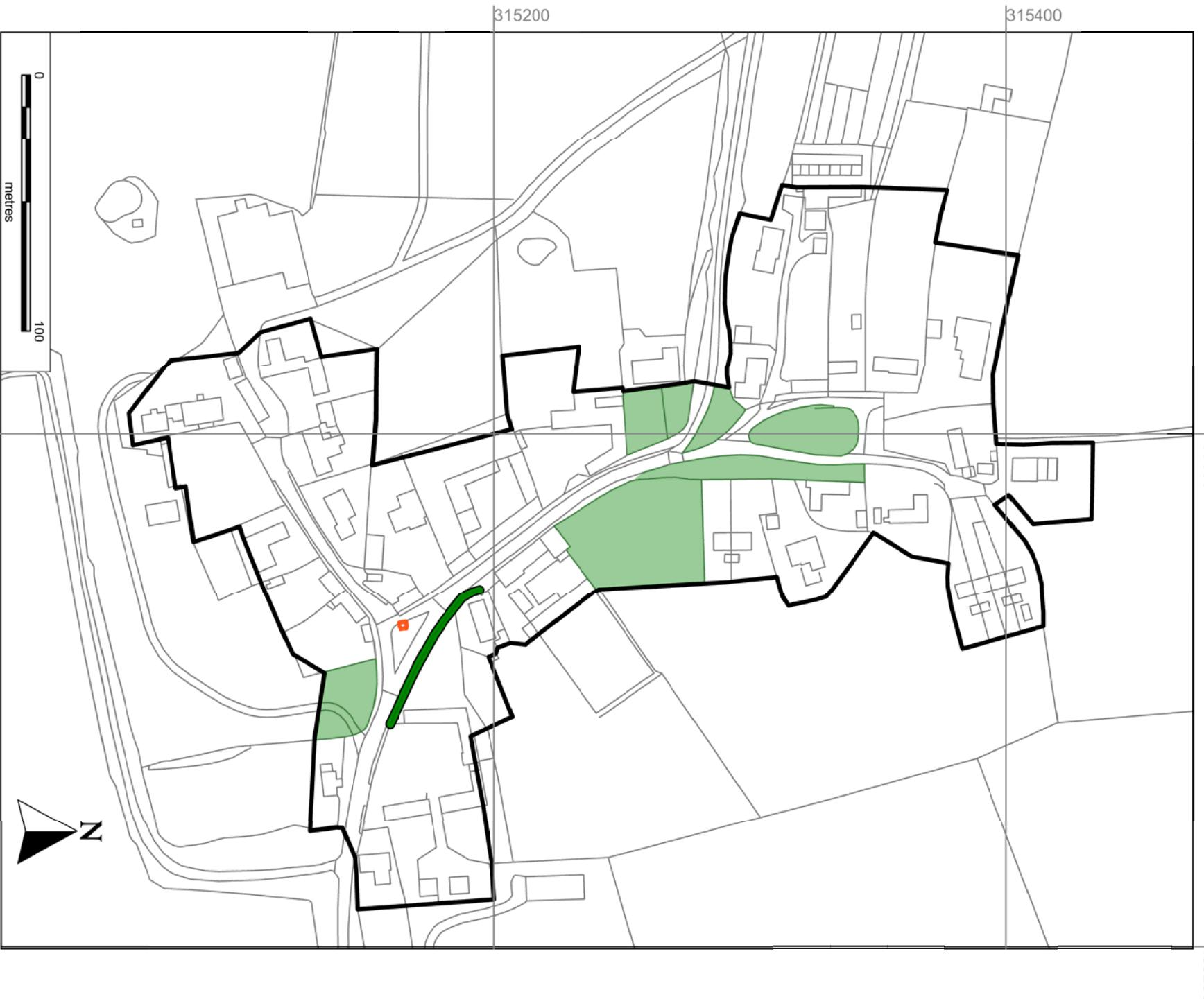
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## **Inset 3**

### **Site Allocations & Policies Development Plan Document Adopted October 2014**

## **Barrow**



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County Council

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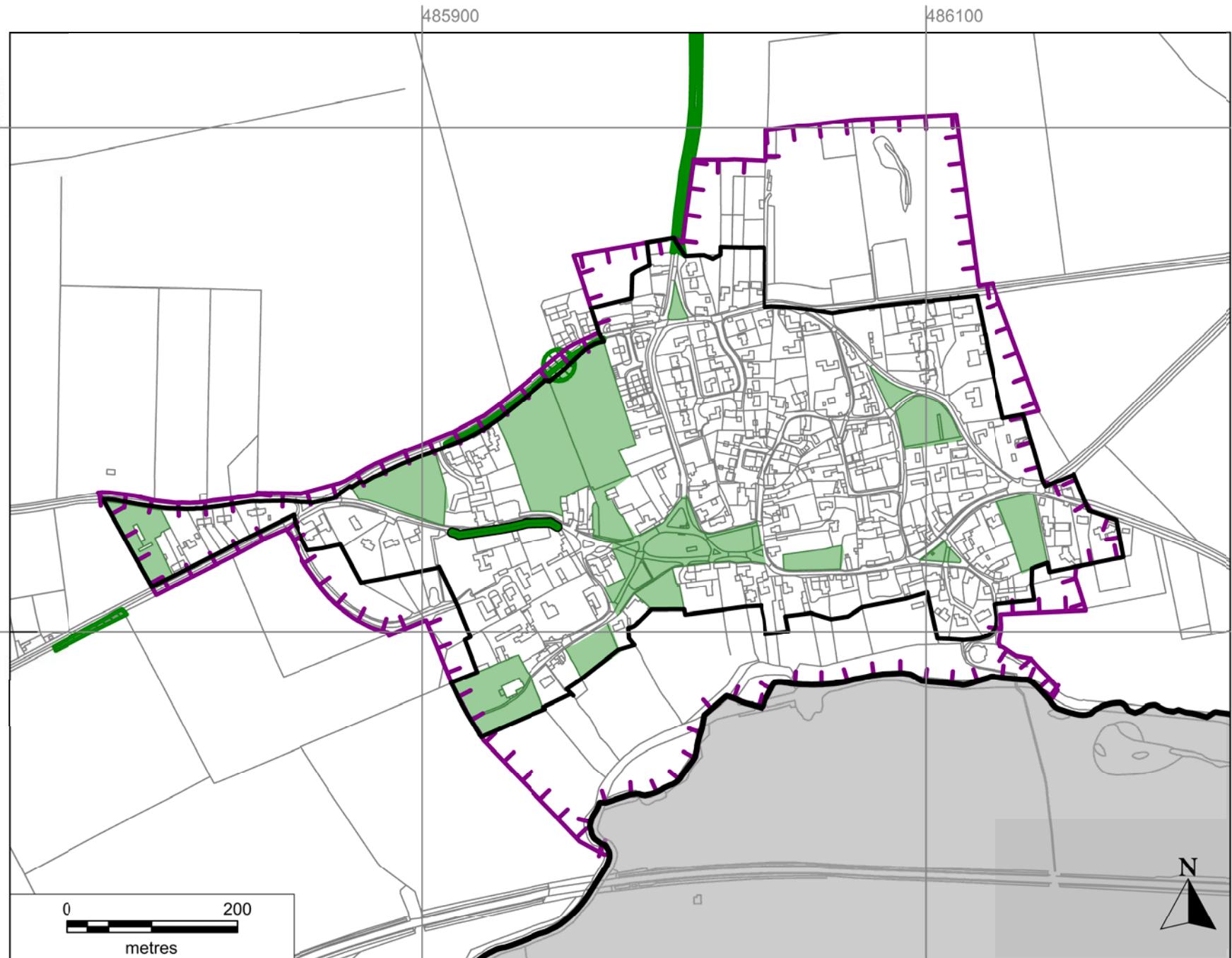
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## Inset 4

### Site Allocations & Policies Development Plan Document Adopted October 2014

## Barrowden

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## Inset 5

### Site Allocations & Policies Development Plan Document Adopted October 2014

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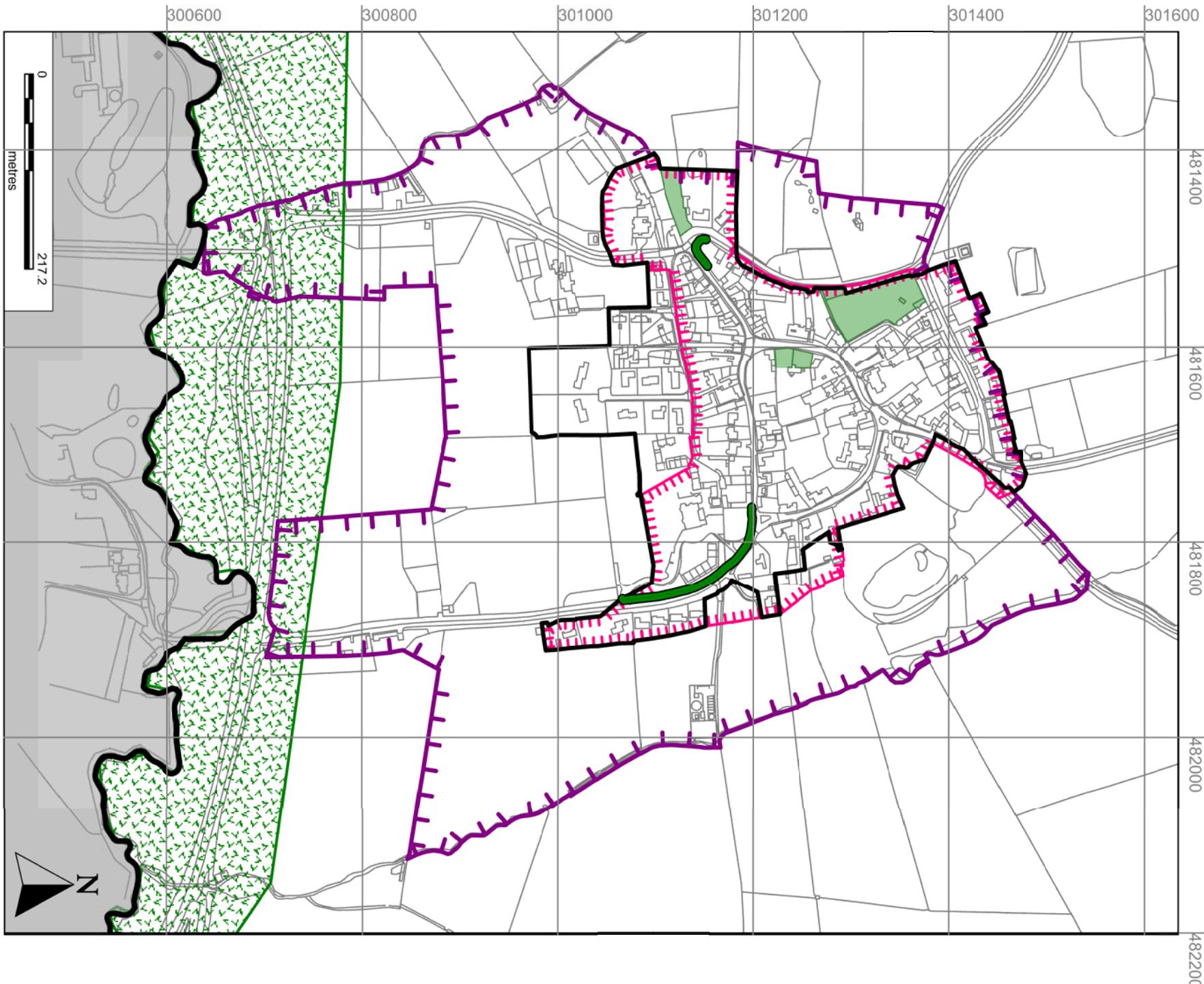
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## Inset 6

Site Allocations & Policies  
Development Plan Document  
Adopted October 2014

**Belton in  
Rutland**



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Rutland  
County Council

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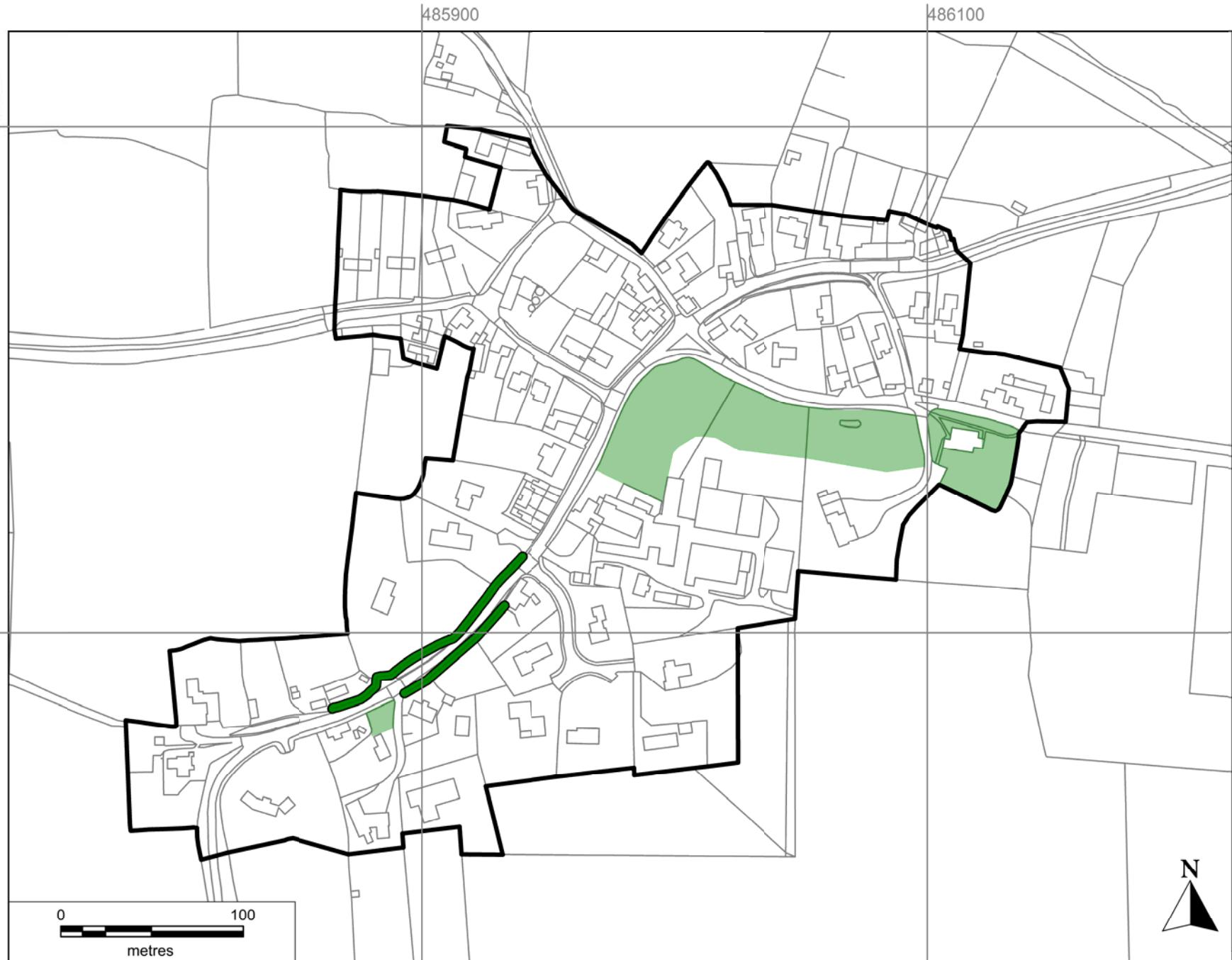
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## Inset 7

Site Allocations & Policies  
Development Plan Document  
Adopted October 2014

## Bisbrooke

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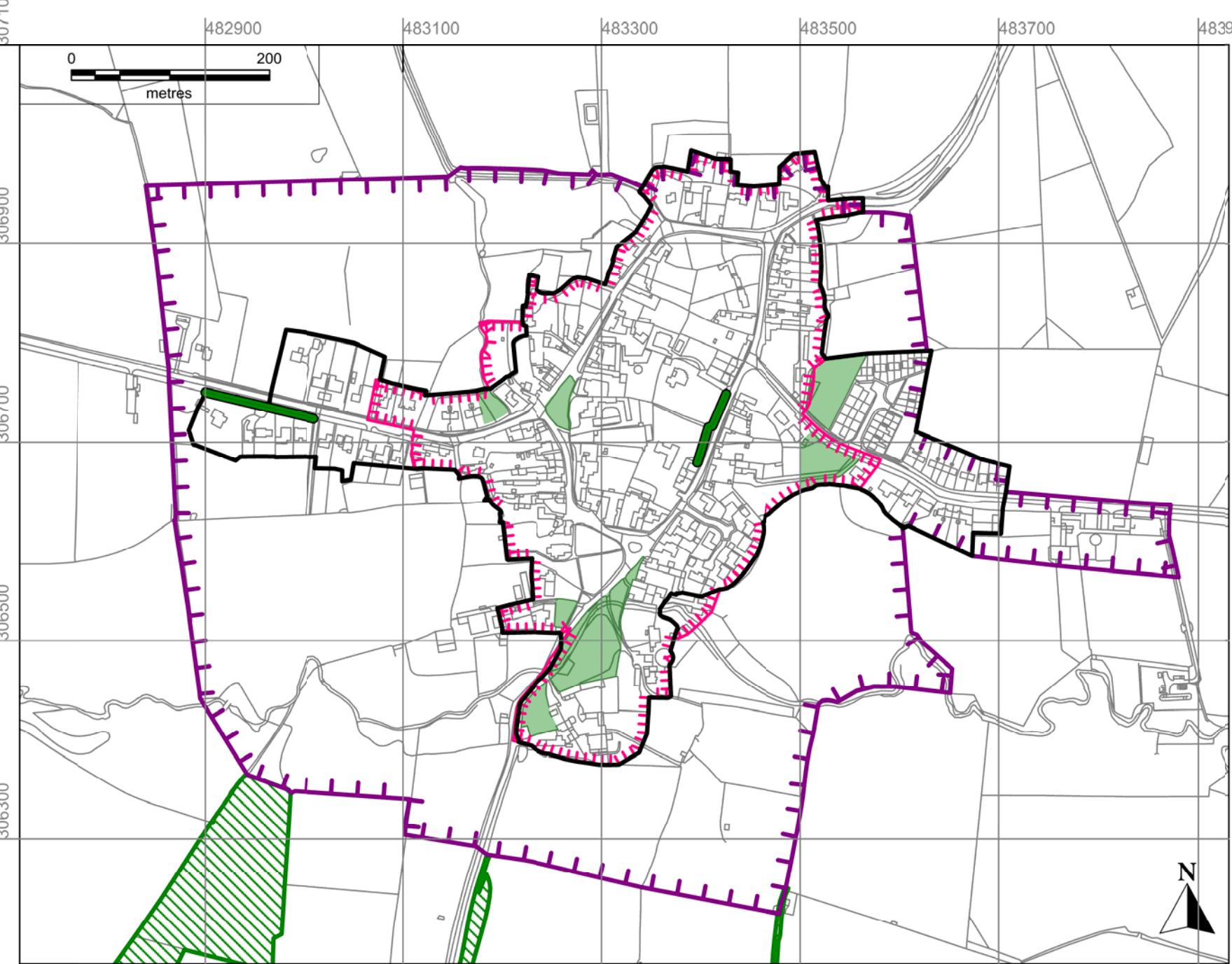


## Inset 8

### Site Allocations & Policies Development Plan Document Adopted October 2014

### Braunston in Rutland

This map should be read in conjunction with any neighbourhood plan that may have been prepared for the area



Rutland  
County Council

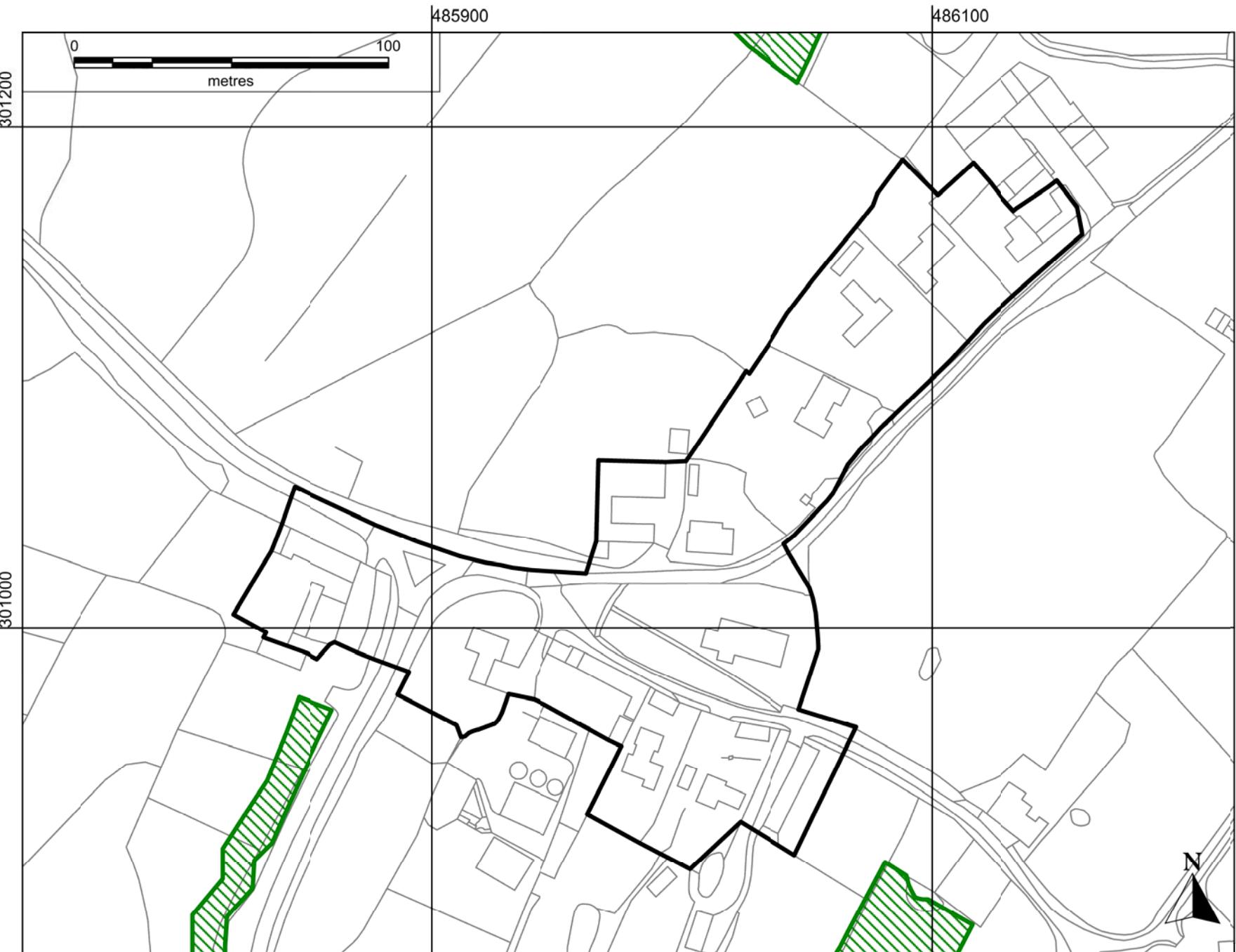
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## Inset 9

### Site Allocations & Policies Development Plan Document Adopted October 2014 **Brooke**

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County Council

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## Inset 10

### Site Allocations & Policies Development Plan Document Adopted October 2014

## Burley

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County Council

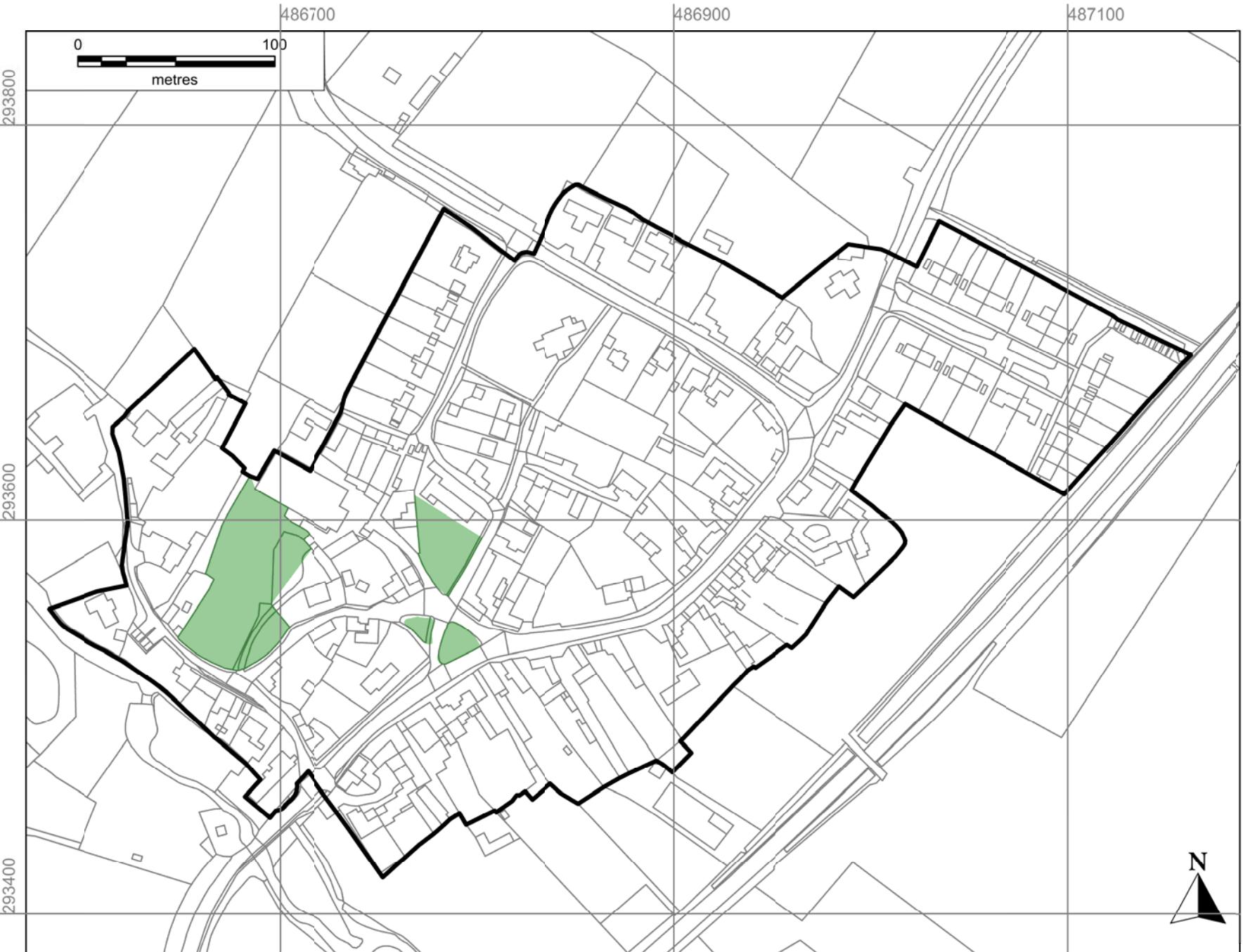
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## Inset 11

### Site Allocations & Policies Development Plan Document Adopted October 2014 **Caldecott**

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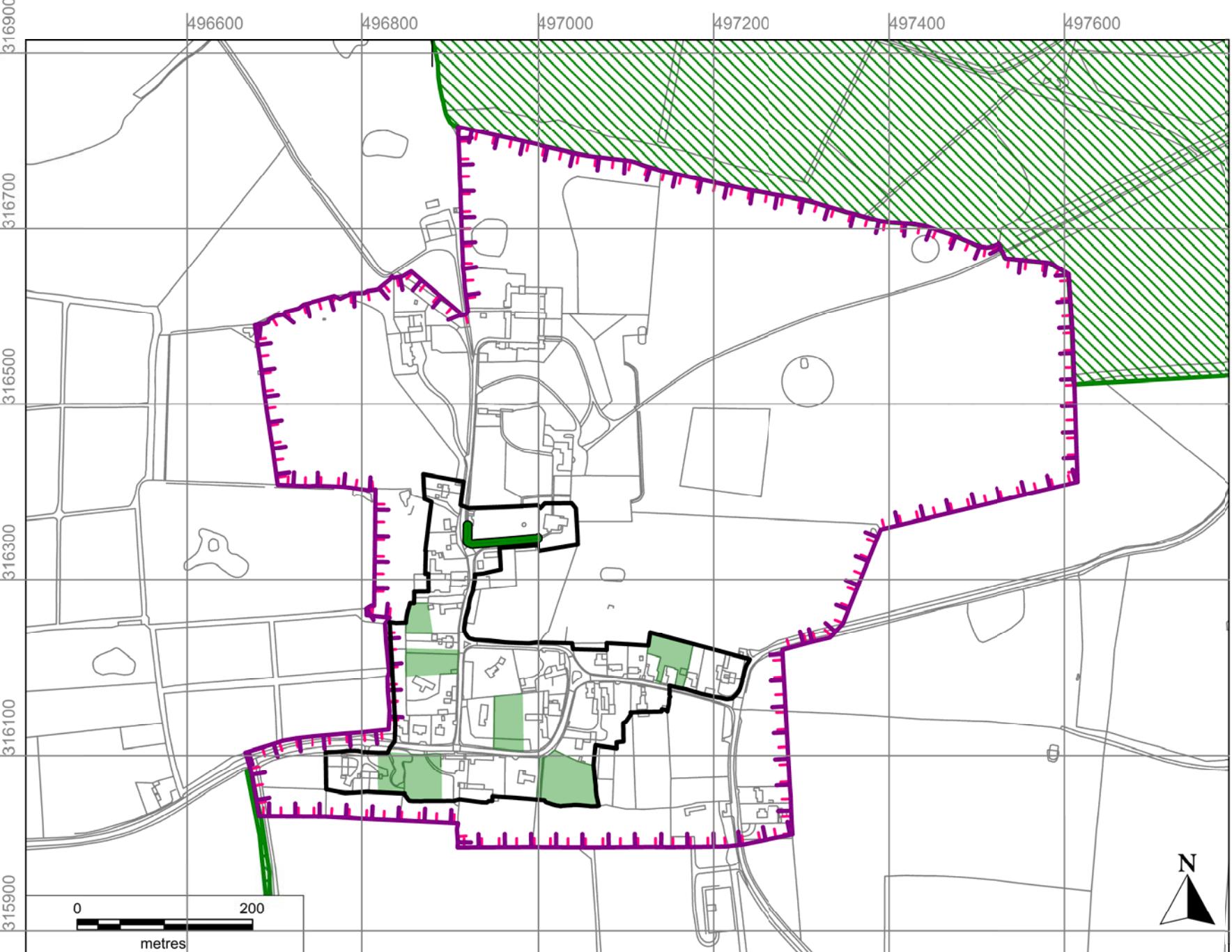
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## Inset 12

Site Allocations & Policies  
Development Plan Document  
Adopted October 2014

## Clipsham

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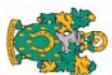
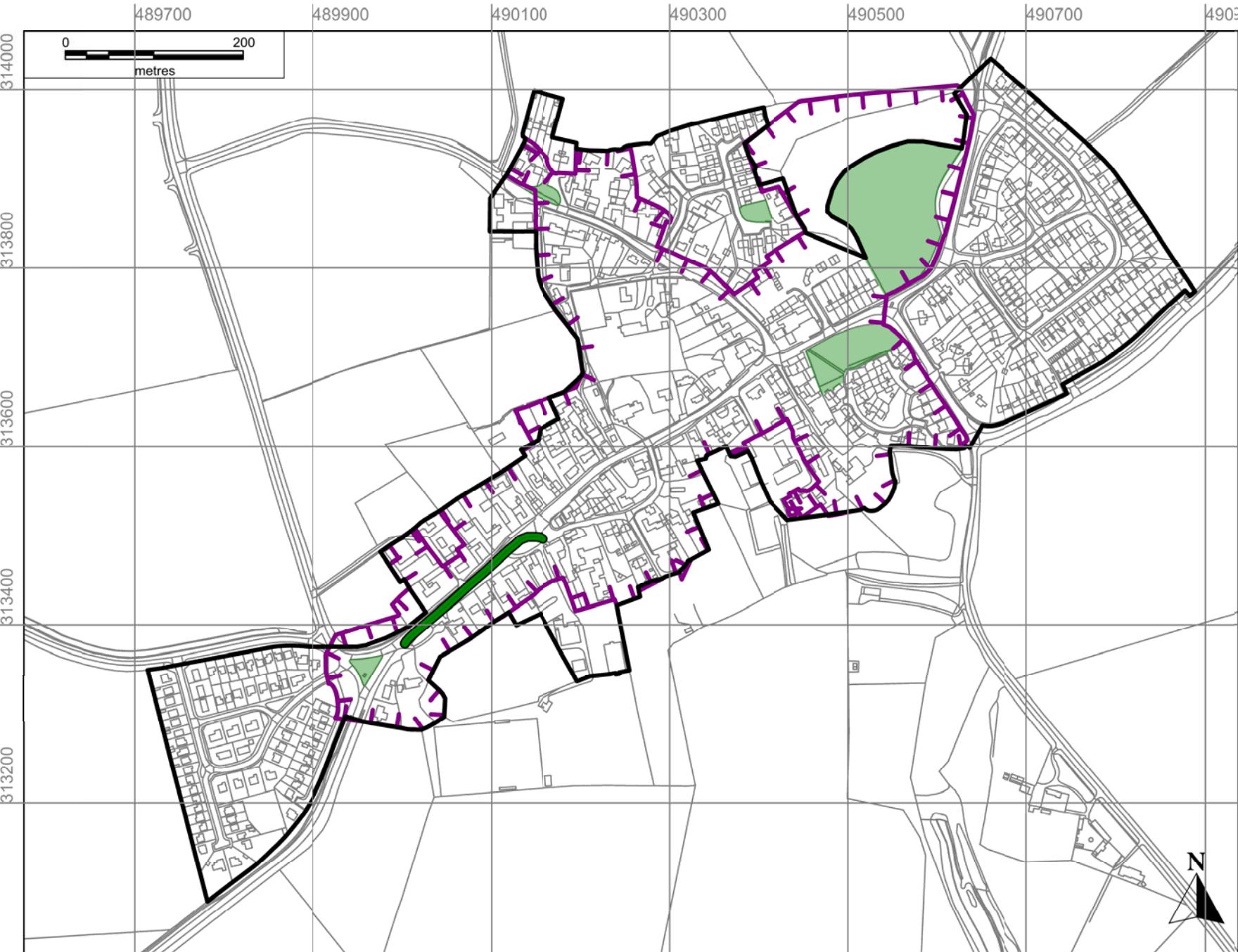
metres

## Inset 13

Site Allocations & Policies  
Development Plan Document  
Adopted October 2014

### Cottesmore

This map should be read in conjunction with any neighbourhood plan that may have been prepared for the area



Rutland  
County Council

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the beginning of the Policies Maps Section

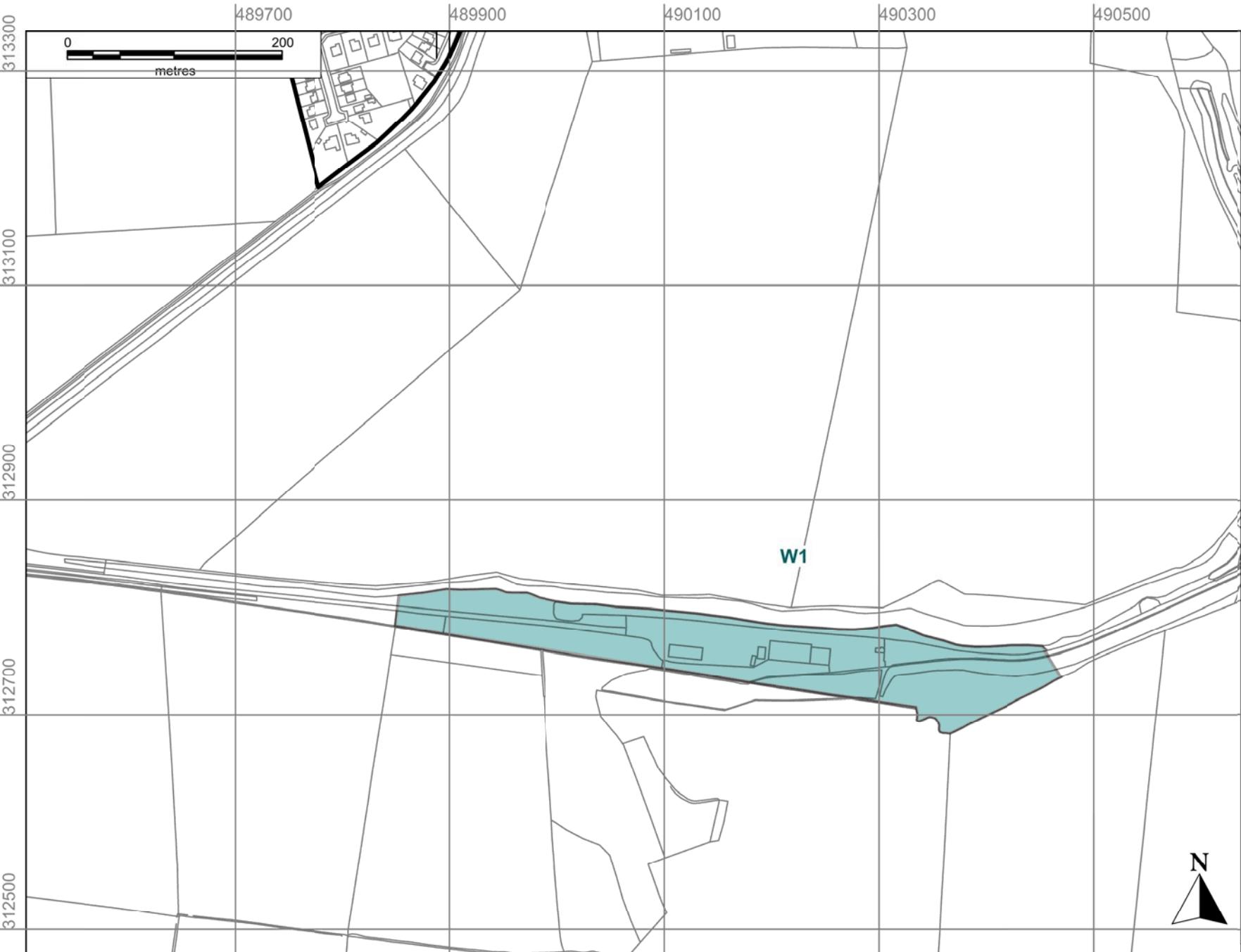
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## Inset 14

**Site Allocations & Policies  
Development Plan Document  
Adopted October 2014**

**Cottesmore  
(south)**

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**Rutland  
County Council**

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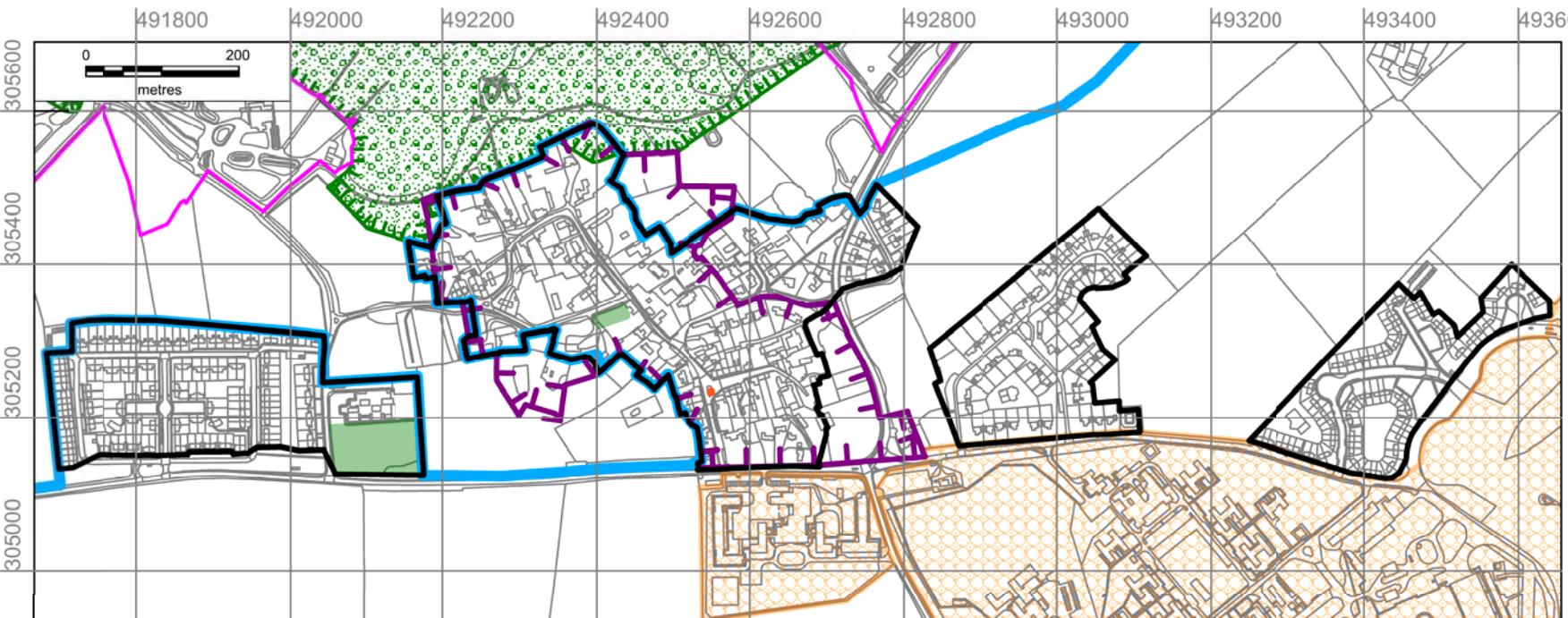
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## Inset 15

### Site Allocations & Policies Development Plan Document Adopted October 2014

### Edith Weston

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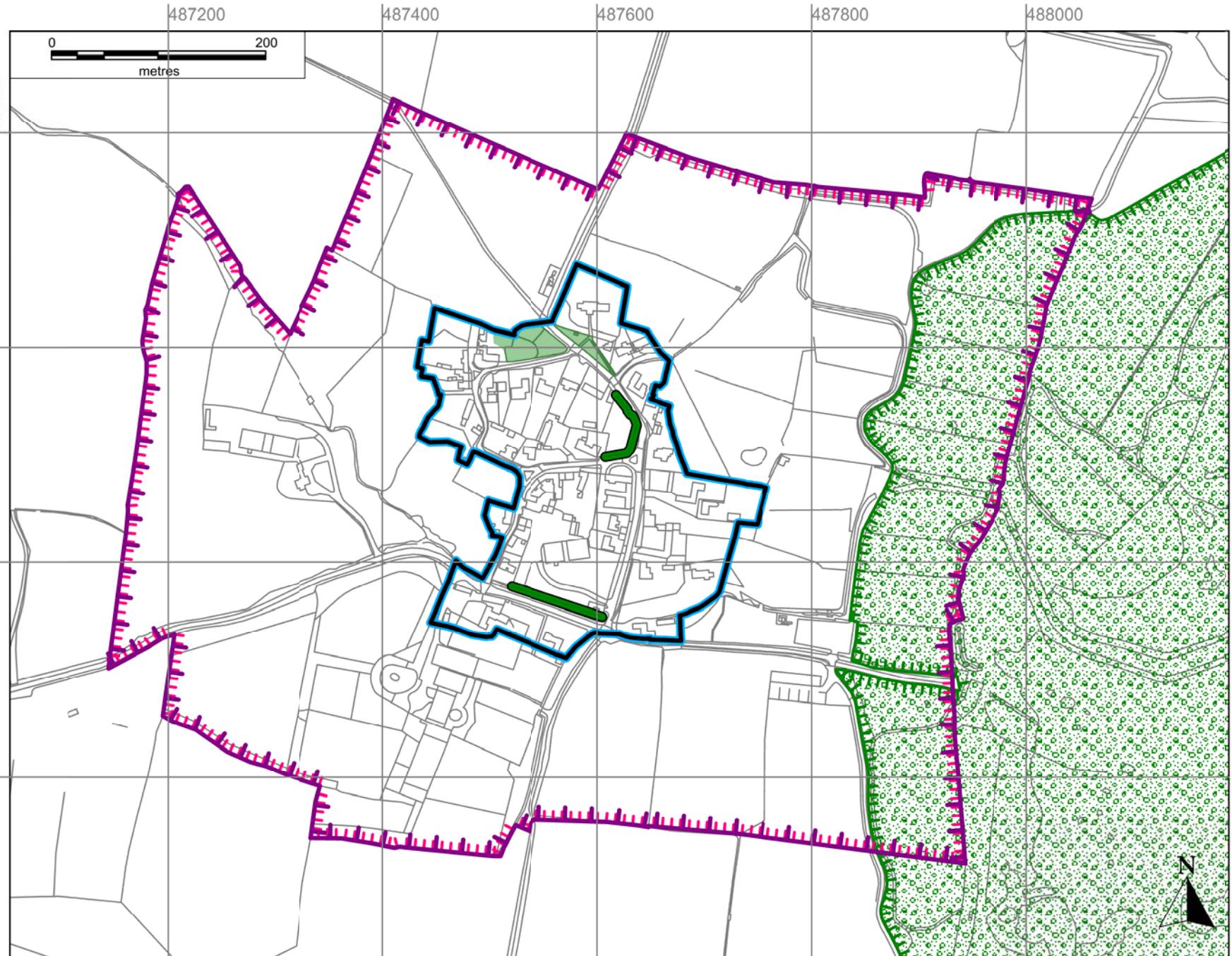
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## Inset 16

### Site Allocations & Policies Development Plan Document Adopted October 2014 **Egleton**

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County Council

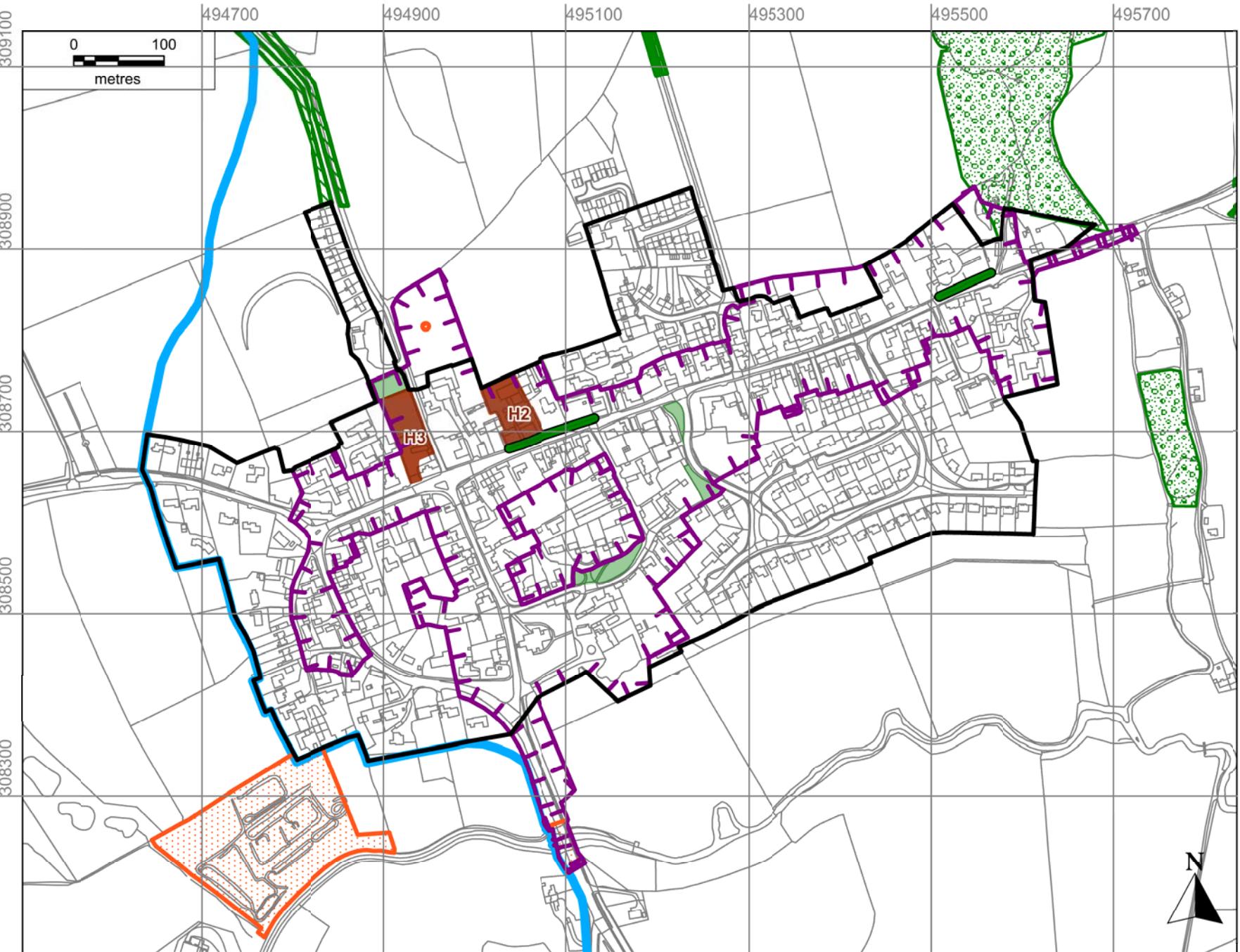
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## Inset 17

### Site Allocations & Policies Development Plan Document Adopted October 2014

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## Inset 18

Site Allocations & Policies  
Development Plan Document  
Adopted October 2014

**Essendine**

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County Council

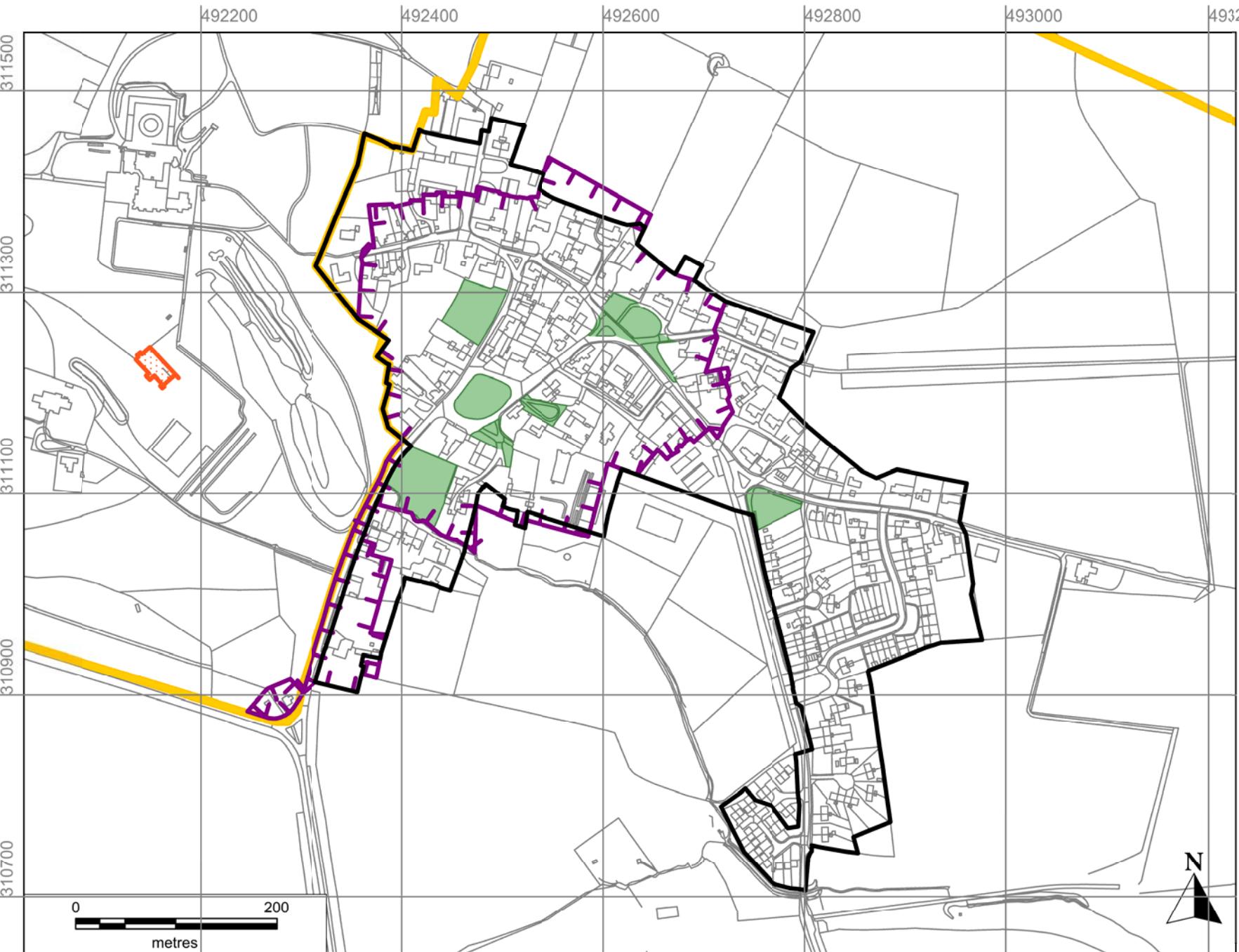
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## Inset 19

### Site Allocations & Policies Development Plan Document Adopted October 2014 **Exton**

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County Council

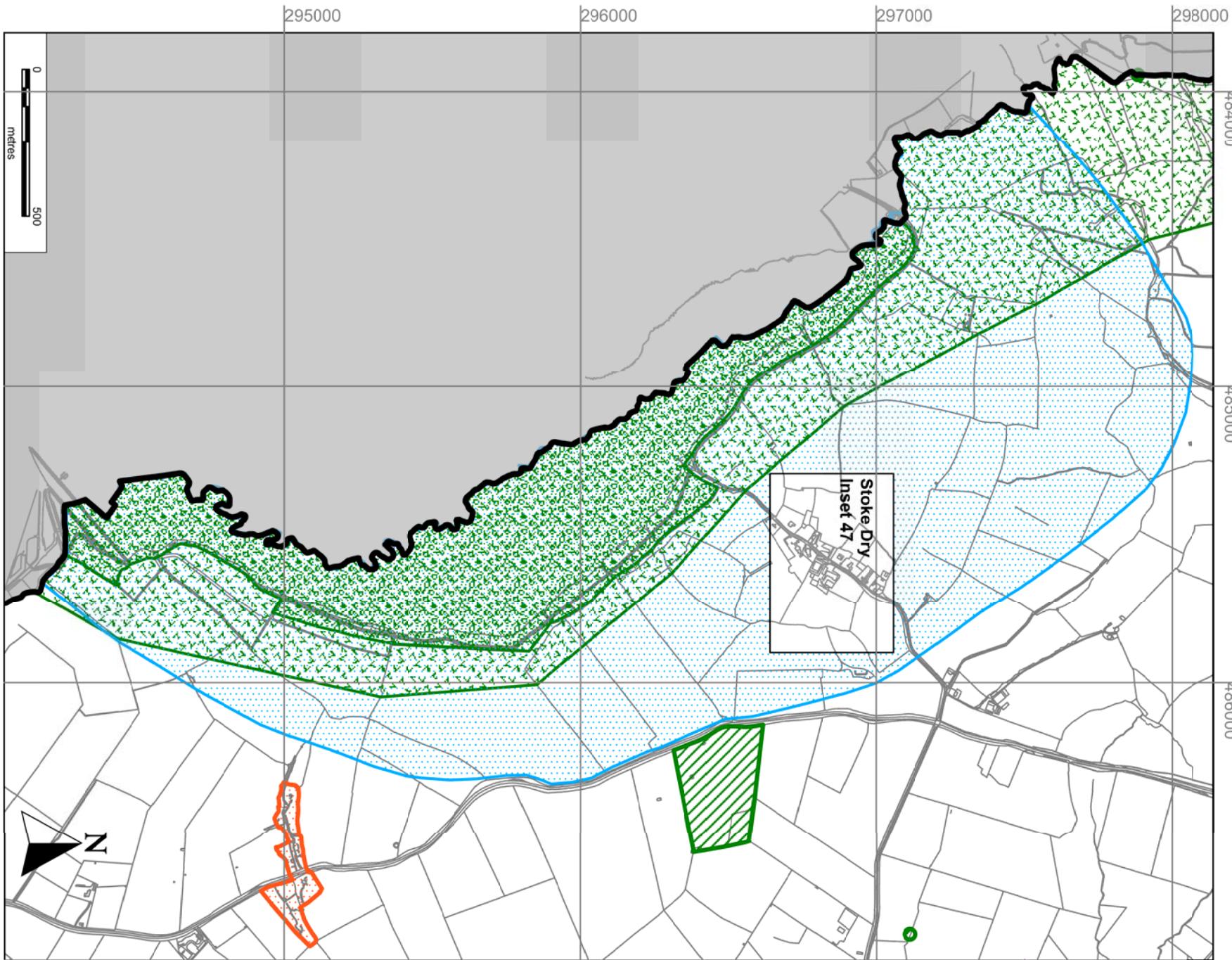
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# Inset 20

## Site Allocations & Policies Development Plan Document Adopted October 2014

### Eyebrook Reservoir



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Rutland  
County Council

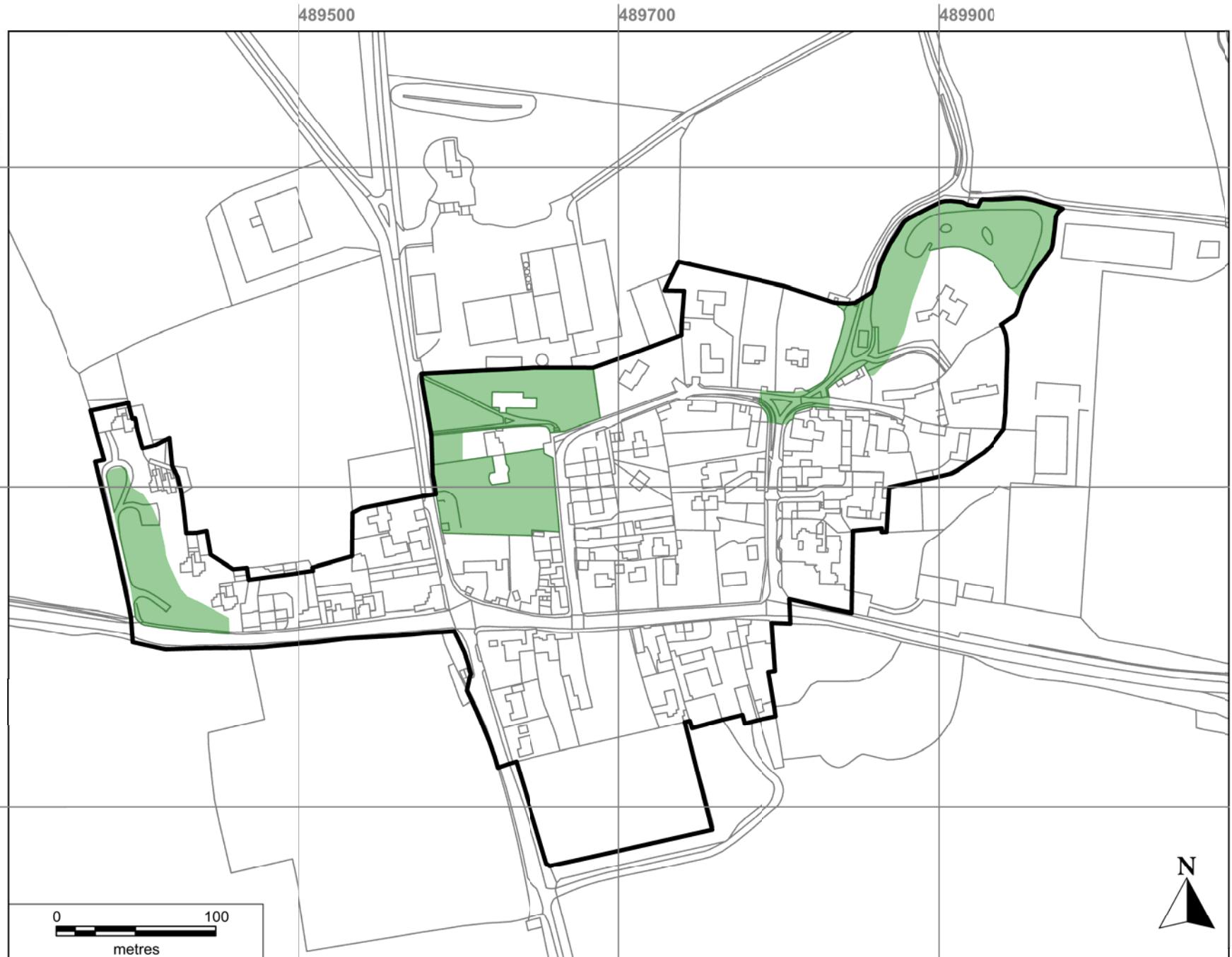
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## Inset 21

### Site Allocations & Policies Development Plan Document Adopted October 2014 **Glaston**

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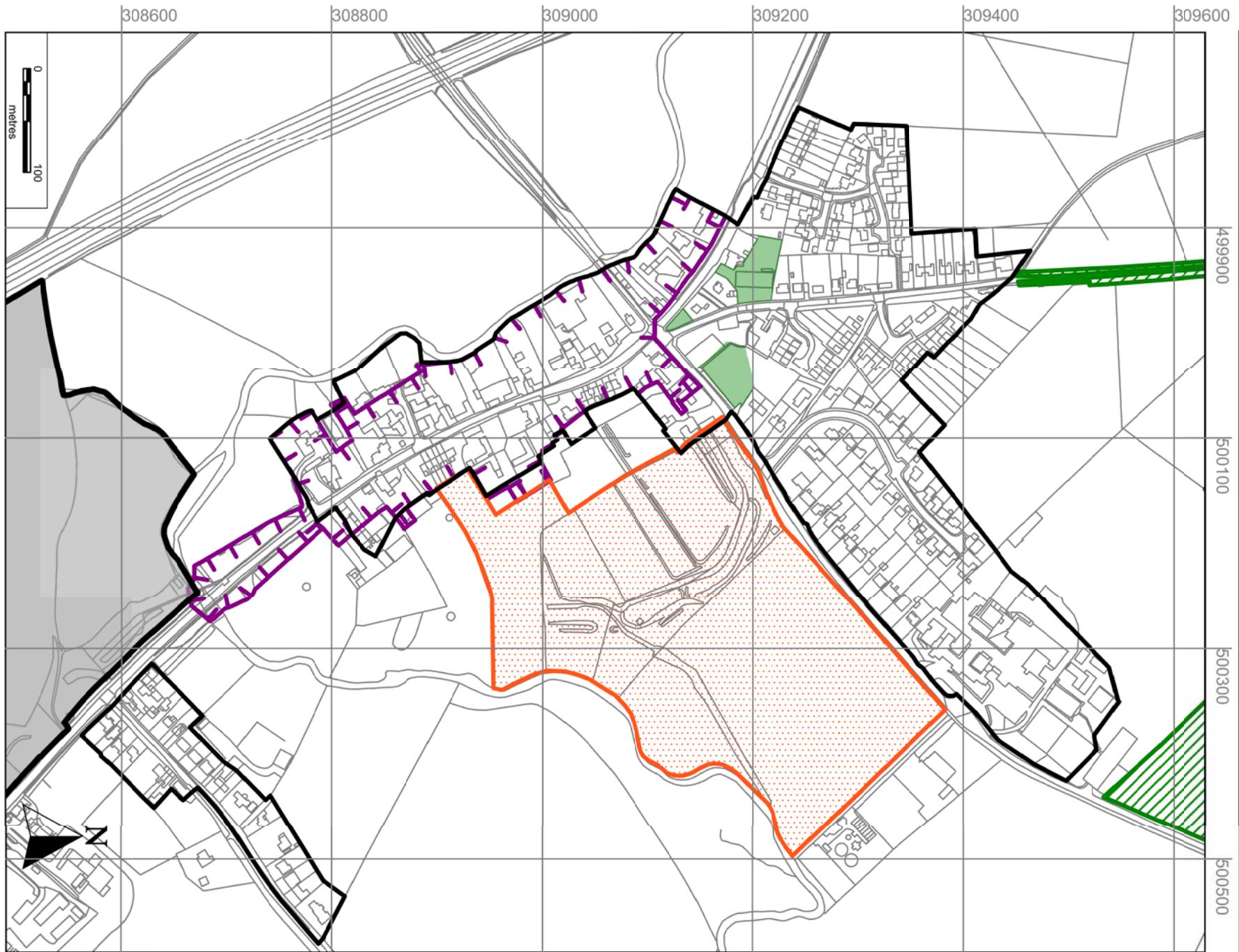


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# Inset 22 Site Allocations & Policies Development Plan Document Adopted October 2014 Great Casterton and Toll Bar



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County Council

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## Inset 23

### Site Allocations & Policies Development Plan Document Adopted October 2014 **Greetham**

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## Inset 24

### Site Allocations & Policies Development Plan Document Adopted October 2014

## Greetham (east)

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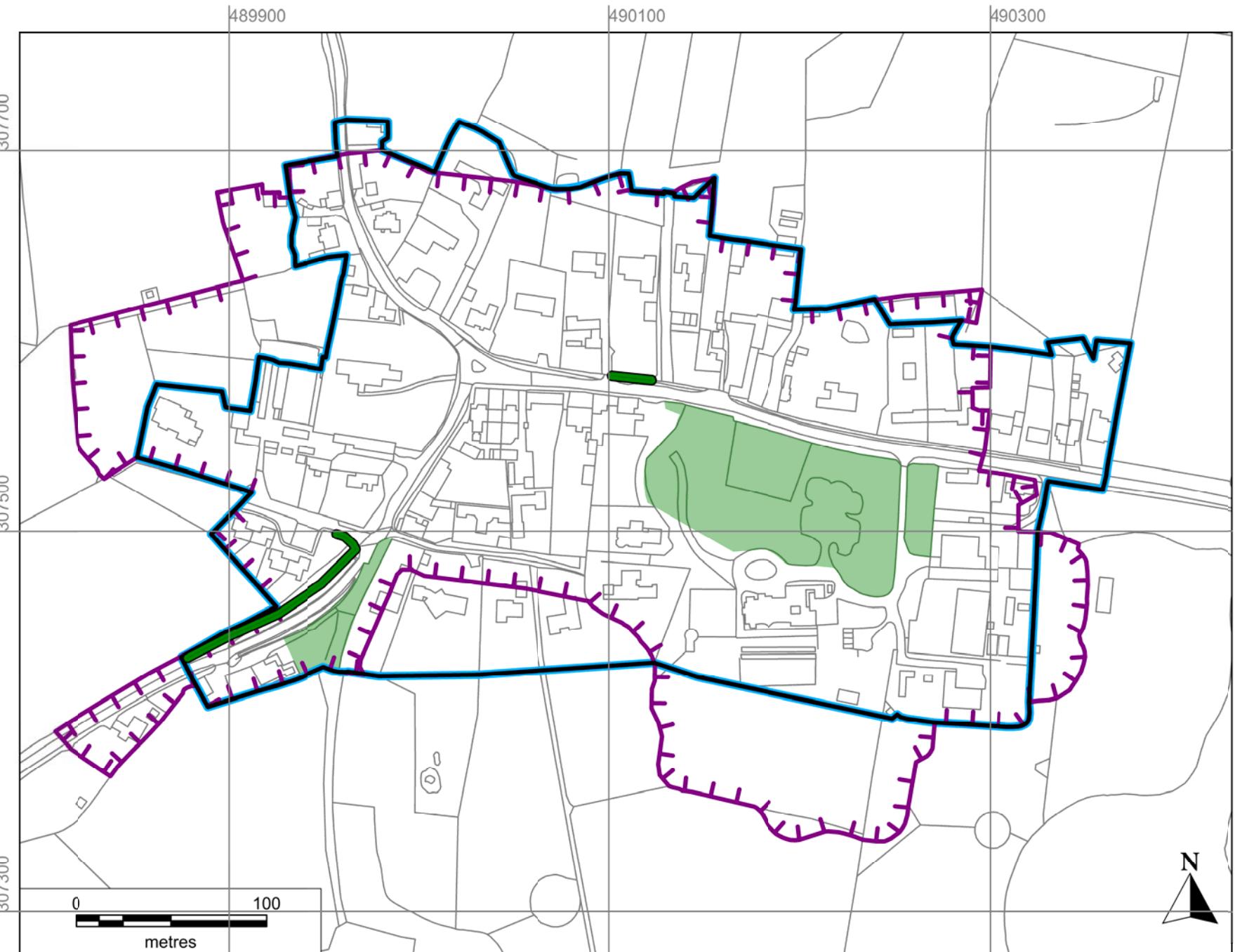
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# Inset 25 Site Allocations & Policies Development Plan Document Adopted October 2014 Hambleton

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County Council

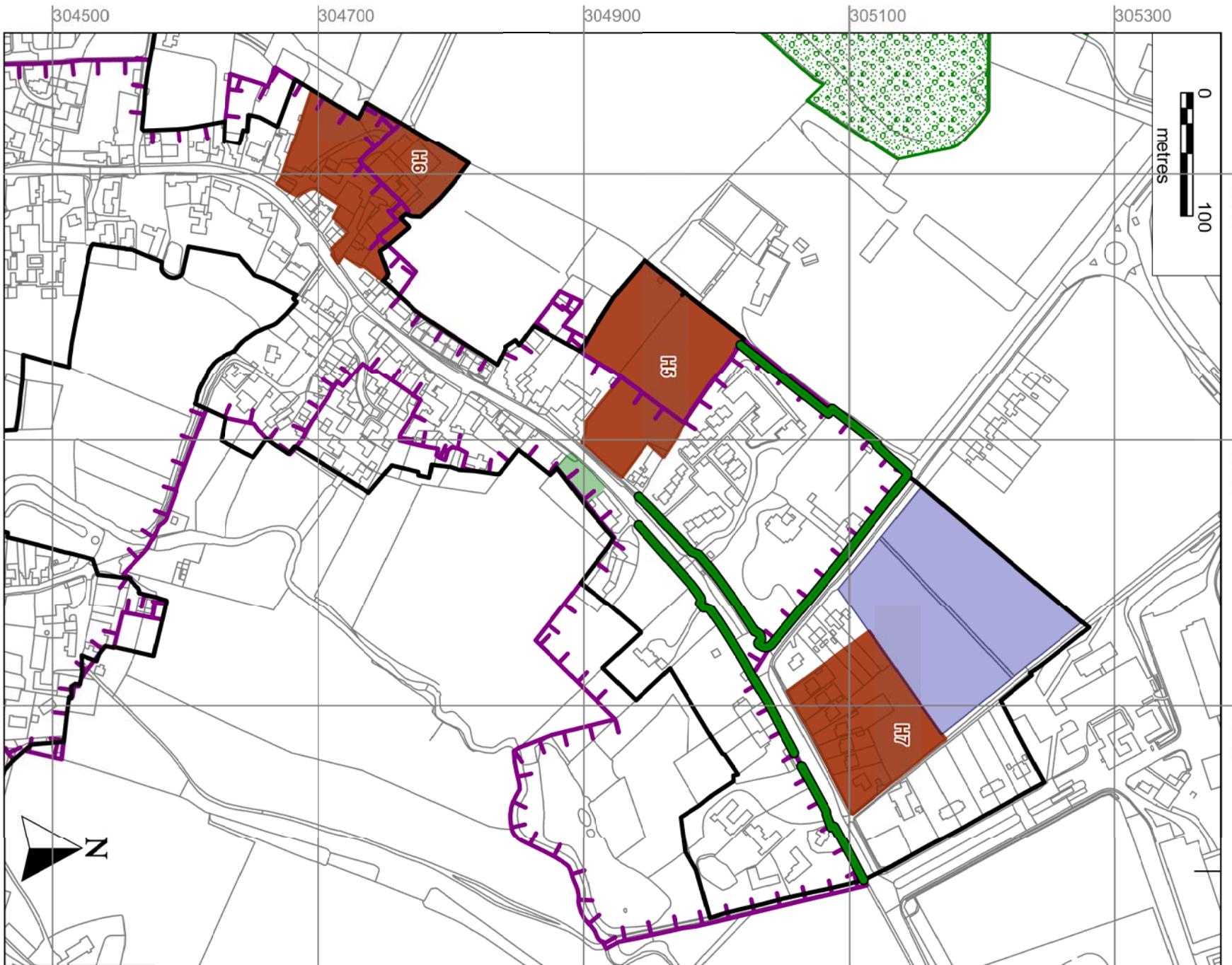
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## Inset 27

### Ketton Site Allocations & Policies Development Plan Document Adopted October 2014 (central)

Ketton  
(central)



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County Council

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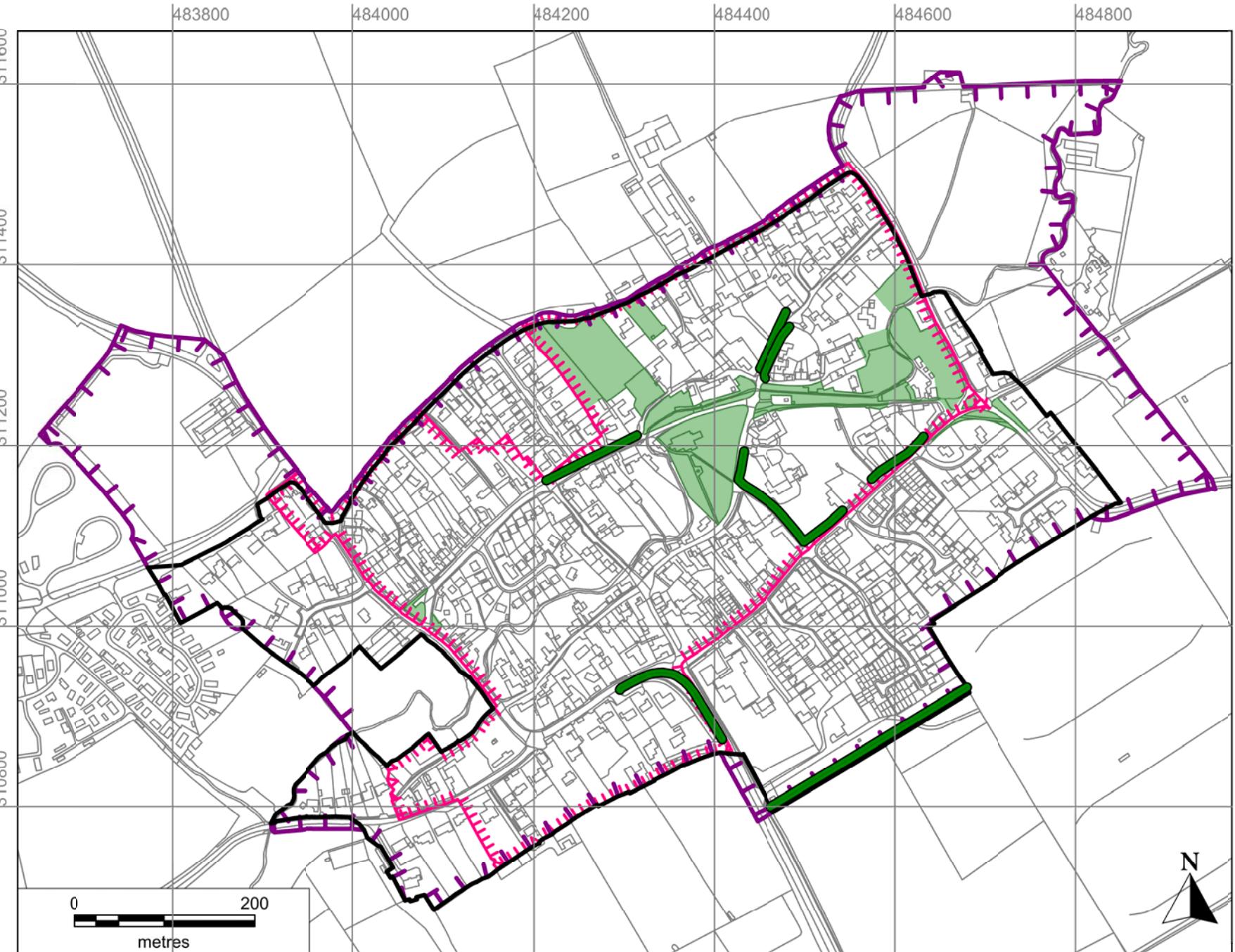
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## Inset 28

### Site Allocations & Policies Development Plan Document Adopted October 2014

## Langham

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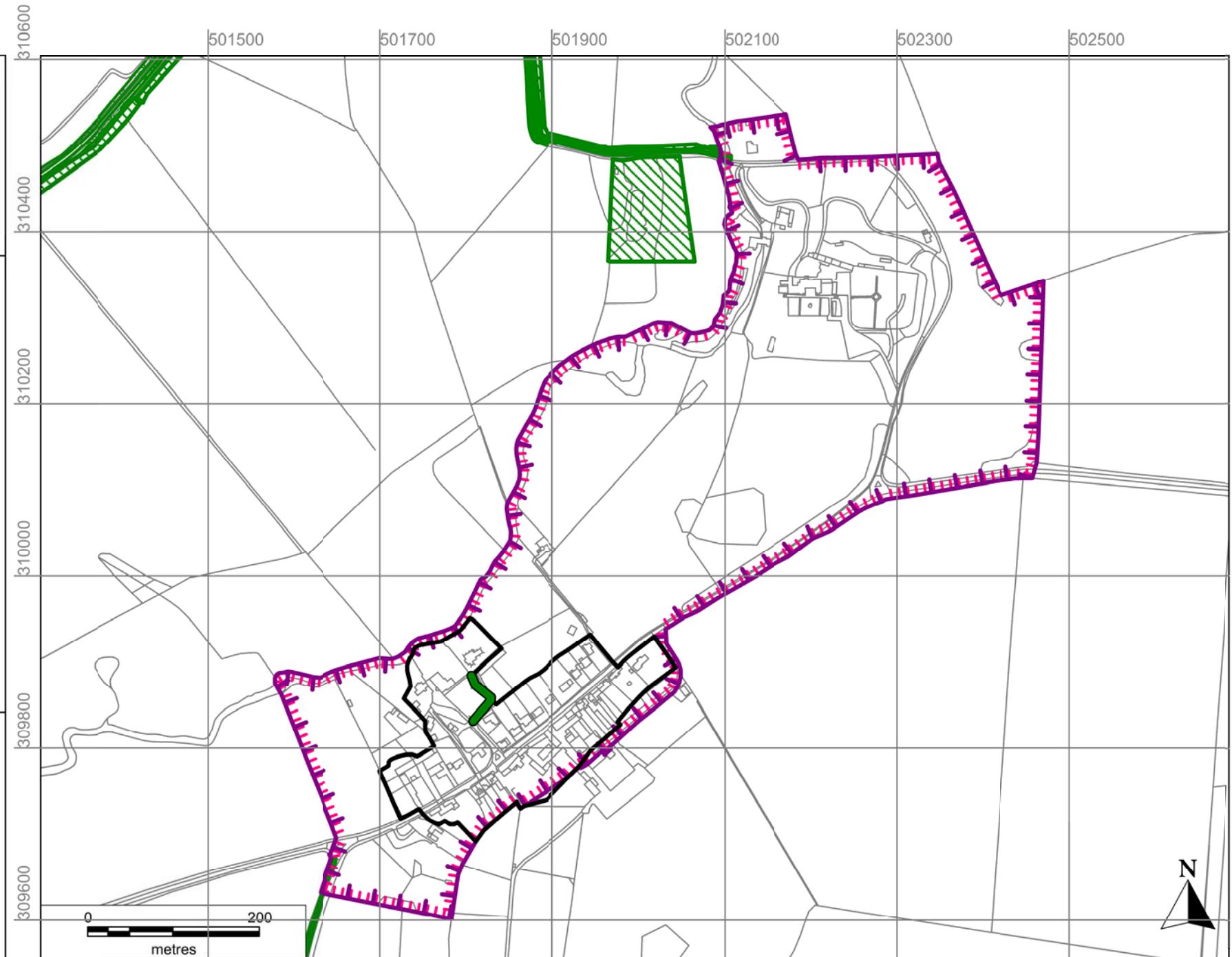
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## Inset 29

### Site Allocations & Policies Development Plan Document Adopted October 2014

### Little Casterston

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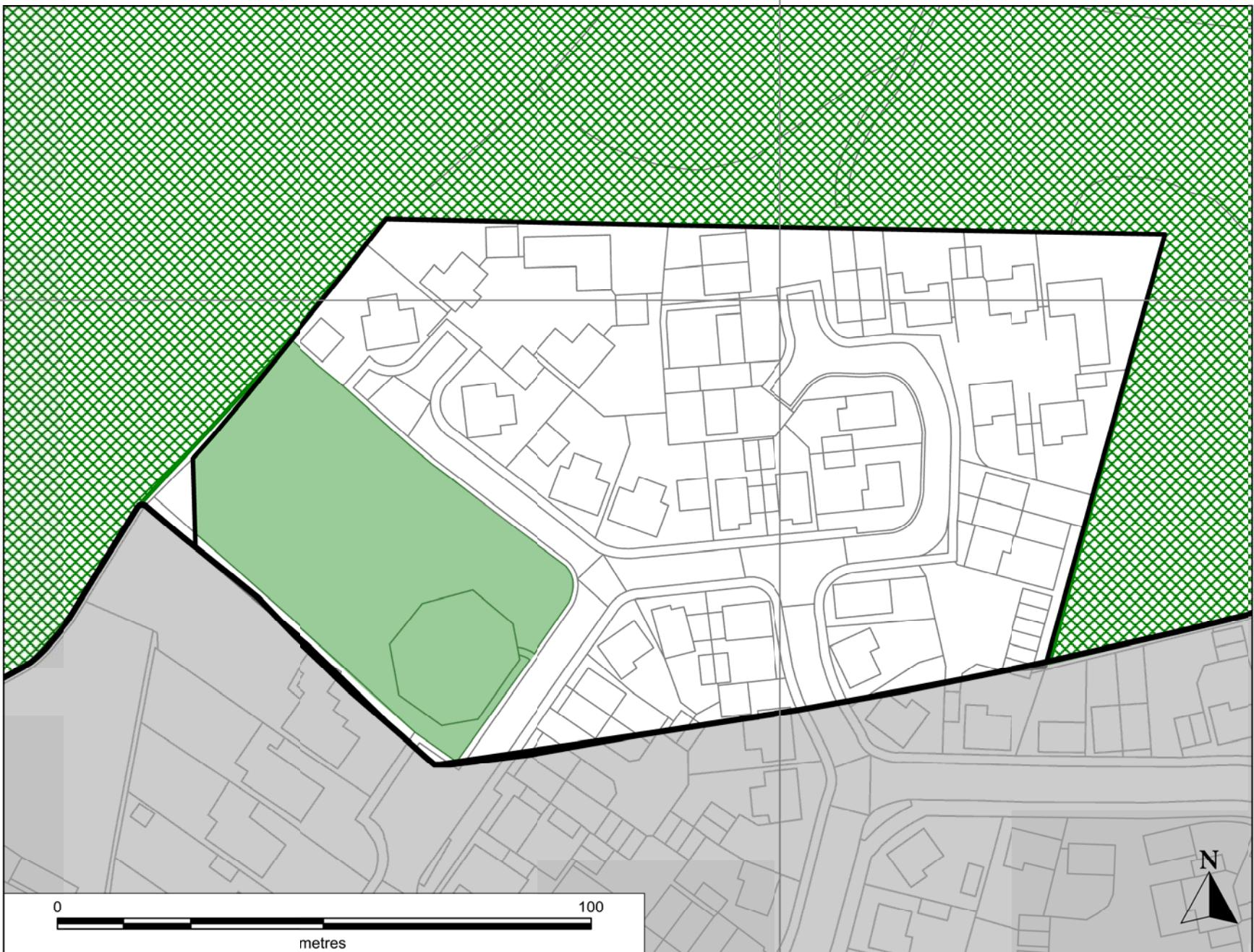
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## Inset 30

Site Allocations & Policies  
Development Plan Document  
Adopted October 2014

Little Casterton  
(Stamford)

This map should be read in conjunction with any neighbourhood plan that may have been prepared for the area



Rutland  
County Council

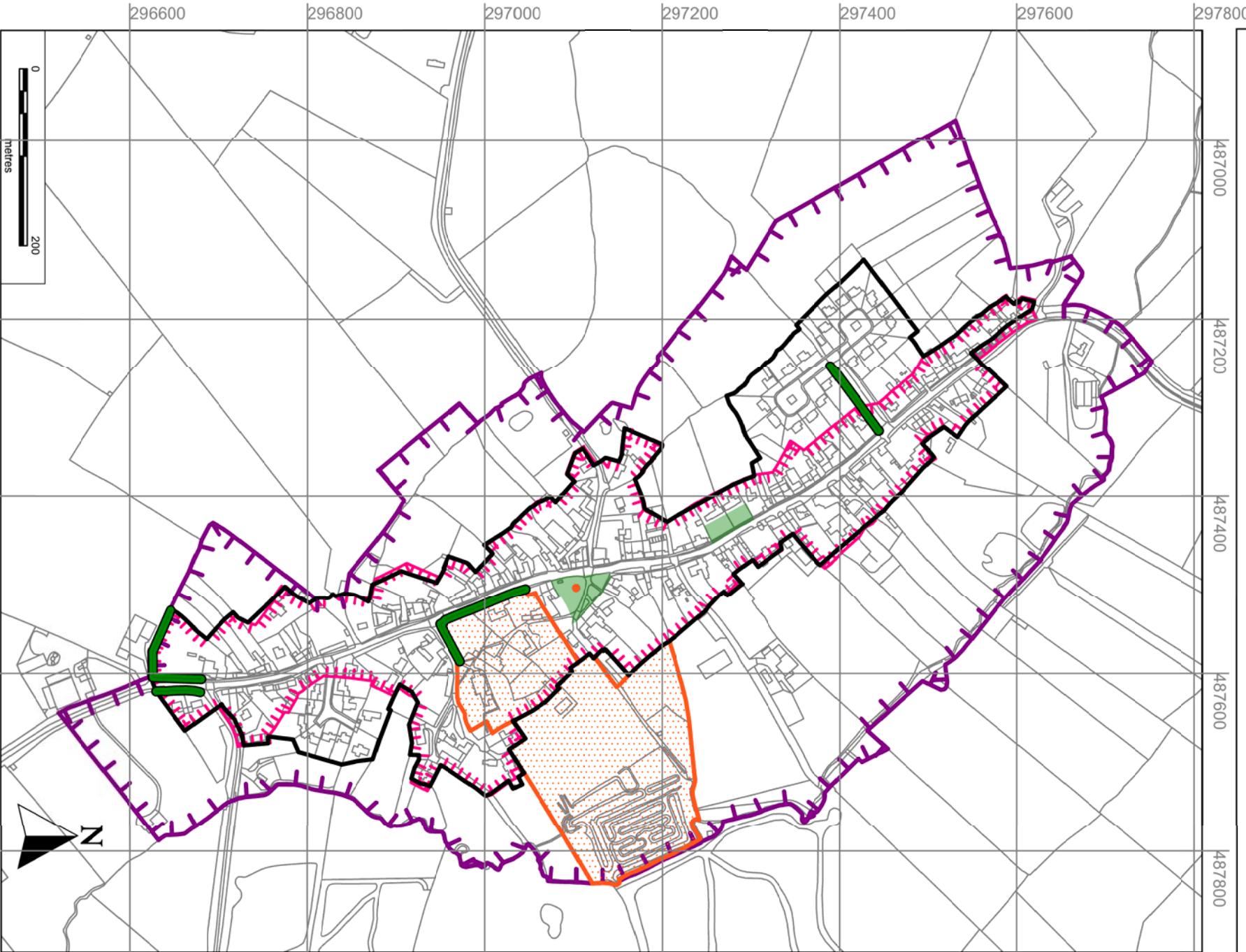
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## Inset 31

### Site Allocations & Policies Development Plan Document Adopted October 2014

## Lyddington



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County Council

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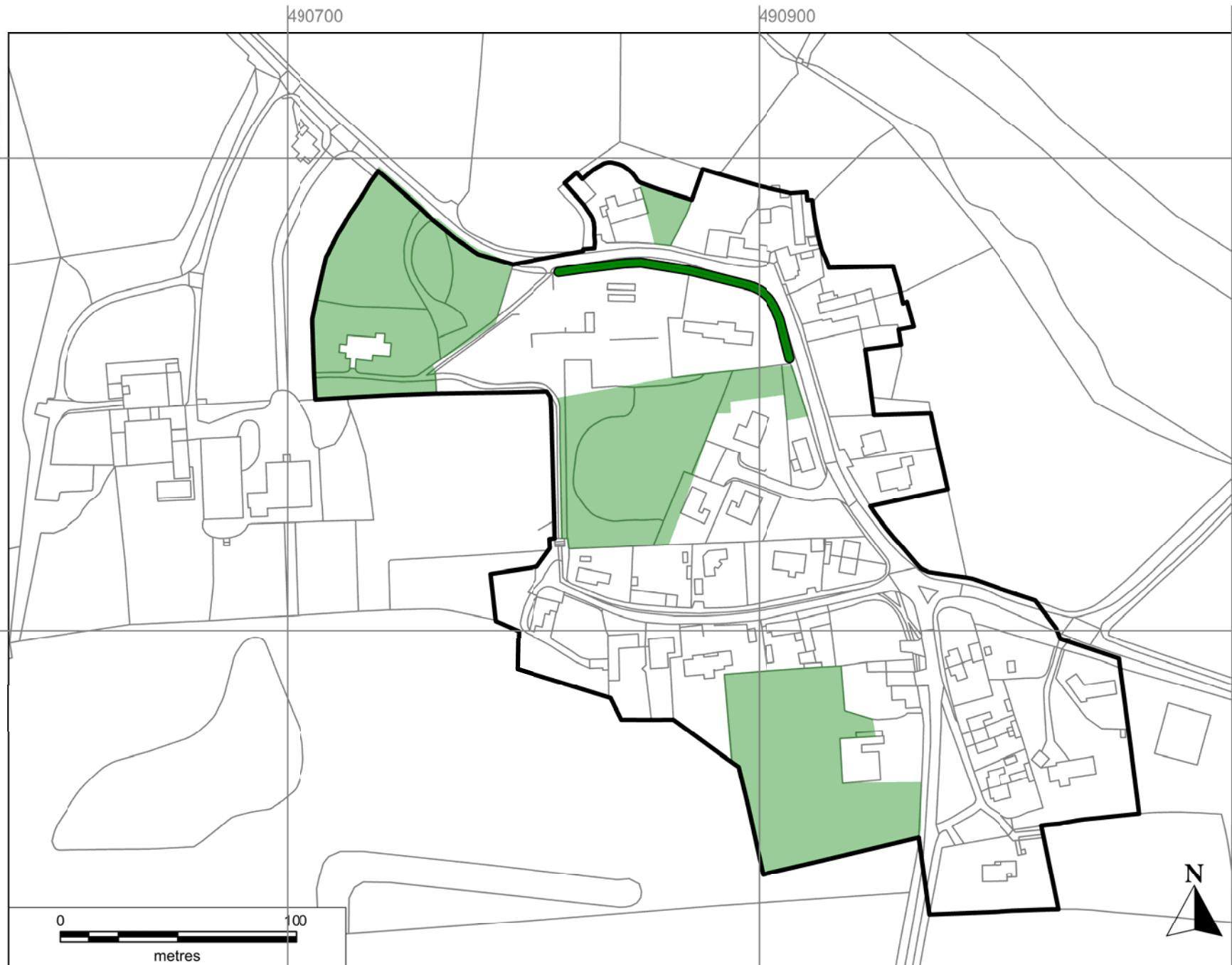
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## Inset 32

### Site Allocations & Policies Development Plan Document Adopted October 2014

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County Council

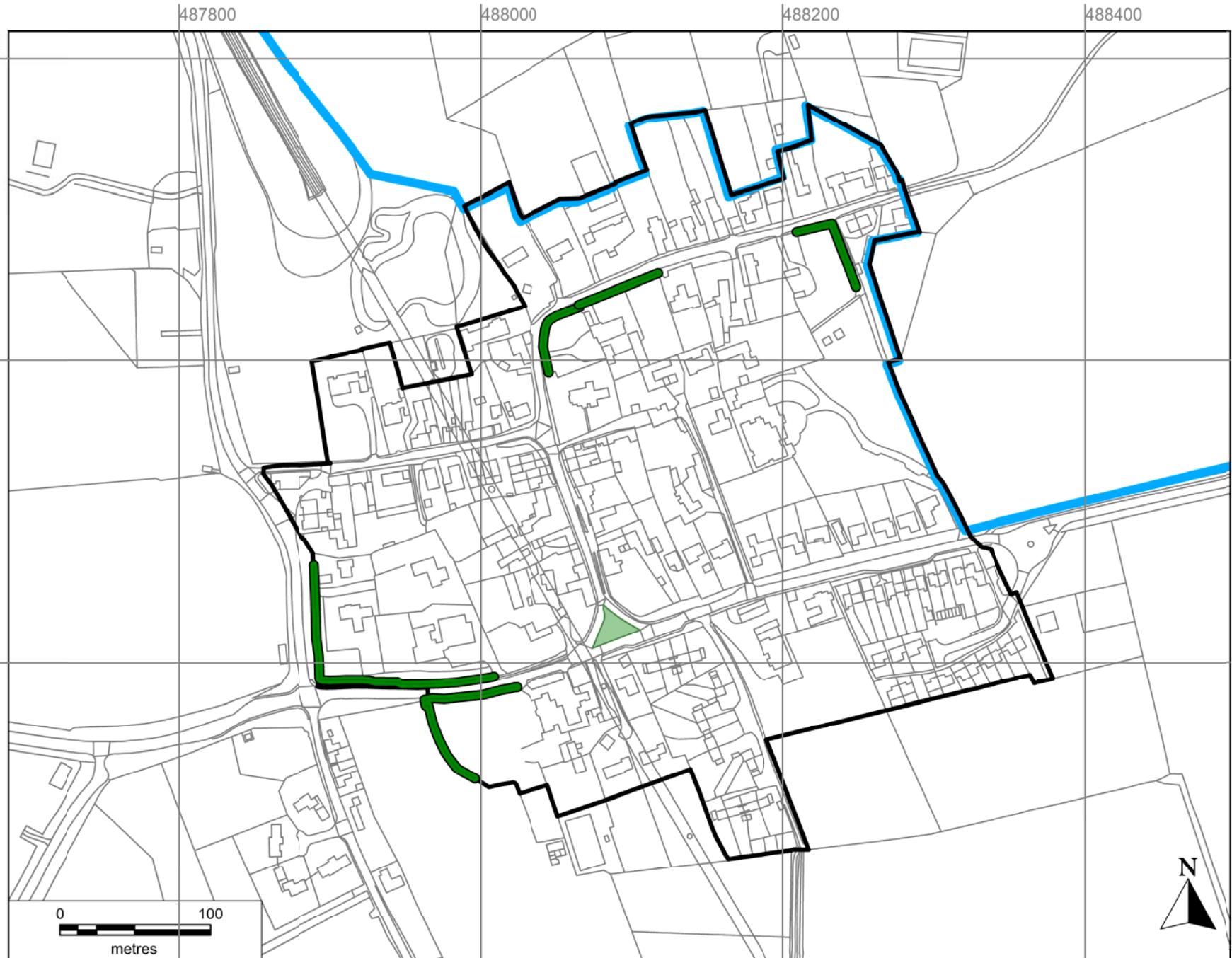
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## Inset 33

### Site Allocations & Policies Development Plan Document Adopted October 2014

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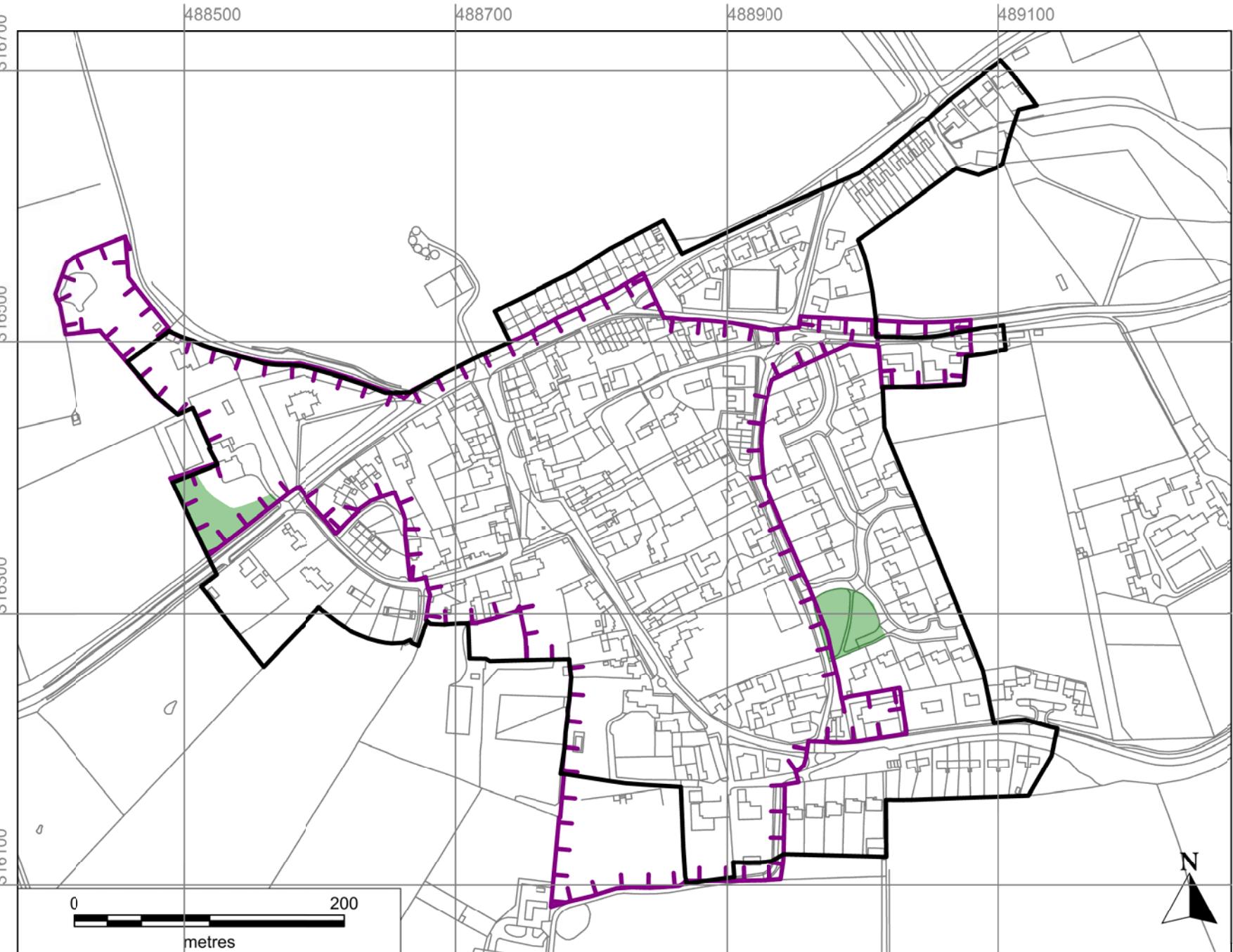
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0 100  
metres

## Inset 34

### Site Allocations & Policies Development Plan Document Adopted October 2014 **Market Overton**

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**Rutland**  
County Council

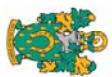
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## Inset 35

### Site Allocations & Policies Development Plan Document Adopted October 2014 **Morcott**

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County Council

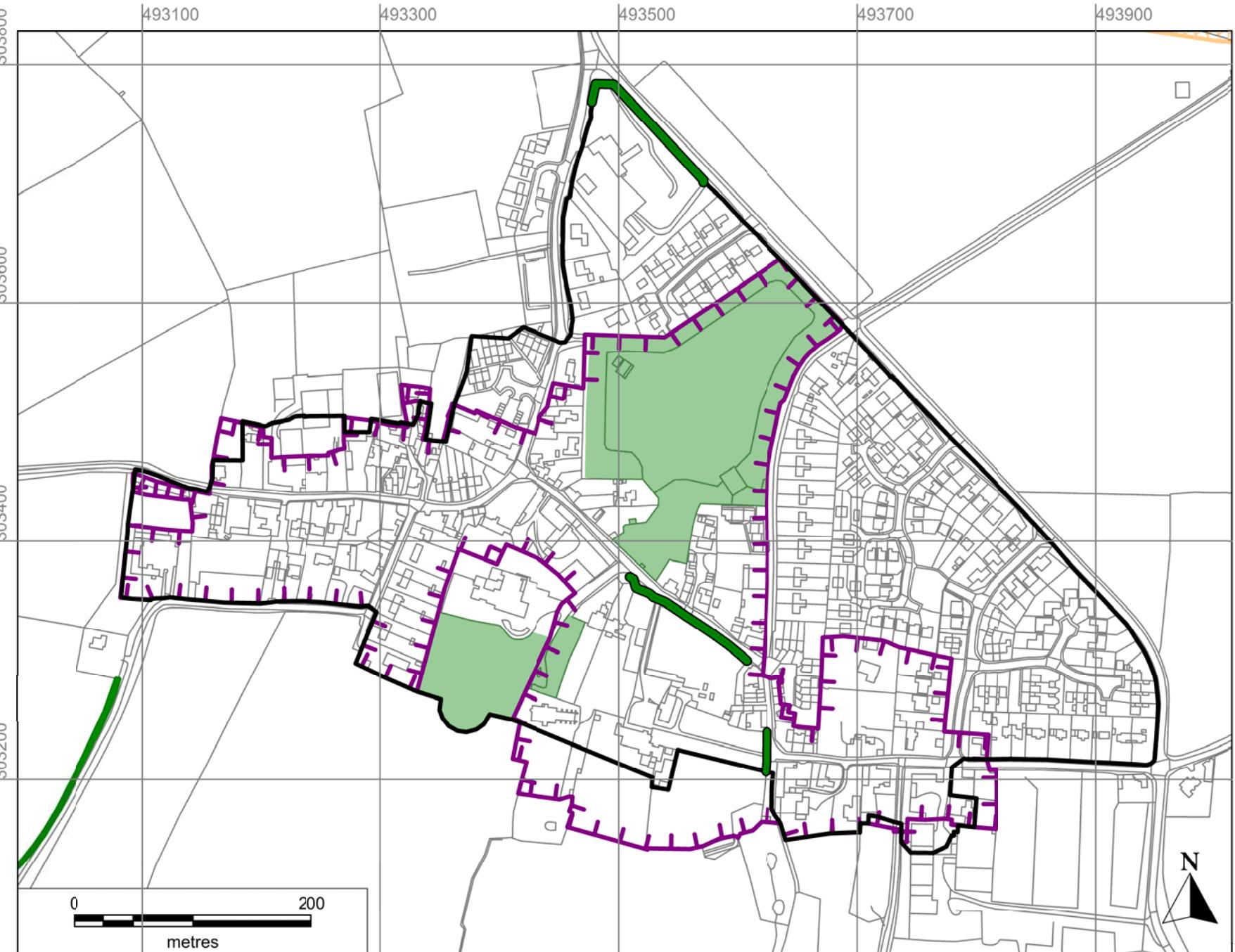
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## Inset 36

### Site Allocations & Policies Development Plan Document Adopted October 2014 North Luffenham

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County Council

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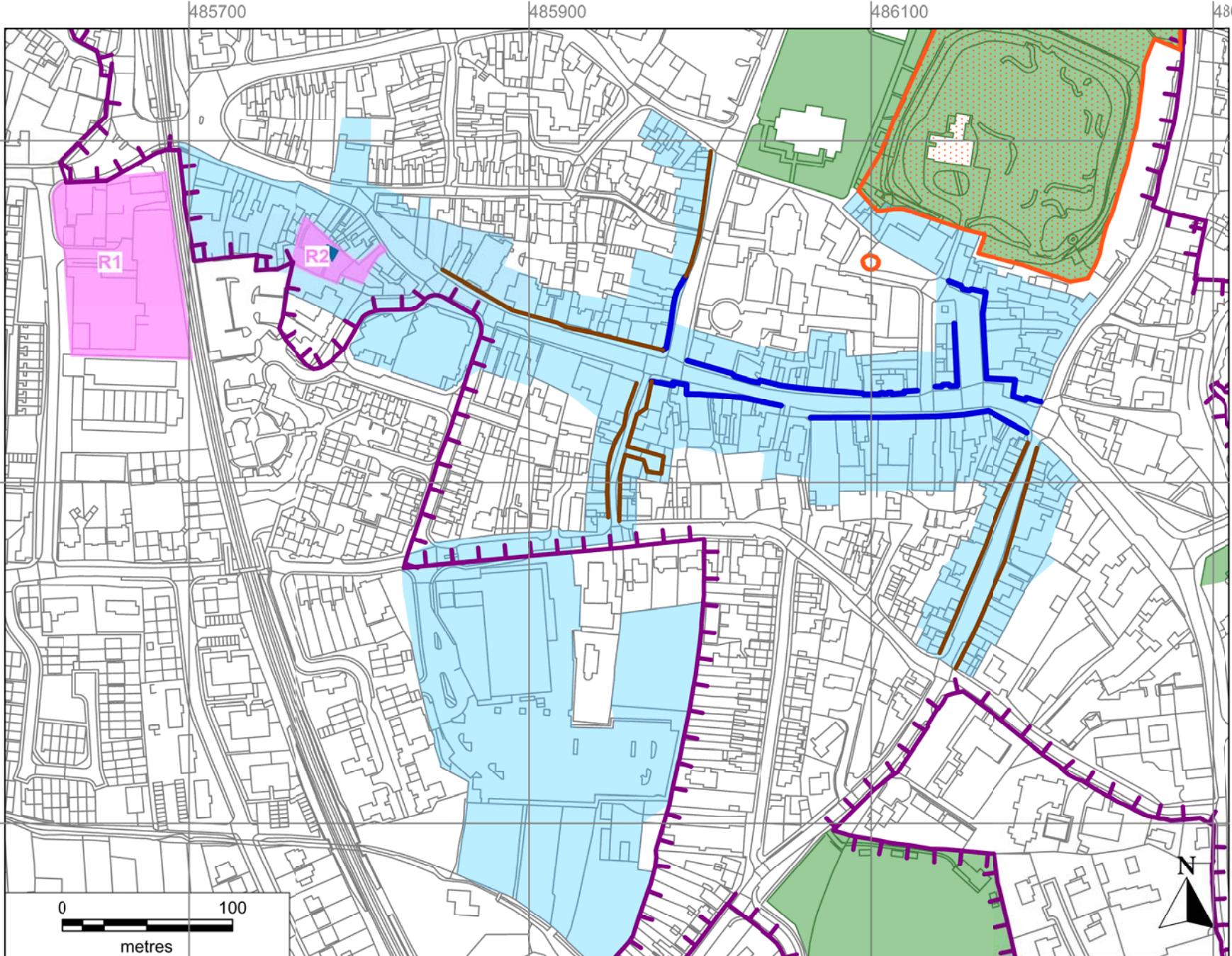
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0 200  
metres

## Inset 38

### Site Allocations & Policies Development Plan Document Adopted October 2014 Oakham Town Centre

This map should be read in conjunction with any neighbourhood plan that may have been prepared for the area



**Rutland**  
County Council

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the beginning of the Policies Maps Section

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## Inset 39

### Site Allocations & Policies Development Plan Document Adopted October 2014

## Pickworth

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Rutland  
County Council

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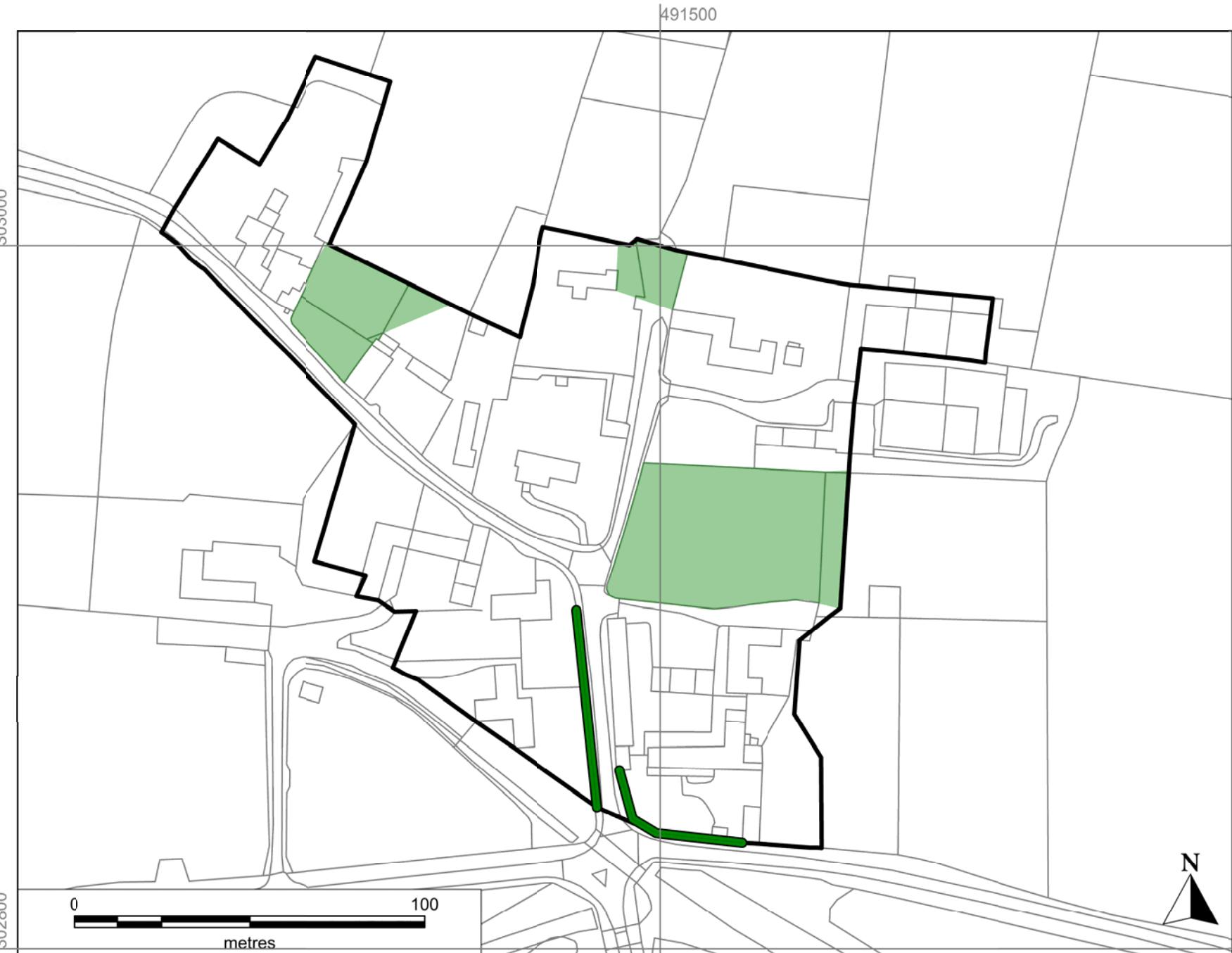
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## Inset 40

### Site Allocations & Policies Development Plan Document Adopted October 2014 **Pilton**

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County Council

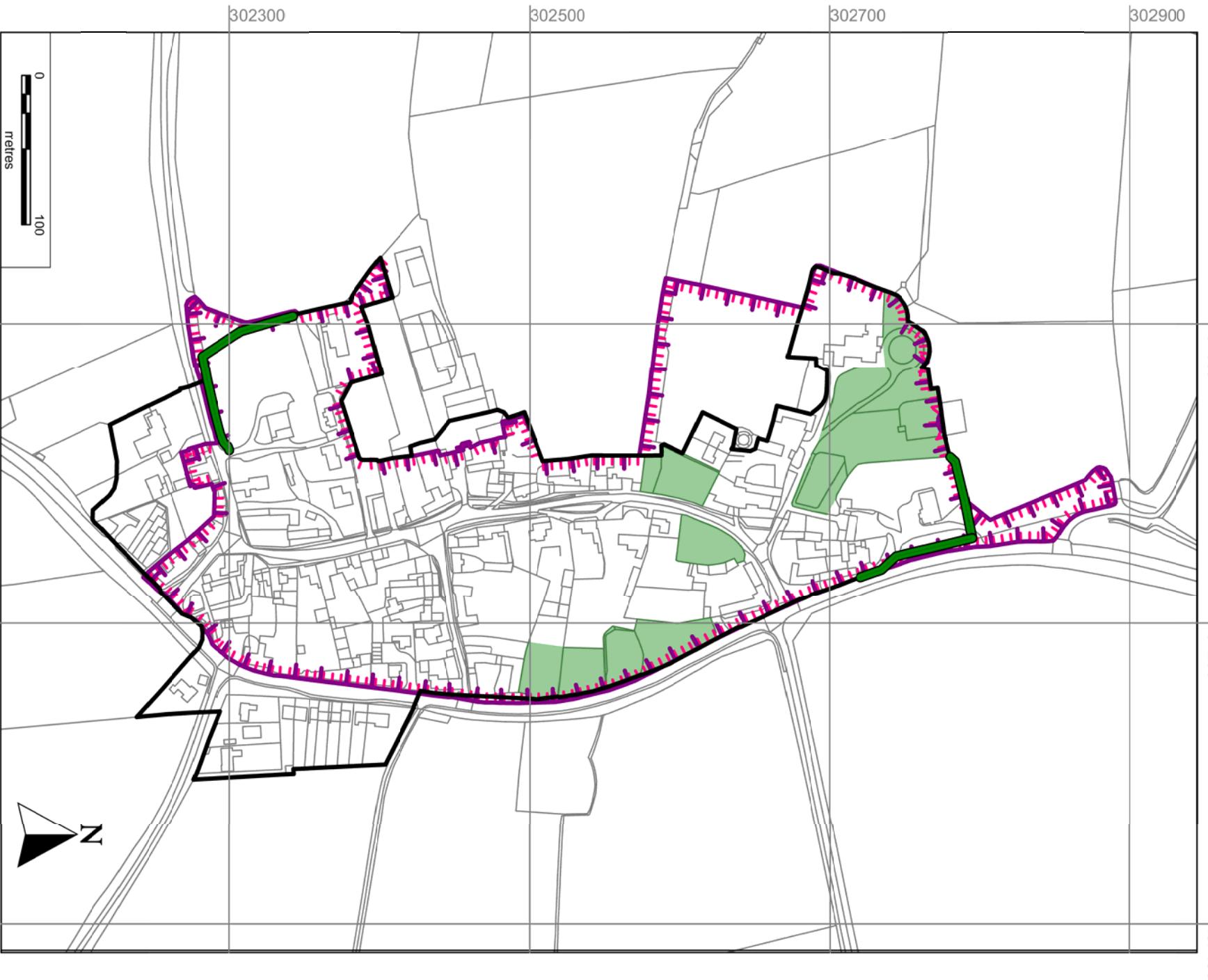
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## Inset 4.1

### Site Allocations & Policies Development Plan Document Adopted October 2014

## Preston



*This map should be read in conjunction with any neighbourhood plan that may have been prepared for the area*



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County Council

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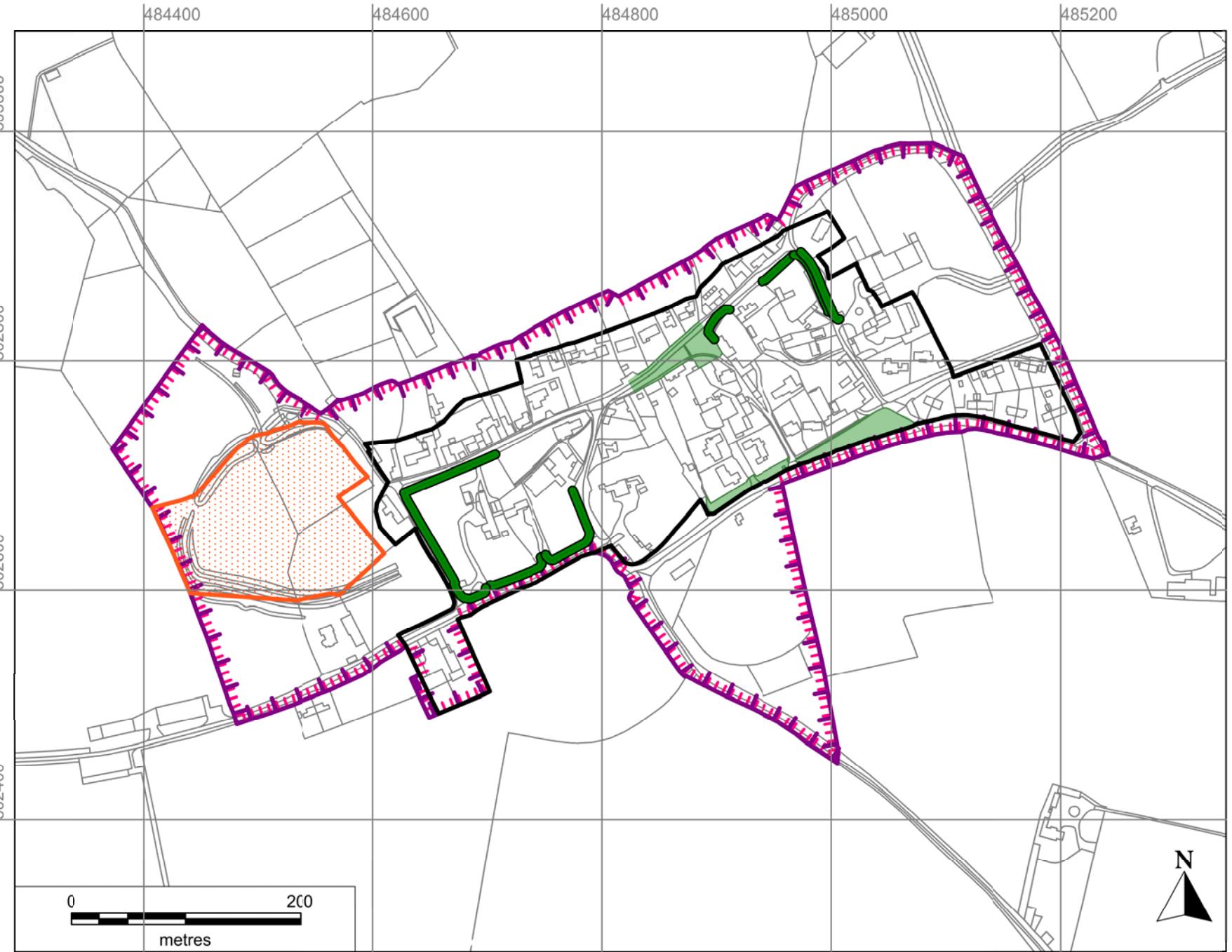
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# Inset 42

## Site Allocations & Policies Development Plan Document Adopted October 2014

### Ridlington

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County Council

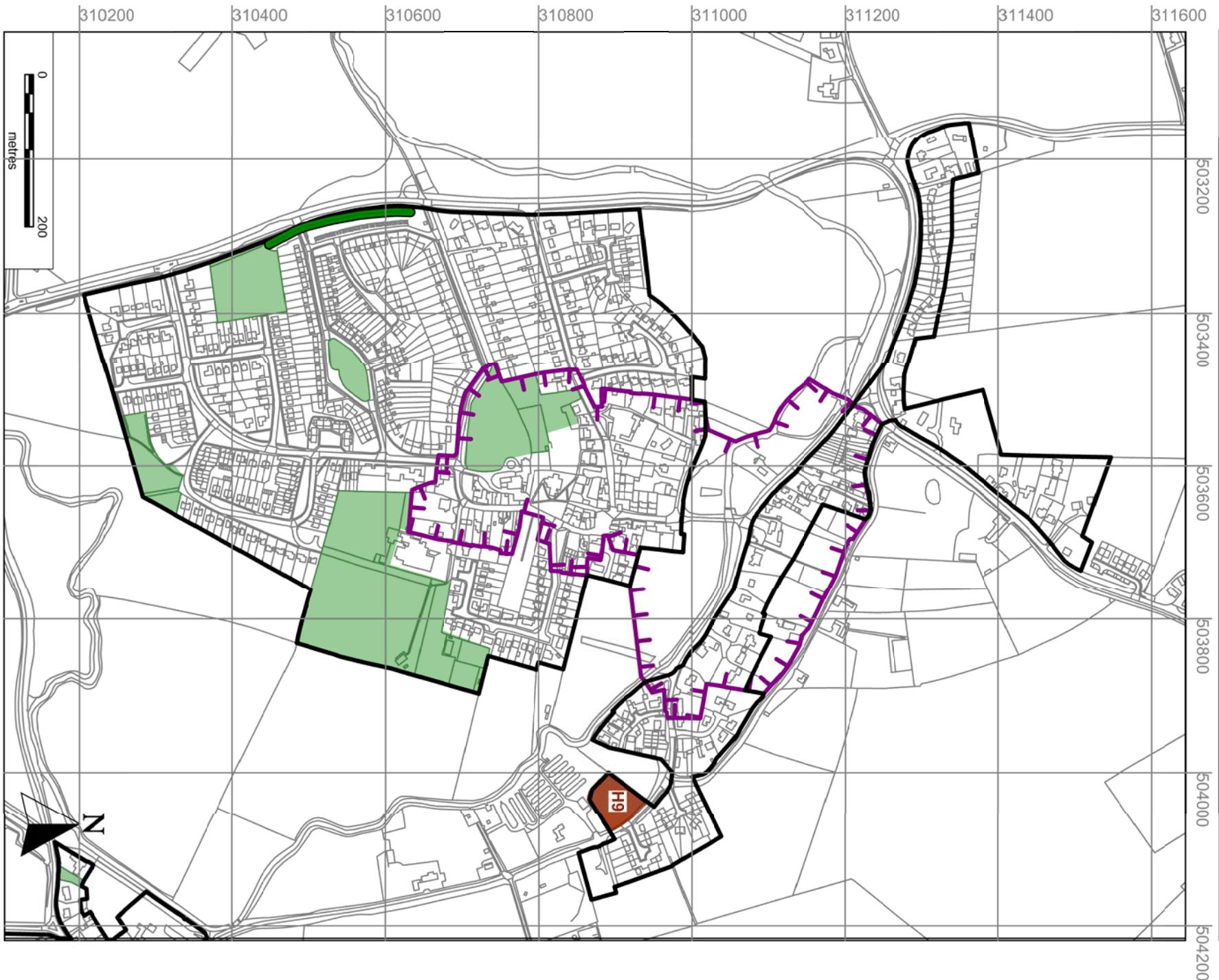
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## Inset 44

### Site Allocations & Policies Development Plan Document Adopted October 2014

## Ryhall



*This map should be read in conjunction with any neighbourhood plan that may have been prepared for the area*



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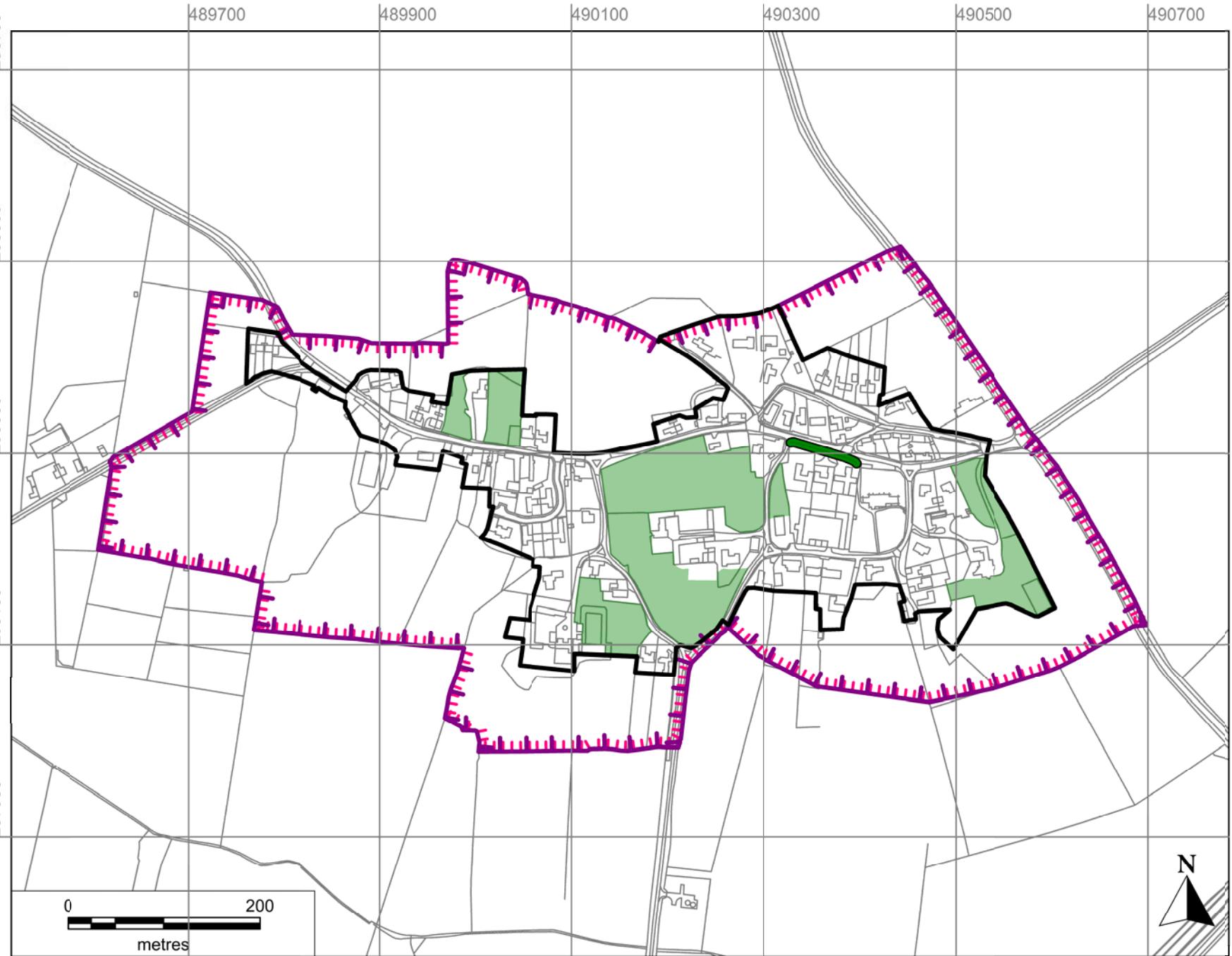
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#### Seaton

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## South Luffenham

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## **Inset 47**

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## **Stoke Dry**

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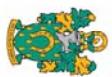
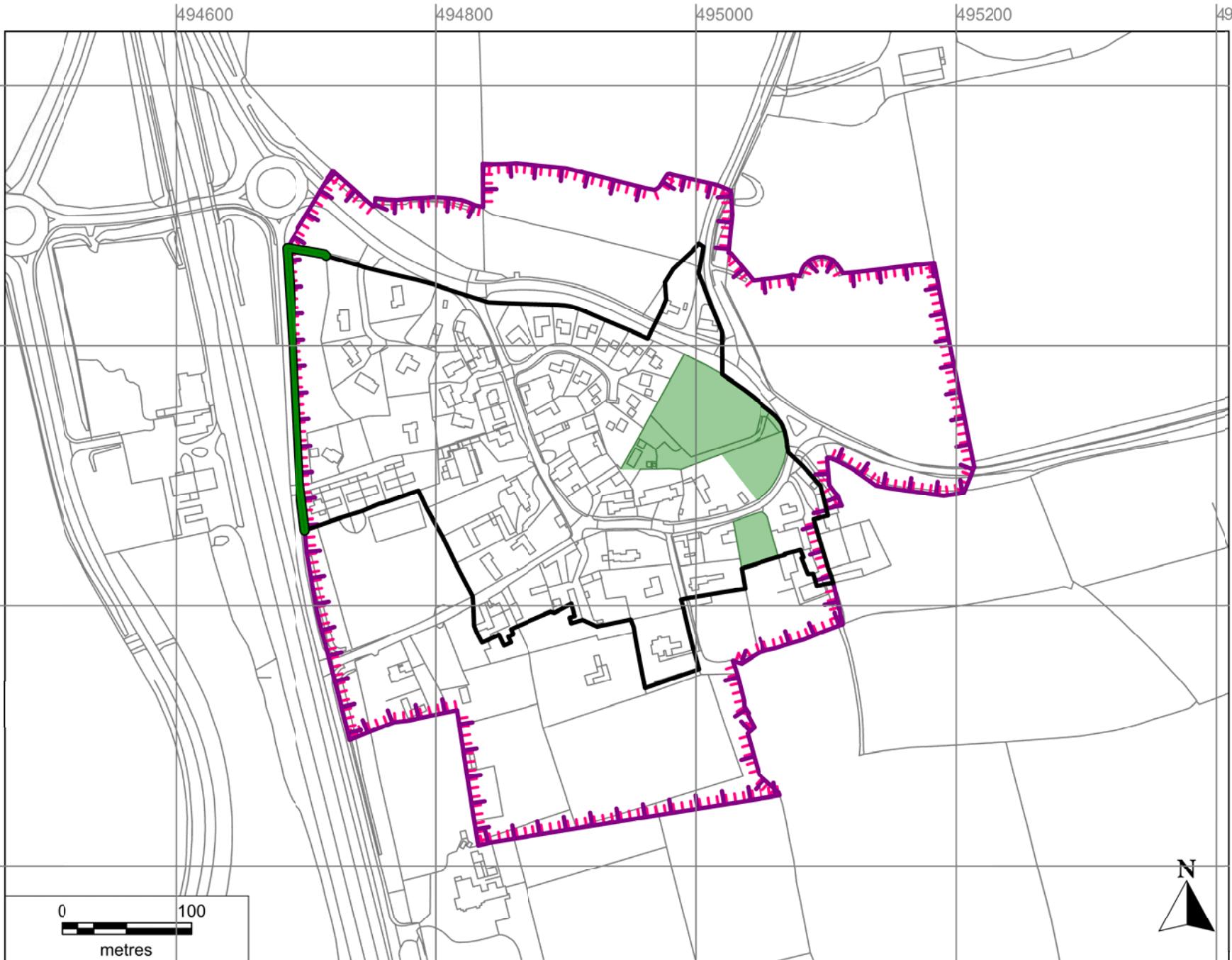
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0 100  
metres

## Inset 48

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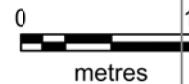
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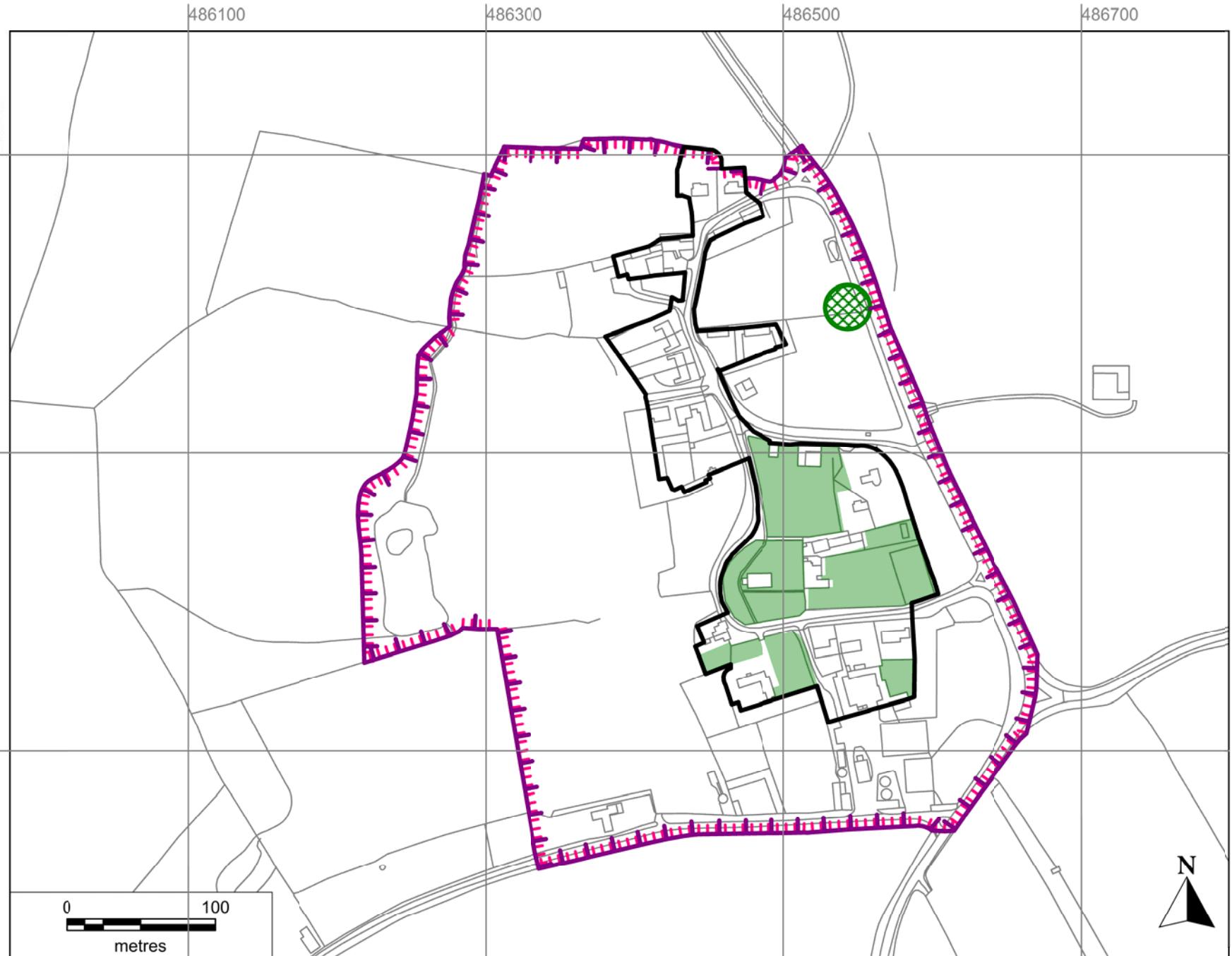


## Inset 49

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## Teigh

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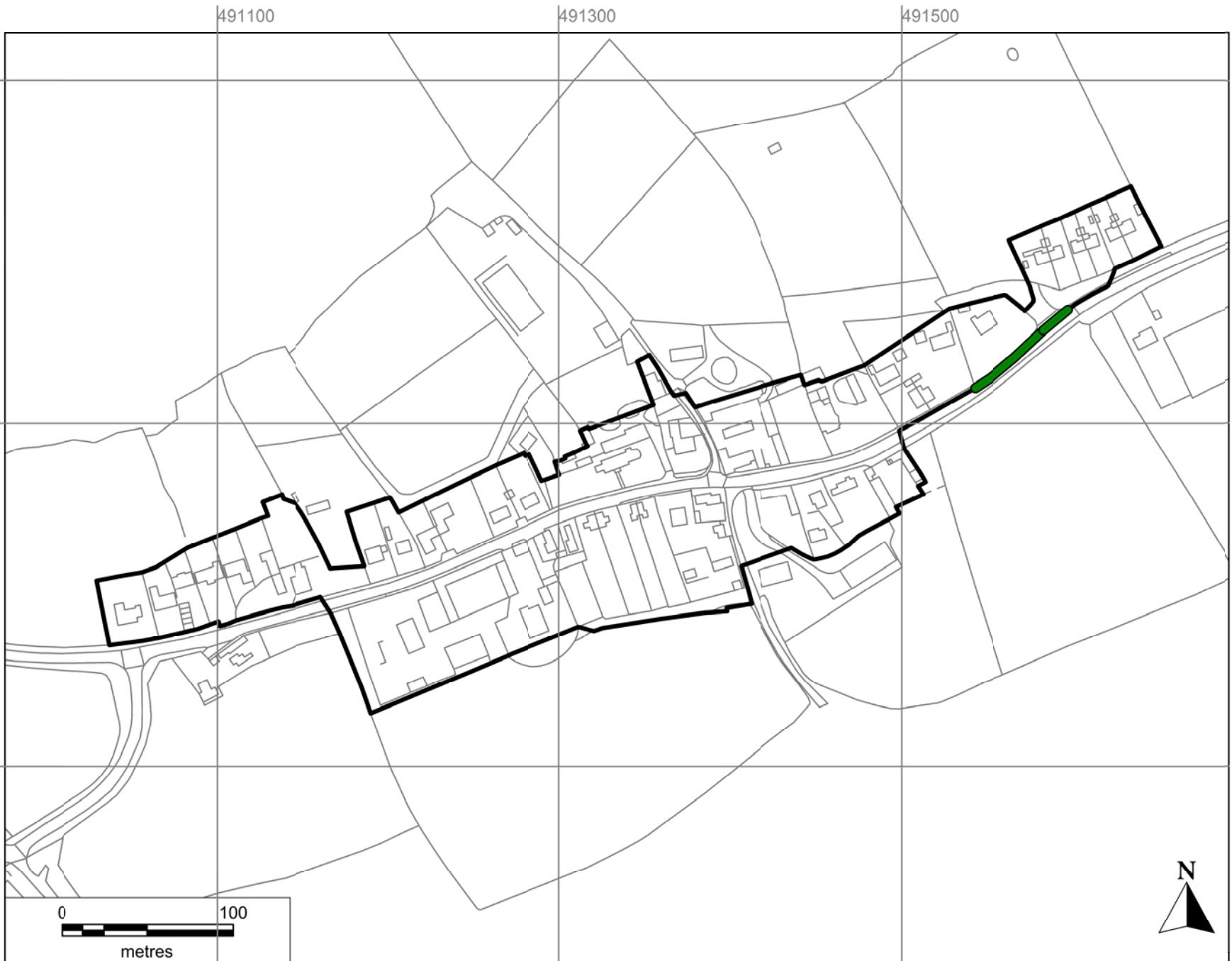
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## Inset 50

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## Thistleton

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## **Thorpe by Water**

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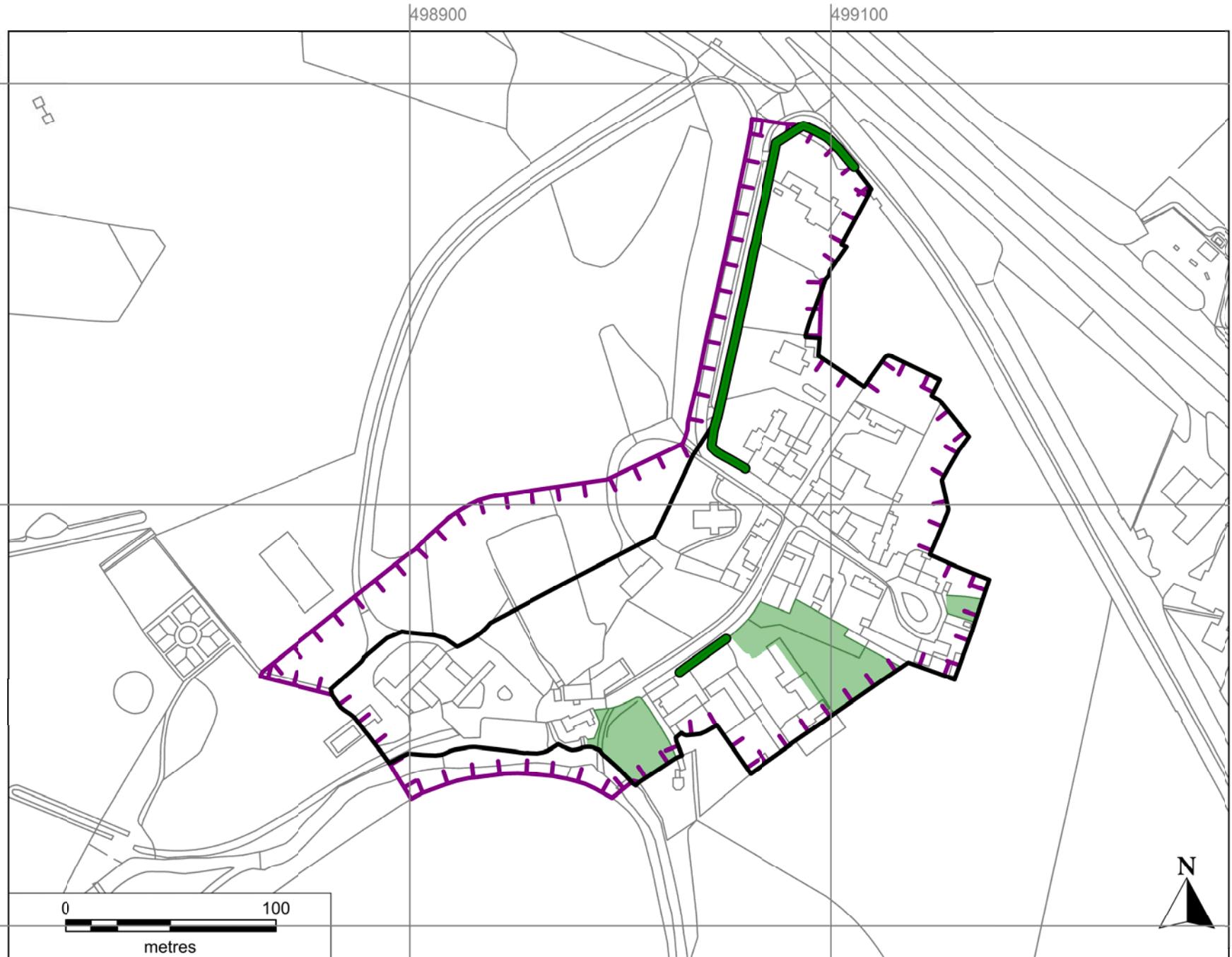
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## Inset 52

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## Tickencote

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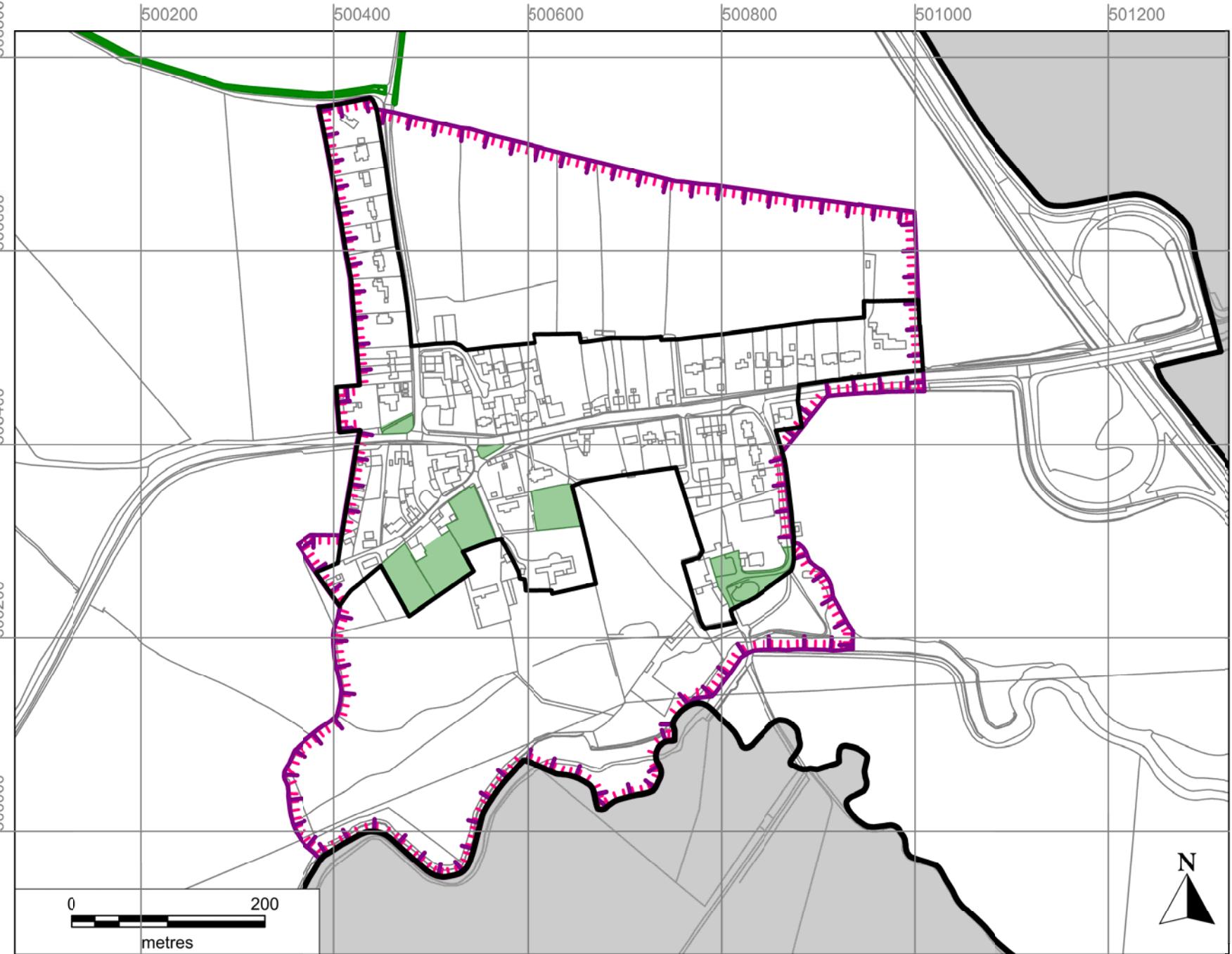
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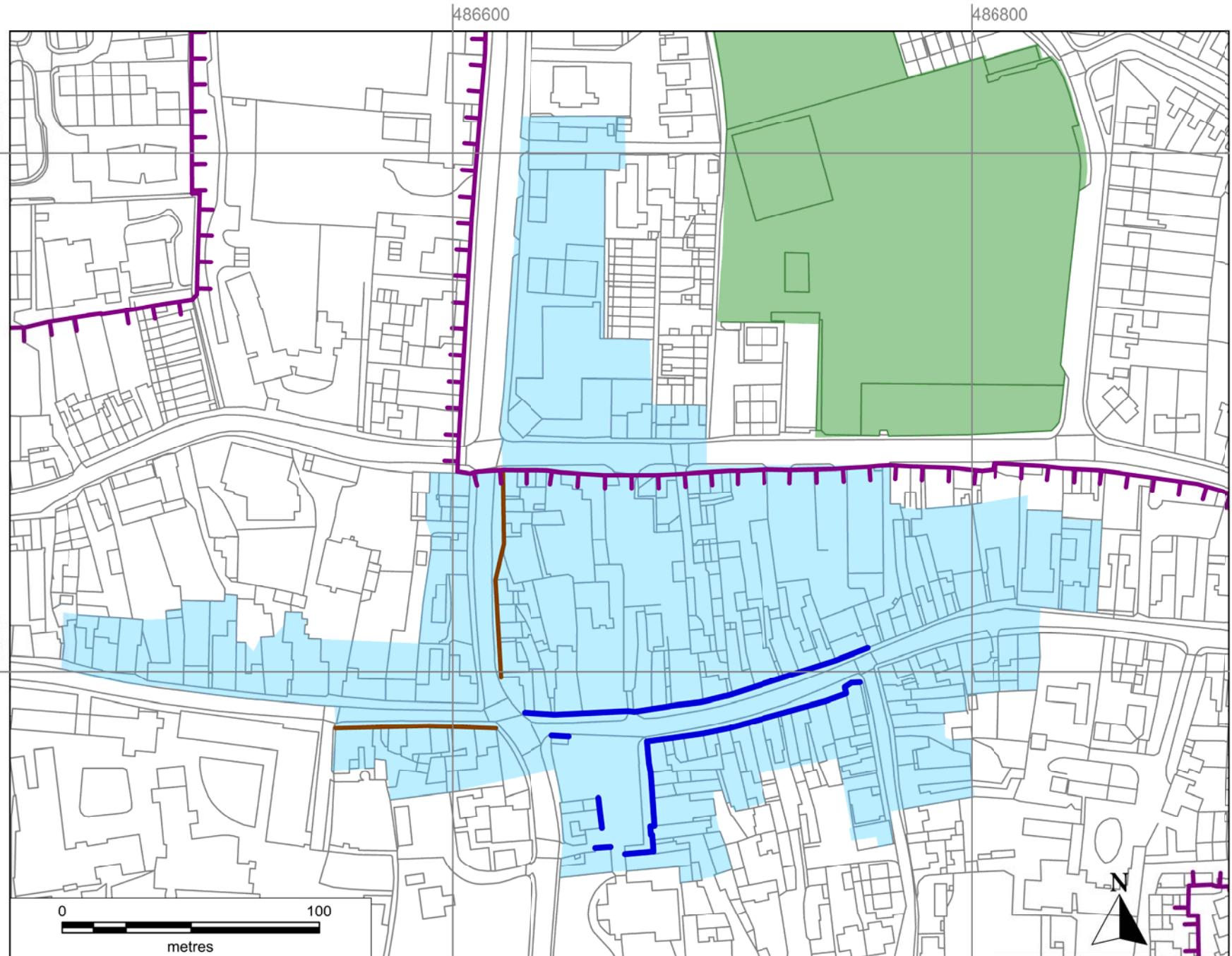
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Uppingham  
Town Centre

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## Wardley

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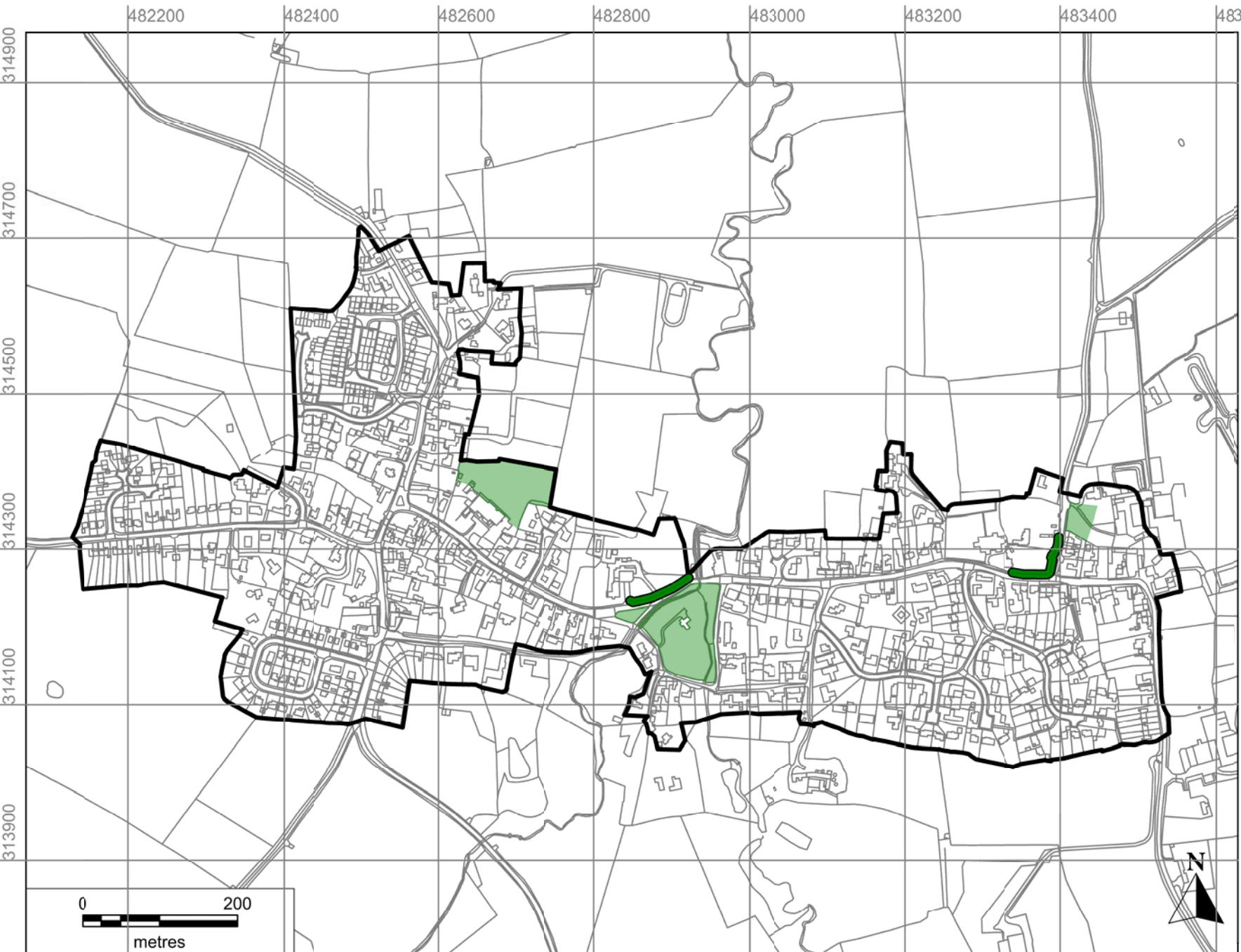
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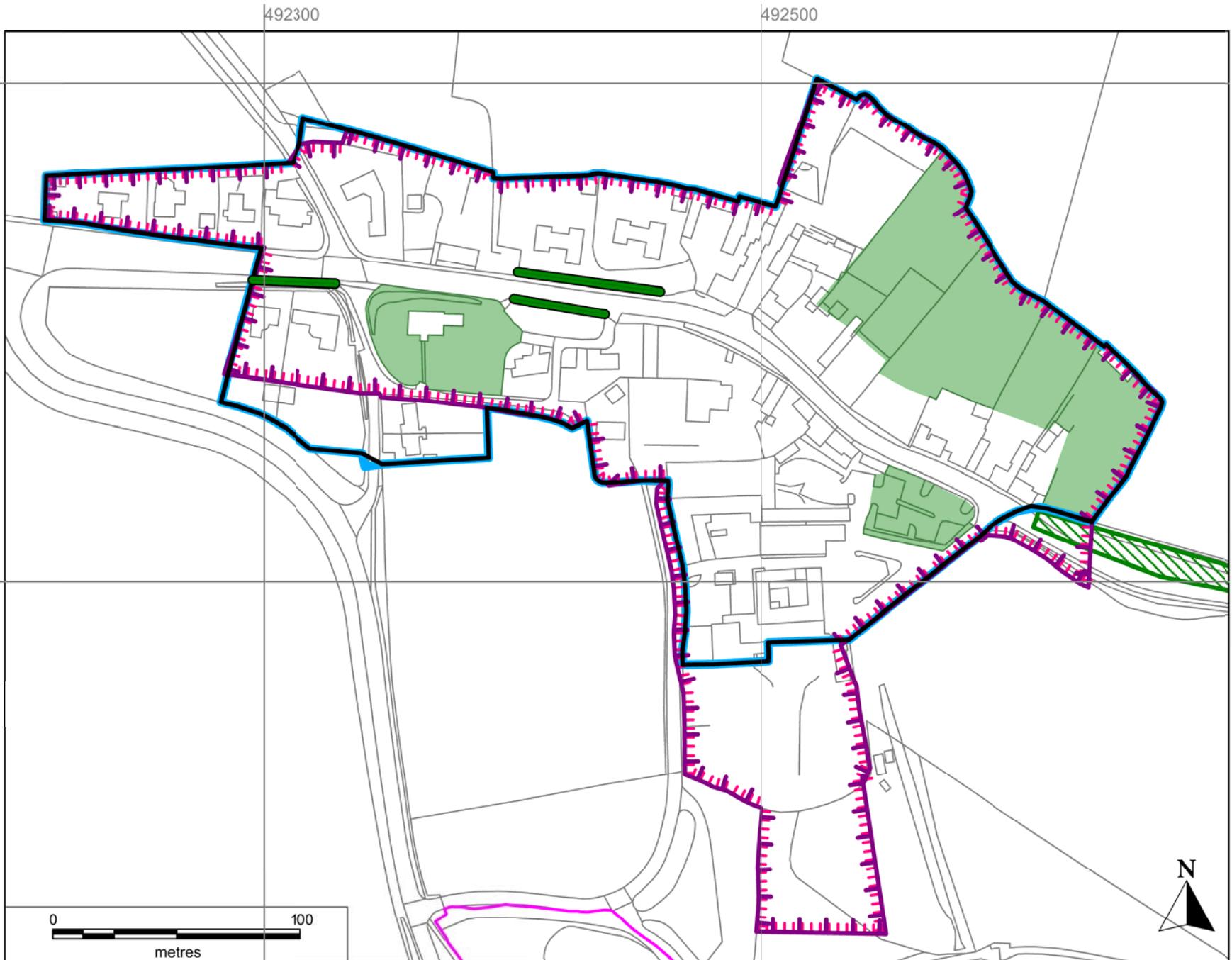
0 200  
metres

## Inset 59

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## Whitwell

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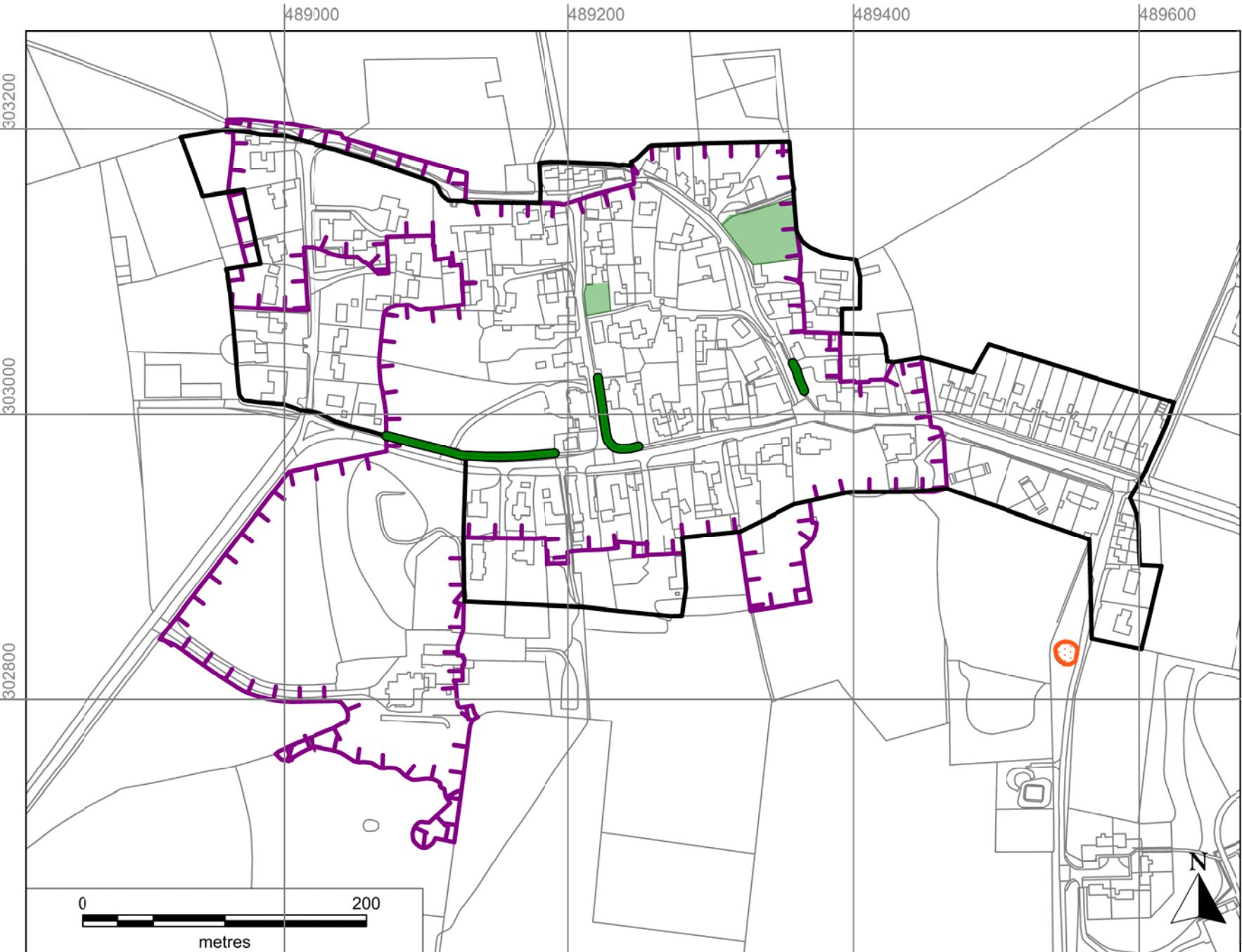
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## Inset 60

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