



# Rutland's New Local Plan - Planning for Rutland's Future

## Issues and Options Consultation

June 2022



Rutland  
County Council

## Introduction

### 1.1 A New Local Plan for Rutland

- 1.1.1 This consultation document is the first stage of public consultation for the preparation of the Rutland Local Plan. It seeks views on a range of planning issues and proposed options for the future development of the County. The Local Plan will set out the strategy for the amount, location and design of new development, and at the same time take the opportunity this provides to drive forward the Council's ambitions and aspirations on matters such as climate change, meeting affordable housing needs and promoting biodiversity.
- 1.1.2 The preparation of a new Local Plan provides the opportunity for local people and all other interested parties to help shape what the County will look like over at least the next 15 years and thereby create the policy framework that will help guide investment and development decisions over the plan period. In essence, it looks to establish the right amount and locations for future growth, and then guide the form, scale, and type of any future developments.
- 1.1.3 The document is drafted with full awareness of the profound and ongoing impact of Covid-19 and also of the possible implications arising from the Government's White Paper: Planning for the Future, which may radically change the nature and process of preparing Local Plans in the future. Going forward the preparation of a new Local Plan for Rutland will seek to continue to respond to these and other changing circumstances.
- 1.1.4 The current adopted development plan documents (Core Strategy Development Plan Document, Site Allocations and Policies Development Plan Document and Minerals Core Strategy and Development Control Policies Development Plan Document) are becoming increasingly out of date over time. It is important to have a five-year housing land supply at all times so that the Council and communities in Rutland can influence planning decisions, to ensure that development is sustainable and high quality.
- 1.1.5 In making the decision to withdraw the submitted Local Plan, the Council has committed to positively prepare and submit a new Local Plan informed by an updated evidence base for the benefit of the County of Rutland, its residents and businesses that will:
- i. Deliver the corporate plan vision and themes for the County;
  - ii. Provide for sustainable growth to meet its objectively assessed housing and employment needs, utilising and promoting sustainable transport wherever possible, which will combine to contribute towards achieving the Government's net zero carbon emissions 2050 target;
  - iii. Protect and enhance the County's heritage, character and natural capital (including air quality, water resource management and biodiversity); and
  - iv. Ensure the timely delivery of all necessary infrastructure.
- 1.1.6 In addition, the Council has resolved to develop robust and effective strategic partnerships to support plan-making through the duty to cooperate and required for a viable, deliverable and sound plan.
- 1.1.7 For all the above reasons, the Council is proceeding with plan preparation, with this first stage being a public consultation on issues and options.

### 1.2 Call for Sites

- 1.2.1 Alongside this consultation, the Council has issued a “Call for Sites” to provide the opportunity to suggest potential development sites for allocation in the new Local Plan. There is a separate process in place to enable sites to be put forward for consideration. Details can be found on the Council website: <https://www.rutland.gov.uk/callforsites>
- 1.2.2 Following the Call for Sites, the Council will prepare a Strategic Housing and Employment Land Availability Assessment (SHELAA) listing all sites suggested for development. Inclusions of a site in the SHELAA does not mean that the site will be allocated for development. The SHELAA provides the “long list” of sites which will be subject to a detailed site assessment and technical appraisal. When account is taken of the technical information and site assessment, the Council will propose preferred sites to be allocated and consult on these in a draft Plan.
- 1.2.3 At this first stage of consultation on Issues and Options, no sites are proposed for development. This will happen when a draft Plan is consulted. The Call for Sites list is likely to be a long one (and may get longer) but a large proportion of sites promoted for development will not ultimately be proposed for allocation.

### 1.3 **Structure of the consultation document**

#### 1.3.1 The document is split into four chapters:

- the first chapter sets the context for the preparation of the Local Plan;
- the second chapter sets out a proposed vision, set of objectives and raises the question of priorities for the Local Plan;
- the third chapter, comprising most of the document, sets out key issues and options for each of main topic themes;
- the final chapter deals with what happens next.

1.3.2 For each key issue identified in the third chapter, there is a commentary on the background to this, together in most cases with a presentation of either the policy options or policy approach to addressing the issue. A policy option is a suggestion for a type of policy that could be used to address the key issue. Policy options generally represent a decision that will need to be taken on the direction of future policy. A policy option may relate to the introduction of a new policy requirement, or a change in current policies in some way - for example, introducing different criteria that may need to be applied. The policy options are generally exclusive to one another, but it might be that a combination or elements of each is considered the best way to address the issue and are therefore the preferred option. A policy approach is a direction of travel or intent for how the Council proposes to address the key issue. Policy approaches may relate to the general direction of the policy content itself or may be more general or procedural approaches to addressing the issue through the review, for example in terms of the evidence that will be gathered, or possible extra guidance that will be produced, or factors will be considered in addressing the issue. The policy approaches should all be read as a package and do not represent a choice needing to be made between them.

1.3.3 Each policy option and policy approach is followed by a question or set of questions to allow you to respond to the suggestions made. Some questions are specifically open ended, especially where planning policy development is at an early stage.

### 1.4 **Current Local Plan**

1.4.1 The Local Plan once adopted will replace the current Rutland Local Plan (2006-2026) which comprises:

- The Core Strategy DPD (2011) sets out strategic planning policies, housing and employment requirements, and how development should be distributed between towns, villages and the countryside;
- The Site Allocations & Policies DPD (October 2014) allocates land for the development needs set out in the Core Strategy and sets detailed policies on a range of topics, used to inform decisions on planning applications;
- Minerals Core Strategy and Development Control Policies DPD (2010).

1.4.2 Other Local Plan Documents that form part of the Rutland Development Plan include ‘made’ Neighbourhood Plans (Barrowden & Wakerley, Cottesmore, Edith Weston, Greetham, Langham and Uppingham) which contain locally specific policies for development within the designated Neighbourhood Plan areas. Neighbourhood Plans covering the parishes of Ketton & Tinwell, Market Overton, North Luffenham, Oakham & Barleythorpe and Whissendine are also under preparation. In addition, the made plans for Edith Weston, Langham and Uppingham are under review.

1.4.3 There are also supporting documents which are a material planning consideration when deciding on planning applications and take the form of Supplementary Planning Documents (SPD).

## 1.5 Sustainability Appraisal and Habitats Regulation Assessment

1.5.1 The Sustainability Appraisal (SA) is a legal requirement, and its role is to assess and improve the economic, social and environmental effects of the Local Plan and to monitor its impacts. The SA helps the Council to assess the relative merits of a range of different options and alternatives and helps to determine appropriate options that will deliver the best outcomes for Rutland. It also helps identify measures that will be required to help reduce any harmful effects from the plan. The SA ‘tells the story’ of the plan-making processes. It documents how decisions have been made and how they have been informed by environmental and sustainability concerns.

1.5.2 The results of the appraisal are set out and analysed in an SA Report which sits alongside and informs each stage of the Local Plan review process. An SA Report of the Issues and Options report has been prepared and is available on the Council’s website. It will be updated as the Local Plan review progresses to record each stage.

1.5.3 ‘Scoping’ is the first stage of a sustainability appraisal (SA) and the first exercise is to identify the key sustainability issues facing the County that the Local Plan needs to take account of. Scoping also looks at the wide range of international, national and local plans, strategies, policies and laws that will influence the Local Plan, and identifies any targets within them that the Local Plan should help achieve. Scoping also sets out the assessment framework that will be used in the SA and presents a range of objectives that the Local Plan’s strategy, sites and policies should seek to achieve.

1.5.4 It is also required by law for the Council to consider the impacts of the Local Plan on European designated sites including Special Areas of Conservation, Special Protection Areas and Ramsar sites of which there are a number within or close to Rutland. This process is called the Habitat Regulation Assessment (HRA).

## 1.6 Links with the Corporate Plan

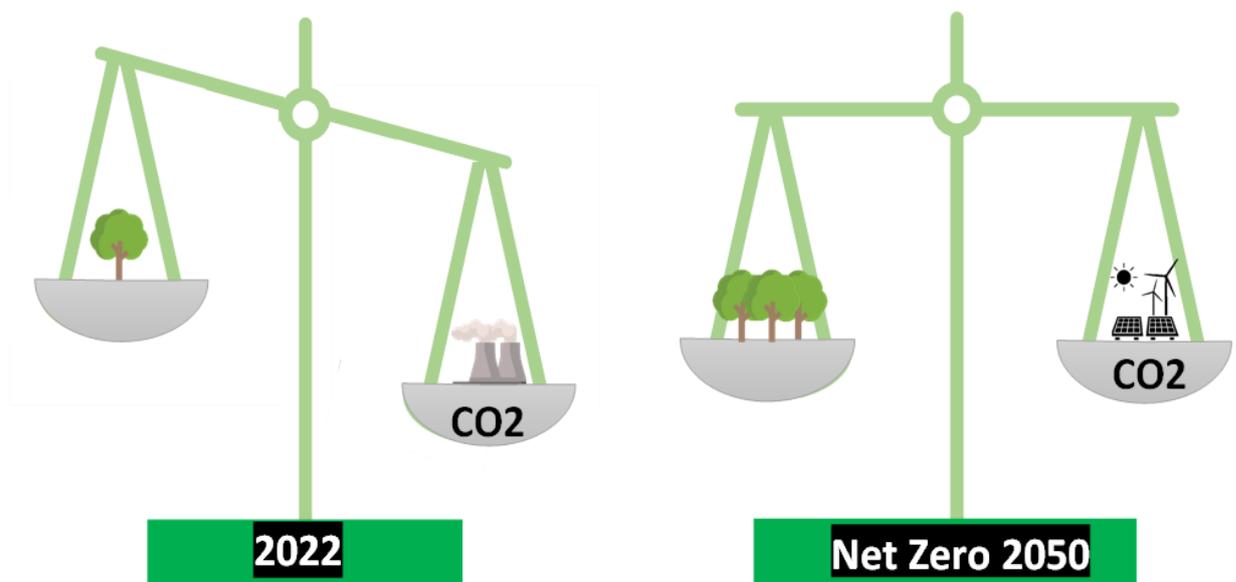
1.6.1 The Local Plan will help to deliver parts of the emerging Corporate Plan for the County Council (2019-24), particularly with respect to delivering sustainable development and vibrant communities.

1.6.2 In addition, the preparation of the Local Plan will be aligned to the development of a new Corporate Plan that will cover the period from 2022 to 2027. This Corporate Plan will set out the Council's main commitments, including targets for key services over the next five years. Importantly, the new Corporate Plan will also provide details of how Rutland County Council will use its policies and services to help contribute to the goals contained within the Future Rutland Vision.

## 1.7 Climate change and carbon reduction

1.7.1 In January 2021, the Council formally acknowledged the climate crisis and set out a series of actions which it would take to ensure that the Council's own activities were net zero by 2050.

1.7.2 The Local Plan provides an opportunity to roll out measure aimed at carbon reduction and ensuring resilience to the effects of climate change, to all new development to support the Council's wider climate crisis objectives.



**Infographic shows two different balancing scales. The first shows traditional fossil fuel power station weighing heavier than a single tree. The second shows the scales balancing up with the use of more trees on one side and renewable energy on the other side**

## 1.8 National Planning Policy and Guidance

1.8.1 The Local Plan must also take account of the National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG).

1.8.2 The 2021 NPPF sets out that Local Plans include strategic policies to address key strategic issues, as well as policies which help inform decision making on planning applications. It requires Local Plans to set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:

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

1.8.3 This Issues and Options report has been prepared in the context of the current legislation, policy and guidance which provides the legal basis for plan making. In progressing the preparation of the Local Plan, the Council will carefully follow national developments and ensure any new national requirements are incorporated into the Plan making process. All the proposed options must therefore be accompanied by a clear caveat that they are proposed in the context of the current situation and may need to be significantly amended as the Local Plan Review progresses should national planning reforms be brought forward.

## 1.9 **Timetable for the production of the new Local Plan**

1.9.1 The proposed timetable is set out in the revised Local Development Scheme (April 2022). This envisages a further round of consultation during Summer 2023 and a statutory consultation on a Pre-submission Local Plan in Spring 2024. The steps in the plan making process are set out below:

### Step One: Community Choices

This is also known as the ‘Issues and Options’ stage. Here, you tell us how you would choose to tackle the important issues that will affect the future of our county. This doesn’t just mean housing, although the scale and location for future growth are important considerations. It means the environment, jobs, transport and infrastructure. Your choices will be looked at alongside detailed evidence and analysis of the same key issues to create a starting point for a new Rutland Local Plan.

### Step Two: Developing the Plan

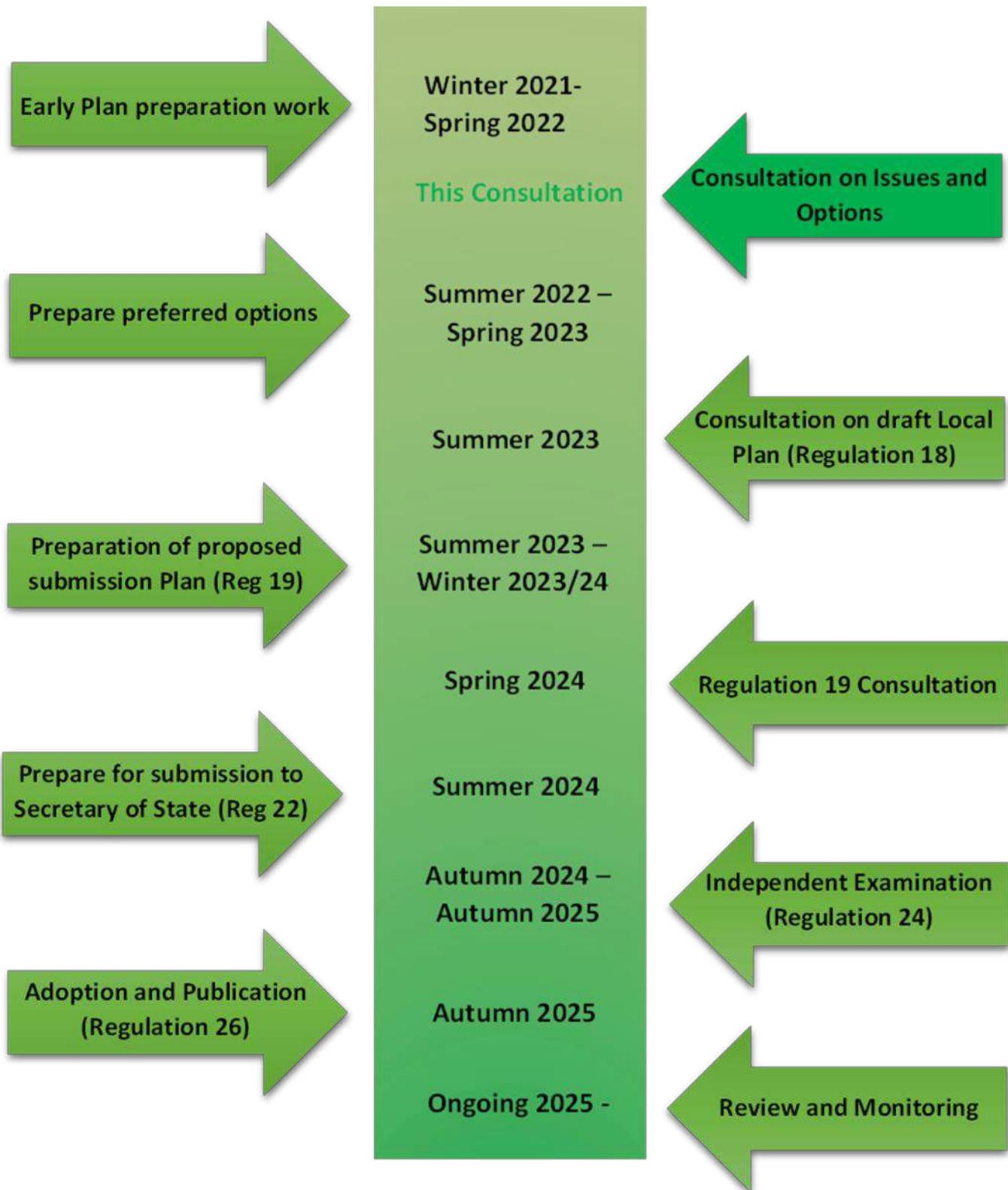
This stage is also known as the ‘Regulation 18’ or ‘Preferred Options’ stage. At this point, we publish a draft n early version of the Local Plan supported by evidence and hold another consultation. This is so you can tell us if you think the Plan takes the right approach to deal with the important issues that we looked at during Step One. If you don’t agree, there is scope for you to comment on what is proposed. you can suggest a different approach. The Local Plan is then developed further, using all this feedback and taking account of evidence.

### Step Three: Finalising the Plan

This is also known as the 'Regulation 19' stage and involves further consultation on the Local Plan that the Council proposes to submit to the Government. a largely finished Local Plan. Steps One and Two look long and hard at the key issues facing Rutland and decide how best to address these issues through the Local Plan. Having gone through these earlier steps, the Regulation 19 consultation doesn't ask for views on alternative options. It's a final chance to comment specifically on whether the Local Plan is legally compliant and sound.

### Step Four: Submitting and Adopting the Plan

The plan is submitted to the Government for an independent examination which will consider all responses made regarding its soundness and legal compliance received at Step three. This is likely to include a public hearing undertaken by a Planning Inspector who will consider whether the plan is sound and may recommend modifications to it.



**Diagram showing the timetable for preparing the new Local Plan and when consultation will take place**

1.9.2 The timetable will be kept under review as the production of the Local Plan progresses.

## 1.10 Glossary and Hyperlinks

1.10.1 Several acronyms are used widely in this document. Each is referenced in full when first used. The most common acronyms in the document are listed below:

- DPD – Development Plan Document;
- SPD – Supplementary Plan Document;
- DLPA – Local Planning Authority;
- NPPF – National Planning Policy Framework;
- PPG – Planning Practice Guidance;
- CS – Core Strategy Development Plan Document; and
- SAP – Site Allocations and Policies Development Plan Document.

1.10.2 A Glossary of Terms that have been commonly used in this document is provided at Appendix 1.

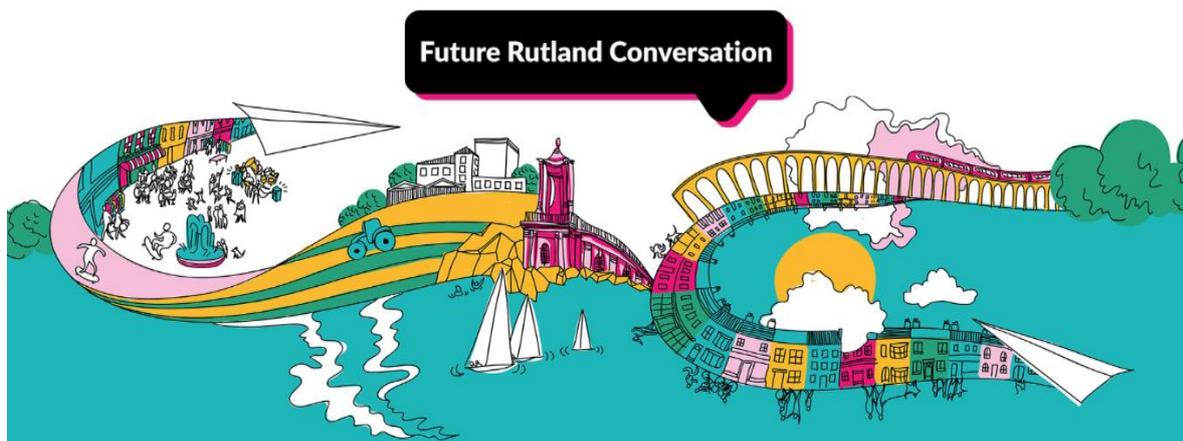
1.10.3 Hyperlinks are used within this document to other documents. If hyperlinks will not open using Internet Explorer, it is suggested that you try using alternative browsers such as Google Chrome or Microsoft Edge.

## 2. Vision and Objectives

### 2.1 Vision

2.1.1 A key element in plan making is to establish a clear vision for the future and to set out objectives for delivering that vision during the plan period. This establishes the framework upon which the policies and proposals of the plan are built. The vision should reflect the Council's corporate vision and the Local Plan itself should be a delivery mechanism for the land-use elements of key strategic documents and corporate policy.

2.1.2 The Council is committed to developing a long-term vision for Rutland. Rutland County Council started the "Future Rutland" Conversation in 2021 to find out what really matters to local people and for them to help create the vision. The Council intends to use the vision to inform its long-term plans and policies with the aim to make the Future Rutland Vision central to every plan and big decision that is made in the County.



2.1.3 The vision approved by Council in March 2022 can be found on the Council's website via this link: <https://future.rutland.gov.uk/future-rutland-conversation>

2.1.4 This shared vision provides a set of long-term goals and aspirations based on the things that local people have said are most important: Rutland's character, its homeliness and community spirit, peace and well-being, nature, wildlife, rurality and the freedom to enjoy life.

The Vision is split into four sections that cover all aspects of life in Rutland:

- A special place: Sustaining a vibrant rural county that harnesses the enterprise of its businesses, the ambition and creativity of its residents, and the passion of its local communities.
- Sustainable lives: Living sustainably and combatting the climate crisis through the power of choice, the removal of barriers, and real collective action.
- Healthy and well: Promoting health, happiness and well-being for people of all ages and backgrounds.
- A county for everyone: Celebrating diversity and ensuring everyone has the opportunity to live well, be heard and overcome any challenges they may face.

2.1.5 This Vision is not meant to be a detailed plan. The Local Plan vision should therefore draw on the Council’s corporate plan and the Future Rutland Vision, although it will need to be adapted to correspond with the land use focus of the Local Plan. For example, the vision is not specific about the scale and location for future growth – this will be a matter for the Local Plan to determine. A proposed vision and objectives of the new Local Plan will be developed alongside consideration of the key issues and options for the new Local Plan.

2.1.6 The Local Plan can only seek to deliver the land-use elements of the Vision.

**Question 1 Local Plan Vision**

Please indicate which option you think should be used as the basis for preparing the Local Plan:

**Option A: The Future Rutland Vision should be used as the basis of preparing the Local Plan bearing in mind that it will be for the Local Plan to establish a sustainable strategy for the scale and location for future growth and development.**

**Option B: Create a new vision specifically for the Local Plan and the plan period it will cover.**

**2.2 Objectives**

2.2.1 The following set of objectives has been drafted for the new Local Plan for public consultation. These are intended to help the achievement of the proposed vision for Rutland:

<b>Draft Proposed Strategic Objectives</b>	
<b>Strategic Objective 1</b>	<b>Ensuring new development takes a proactive approach to carbon reduction and that environments and communities in Rutland are adaptable and resilient to climate change, including managing flood risks</b>
<b>Strategic Objective 2</b>	<b>Delivering sustainable development by determining an appropriate level and location of housing growth in Rutland, sited in locations where people can access jobs and services, and in delivering wider social and economic outcomes, taking account of environmental considerations</b>
<b>Strategic Objective 3</b>	<b>Meeting Rutland’s identified current and future diverse housing needs, including the affordability of housing, through the provision of high-quality new homes</b>
<b>Strategic Objective 4</b>	<b>Supporting business investment and job creation in ways which are compatible with environmental considerations in order to maintain a prosperous and resilient economy in Rutland</b>
<b>Strategic Objective 5</b>	<b>Enabling Rutland’s market towns, and their centres in particular, to be places for economic and cultural activity</b>

	with good access to services; seeking to sustain a network of larger villages that serve local needs; and enabling the viability and sustainability of smaller villages and countryside – in ways which protect the County’s heritage, character and identity
<b>Strategic Objective 6</b>	<b>Supporting all communities across the County to make them safer, more resilient to change and enhance community cohesion</b>
<b>Strategic Objective 7</b>	<b>Encouraging new development to deliver a high standard of design that reflects local character, contributes to local distinctiveness, contributing to cleaner, greener and safer places</b>
<b>Strategic Objective 8</b>	<b>Ensuring new development and open spaces support health and wellbeing for all, reduce health inequalities and encourage active and healthy lifestyles</b>
<b>Strategic Objective 9</b>	<b>Protecting and enhancing Rutland’s varied and high-quality environment, including its natural landscapes, green infrastructure and biodiversity, as well as its rich historic built environment and cultural assets</b>
<b>Strategic Objective 10</b>	<b>Encouraging the effective and prudent use of previously developed land and natural resources, including the efficient use of land and buildings and the use of sustainable construction techniques within new developments, as well as providing for waste management and disposal</b>
<b>Strategic Objective 11</b>	<b>Ensuring a steady and adequate supply of minerals to meet national, regional and local needs whilst taking account of impacts on environments and local communities</b>
<b>Strategic Objective 12</b>	<b>Ensuring development is supported by essential infrastructure and services (most notably: roads, schools, health facilities and utility provision) and promotes safe movement and more sustainable modes of travel by enhancing greener travel networks for walking, cycling and public transport</b>

2.2.2 The objectives will form the framework for the plan, and the policies and proposals of the Local Plan should all contribute to achieving them in a balanced way. This consultation seeks views on these draft objectives at this stage.

**Question 2 Local Plan Strategic Objectives**

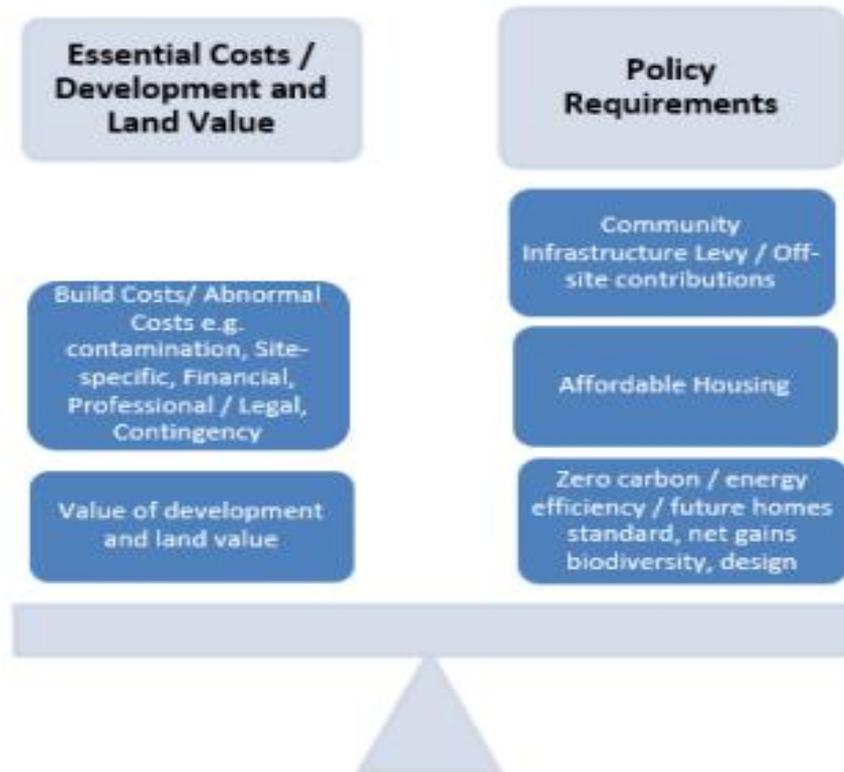
**Do you agree with these proposed objectives for the Local Plan Review?**

**Question 3**

**Please let us have additional suggestions you may have.**

**2.3 Priorities and Development Viability**

- 2.3.1 In setting the priorities and objectives underpinning the Local Plan, the Council must consider the potential impacts these may have in terms of the financial costs placed on new development. There is a risk if expectations and policy requirements are too high, that development may not be viable. The Local Plan policies should be clear so that developers do not pay too much for a piece of land and then calculate that they cannot afford to meet policy requirements. If the value generated by a development is less than the cost of developing it, then it is likely that development will not take place. A careful balance needs to be struck in this respect to ensure requirements are at a level that is viable for development to go ahead. The Local Plan will therefore be subject to a Viability Appraisal which measures the costs of the various policy requirements for planned growth balanced against essential costs and the factors of value of development.
- 2.3.2 Planning policy requirements can relate to: the Community Infrastructure Levy to contribute to essential infrastructure to support development, e.g. education, transport, health; Developer contributions towards open space/recreation; Affordable housing requirements; Addressing climate change crisis such as zero carbon aims, energy efficiency and the future homes standard; requirements to deliver high quality design – materials and features ; Accessible and Adaptable Homes; Supporting nature recovery – net gains for biodiversity. The local plan must be deliverable and viable to be found “sound” by the Planning Inspector. The conclusions of the Viability Appraisal may, therefore, effect the ability of the council to include higher standards and requirements set out in this Issues and Options paper.



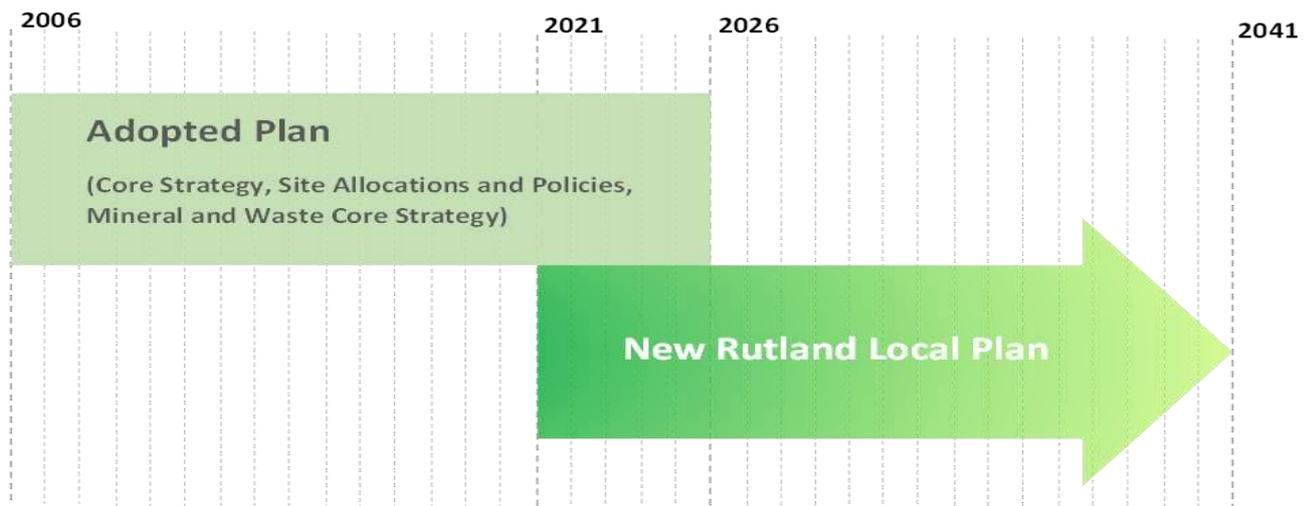
**Diagram: showing a balance with essential development costs/land value on one side balanced by the costs of planning policy requirements**

## 2.4 Deciding the Plan Period

- 2.4.1 The current Local Plan, adopted in 2011, covers the period 2006 -2026. The Council will need to decide what time period the new Local Plan should address.
- 2.4.2 The new Local Plan must cover a minimum period of 15 years following adoption and should identify the scale of development and the key locations to meet this need during this plan period. The Council could decide to plan for a longer time frame if it considers it appropriate to do so. The timetable for production of the Local Plan sets out likely adoption of a new plan by 2025, and so based on this, the minimum plan period for the emerging Local Plan will need to be at least until 2040.
- 2.4.3 Paragraph 22 of the NPPF states “strategic policies should look ahead over a minimum 15-year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure. Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery”.
- 2.4.4 The longer time frame would need to be applied where most of the development arising from larger scale developments will be delivered well beyond the plan period, and where delivery of those developments extends 30 years or longer from the start of the plan period. In such

cases the authority will need to ensure that their vision reflects the long-term nature of their strategy for the plan or those larger scale developments. It is not anticipated that such visions would require evidence in addition to that already produced to support the plan.

2.4.5 Based on these considerations, the Council is proposing that the plan period for the new Local Plan should be a minimum of 20 years from 2021 to 2041, to cover a level of contingency in the time taken to adopt the plan.



**Diagram showing the time frame for the current adopted Development Plan alongside the period which the new Local Plan could cover.**

**Question 4a Local Plan Period**

**Do you agree with the proposed 20-year plan period (2021-2041) for the Local Plan?**

**Question 4b**

**If you disagree, please suggest the timeframe you think the plan should cover**

### 3. Issues and Options

#### 3.1 Identifying the Issues

- 3.1.1 This Issues and Options report seeks to identify the key issues to be considered in the preparation of a Local Plan for Rutland. However, it is recognised that there are significant constraints to development within the County and the ability to accommodate sustainable new growth at whatever defined level will need to have proper regard to these considerations. Consultation on the new Local Plan will also provide the opportunity for those responding to identify any alternative scenarios that they think the Council should consider.
- 3.1.2 There is likely to be no single way or option to deliver the development needed in Rutland. In terms of development throughout the County, the towns of Oakham and Uppingham and the larger villages could potentially accommodate some, or all, of the development required. As the issues presented in this report show, the potential of some areas is constrained by factors such as highway capacity, landscape sensitivity, flooding, the nature of the existing built environment.
- 3.1.3 When identifying the Issues and Options for growth in Rutland, the Council will need to consider a range of options to address the scale of development by weighing up the social, environmental, and economic impacts of the options. The Sustainability Appraisal (SA) of the plan will help determine this.
- 3.1.4 Government guidance now places weight on the deliverability aspect of a Plan's strategy and the delivery of proposals. In preparing the evidence base for the new Local Plan, the Council will review all the main constraints likely to impact on delivery of development within Rutland identifying where development might be more difficult to achieve, as well as seeking to identify appropriate areas of opportunity.
- 3.1.5 The impacts of future development will also be considered through the ongoing, iterative processes of **Sustainability Appraisal** and **Habitat Regulation Assessment** (to consider the impacts of growth levels on environmental, social and economic factors and on international designated nature sites); **Viability Assessment** to ensure sites and policies are deliverable, **Health Impact Assessment** which is used to identify the health impacts of the Local Plan and to develop recommendations to maximise the positive impacts and minimise the negative impacts, while maintaining a focus on addressing health inequalities and; an **equality impact assessment** to ensure that any policies meet specific needs.
- 3.1.6 Taking into account all the above constraints and considerations the key issues identified in the table below will need to be addressed. This list is not exhaustive but attempts to set out what will need to be addressed in the new Local Plan.

<b>Identifying the Key Issues</b>	
<b>Issue 1</b>	<b>Tackling the climate crisis</b>
<b>Issue 2</b>	<b>Determining the appropriate level and location of growth</b>
<b>Issue 3</b>	<b>Meeting identified current and future housing needs</b>
<b>Issue 4</b>	<b>Enabling a prosperous and resilient economy, linked to levels of housing growth</b>
<b>Issue 5</b>	<b>Supporting vibrant town centres and a network of local centres to serve local retail and service needs</b>
<b>Issue 6</b>	<b>Enabling safer and stronger communities, supported with viable and accessible community and cultural facilities</b>
<b>Issue 7</b>	<b>Promoting sustainable and active modes of travel</b>
<b>Issue 8</b>	<b>Ensuring new development is well designed to encourage active and healthy lifestyles and address health inequalities</b>
<b>Issue 9</b>	<b>Conserving and enhancing Rutland's historic assets</b>
<b>Issue 10</b>	<b>Protecting and enhancing the County's biodiversity, wildlife habitats, green and blue infrastructure, and open spaces</b>
<b>Issue 11</b>	<b>Addressing minerals and waste requirements alongside environmental considerations</b>
<b>Issue 12</b>	<b>Ensuring development is supported by essential infrastructure and services</b>

The consideration of each of these Issues and the scope of work required for each issue has been assessed by reviewing issues arising from either relevant:

- National planning policy;
- Adopted Local Plan policies;
- Withdrawn local Plan policies;
- Factors emerging from annual monitoring; and
- Relevant evidence reports.

**Question 5 Local Plan Issues**

**Do you agree with the proposed issues to be addressed through the Local Plan?**

**Question 6**

**Please let us know about other issues you think the plan should address?**

**3.2 Strategic Objective 1 - Ensuring new development takes a proactive approach to carbon reduction and that environments and communities in Rutland are adaptable and resilient to climate change, including managing flood risks.**

3.2.1 Climate change presents growing risks, globally and also locally in Rutland. It is widely accepted that human activity is the main reason for increased concentration of greenhouse gases and rising global temperatures. Unless steps are taken it will impact not just this but also future generations. Locally, the more visible impacts of rising temperatures include more extreme weather events including flooding. Longer term impacts are also likely to include rising sea levels and increased coastal flooding. The response to the challenge posed by climate change affects many aspects of life and society, a number of which can be influenced positively by the new Local Plan.

3.2.2 The NPPF sets out that plans should “take a proactive approach to mitigating and adapting to climate change taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts such as providing space for physical protection measures or making provision for the possible future relocation of vulnerable development and infrastructure.”

3.2.3 The impact of climate change on health is also significant, caused by extreme heat, severe weather, air pollution, increased allergens, and environmental degradation. The different aspects of climate change can impact negatively on health in many ways including heat-related illness, mental health impacts, respiratory disease, asthma, and cardiovascular disease.

3.2.4 The Local Plan therefore plays a key role in mitigating and adapting to climate change. The Local Plan will have mitigation of and adaptation to the climate emergency at its heart, forming an overarching theme for the whole document, including:

- tackling climate change by promoting greater energy efficiency, encouraging more use of renewable energy, and managing flood risk;
- promoting sustainable development, its distribution and density, to reduce the need to travel;
- promoting healthy communities, good air quality, open space and green infrastructure;
- promoting green travel, including public transport, walking, and cycling and supporting electric vehicle charging points and any other relevant technology which might be introduced; and
- promoting greater biodiversity.

**Reducing energy use and carbon emissions in new buildings**

3.2.5 In January 2021, the Government issued its response to the Future Homes Standard consultation. It has more recently introduced an interim uplift to Building Regulations in 2022, which will reduce carbon emissions from new dwellings by 31%. The Government then intends to consult on a full technical specification for the Future Homes Standard in 2023 and will then introduce the necessary legislation in 2024 before implementing it in 2025. This will reduce carbon emissions for a standard home by 75%-80% and make new homes ‘zero carbon ready’. In summary, this means they will not be built with fossil fuel heating; they will be ‘future-

proofed' with low carbon heating and high levels of energy efficiency; and will not require further retrofitting to become zero carbon, as the electricity grid continues to de-carbonise. Given the timetable for the Government initiatives against the likely adoption date for a new Local Plan, the Council will need to consider whether it is appropriate to introduce any higher local standards for reduction in CO2. In doing so then consideration would need to be given to the additional cost and impact on the viability of development, when considered alongside other priorities for developer contributions and requirements from new development, such as affordable housing.

#### **Question 7 Reducing energy use and carbon emissions in new buildings**

**Please indicate which of the option(s) below you think should be included in the Local Plan?**

**Option A: Plan for net-zero carbon from the adoption of the plan**

This would require all new development to be net-zero carbon upon adoption of the plan. This would be at a cost and may affect viability. As a consequence, Rutland may see less affordable housing built and maybe fewer other social and community benefits from development.

**Option B: Plan towards meeting net-zero carbon from a stated future date**

This would require all new development to achieve net zero carbon from a future date in the plan period, and which might align with the government's timetable for introducing "zero-carbon ready" development.

This could allow time for the development industry to adjust to the higher standards and may mean Rutland secures more affordable housing and community benefits from development

**Option C: Do neither of the above, and not set a local target.**

This would mean that new development will only have to comply with national building regulation (Part L) requirements (and any subsequent changes to them) in respect of carbon reduction in new buildings.

#### **Low Carbon Energy**

3.2.6 The energy sector nationally is transitioning apace from carbon-based energy sources, such as oil, coal, and gas, towards low-carbon and renewable sources such as wind and solar energy, the costs of which are continuing to reduce. Other sources of low carbon energy include energy from waste (including farm waste), hydro power and the use of renewable and low carbon energy in larger public buildings.

3.2.7 Planning Practice Guidance emphasises the role of the planning system in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable and is supportive of criteria-based policies that are positively framed. The Local Plan Review could go further and identify specific areas which may be suitable for renewable energy. However, Planning Practice Guidance (PPG) states that LPAs should only grant planning permission for onshore wind turbines if the development is in an area identified as suitable for wind energy development in their Local Plan, and if, following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and the proposal has their backing.

## Question 8 Low Carbon and Renewable Energy Proposals

Please indicate which of the option(s) below you think should be included in the Local Plan?

**Option A: Identify areas which might be suitable for development of commercial scale renewable /low carbon energy proposals such as wind turbines, solar farms, or biomass plants.**

This will need to consider technology requirements, impacts on the local environment, landscape, and heritage assets (Note: Government policy requires sites for large scale wind farms to be identified in the Local Plan)

**Option B: Set out policy criteria to assess planning applications for renewable and low carbon energy schemes.** This will mean determining relevant applications on a case-by-case basis against the criteria instead of providing greater clarity to communities and developers by identifying potentially suitable areas.

### Flood Risk

- 3.2.8 Fluvial flooding occurs when surface runoff washes into a river causing the water to breach the riverbanks, the water then overflows into the surrounding area. The risk of this happening in Rutland is generally low, however, surface water is becoming more of an issue in localised areas.
- 3.2.9 Paragraph of the NPPF states that Local Plans should take a proactive approach to mitigating and adapting to climate change which includes the long-term implications of flood risk. Paragraph 161 states all plans should apply a sequential, risk-based approach to the location of development, considering all sources of flood risk and the current and future impacts of climate change. Paragraph 162 sets out the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source.
- 3.2.10The Strategic Flood Risk Assessment (SFRA) will provide the basis for applying this test and the sequential approach should be used in areas known to be at risk now or in the future from any form of flooding. This will ensure development is allocated to the areas of lowest flood risk.
- 3.2.11The SFRA will need to be updated. The Council will use the information from this and work with the Environment Agency to help locate appropriate uses to appropriate areas having regard to the vulnerability of the proposed use and the degree of flood risk.
- 3.2.12The withdrawn Local Plan included new policies on surface water management, water supply, foul drainage, and sustainable drainage systems (SuDS). These were largely supported by the Environment Agency, Severn Trent Water and Anglian Water; it is considered these policies will provide a useful starting point for developing policies in the New Local Plan.
- 3.2.13The proposed policy approach for the Local Plan is to take account of the latest evidence and proposals relating to flood risk in the assessment of development sites and review existing adopted planning policies in the light of that evidence. The Council will consult the Environment Agency and seek to update the SFRA in the preparation of the Local Plan

**Question 9 Sustainable Urban Drainage Systems**

**Do you agree that the Local Plan should require the provision of Sustainable urban Drainage Systems (SuDS) in all new built development unless it is demonstrated to be technically unfeasible?**

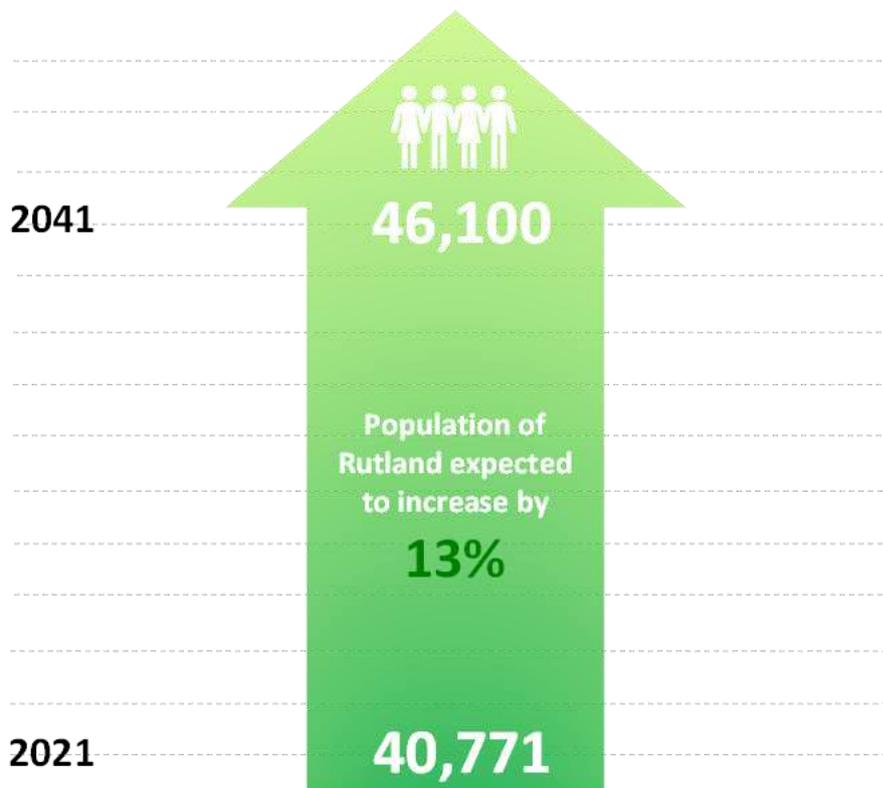
**Question 10 Carbon saving and climate change suggestions**

**Are there other carbon saving measures or climate change related policy areas the Council should be considering in the new Local Plan?**

Issue 2a	Determining the appropriate level of housing growth
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3.3 **Strategic Objective 2: Delivering sustainable development by determining an appropriate level and location of growth in Rutland, sited in locations where people can access jobs and services, and in delivering wider social and economic outcomes, taking account of environmental considerations.**

3.3.1 The NPPF states that: “To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals”. The standard methodology uses population projections as the base for its calculation. Over the period 2021-2041 the population of the County is expected to change by 13%



**Infographic showing the expected rise in population in the county over the period 2021 to 2041**

3.3.2 The latest (March 2022) calculation of the Local Housing Need (LHN) for Rutland is 142 dwellings per annum, which normally would be round to 140 dwellings per annum. This is the minimum number of houses the Council can use as the basis of preparing the Local Plan. On top of this, it is expected that Local Plans provide a “contingency buffer” to the minimum requirement. This “buffer” is different from that which is prescribed in the NPPF for the calculation of the five-year housing supply. Inspectors will generally expect a buffer of at least 10%. A figure less than this would require exceptional circumstances for its justification. Buffers in examined Local Plans have been as high as 69%.

- 3.3.3 The 2019 Strategic Housing Market Assessment (SHMA) for Rutland could provide an alternative approach to determining the minimum number of homes needed. This would take account of current and future demographic trends as well as market signals and provides a detailed assessment of affordable housing need.
- 3.3.4 Overall, the analysis identifies a need for affordable housing; it is clear that provision of new affordable housing is an important and pressing issue in the County. The evidence does however suggest that affordable housing delivery should be maximised where opportunities arise.
- 3.3.5 The SHMA (2019) therefore indicates a higher annual requirement is necessary to help to address issues of affordability and recommends a minimum requirement of 190 dwellings per annum. An alternative option would be to set the minimum requirement at 160 dwellings per annum as indicated in the SHMA as being a reasonable requirement taking account of the uncertainty given that the market analysis is linked to forecast economic growth. This is the rate which was proposed in the now withdrawn Local Plan. It is closer to the requirement of the adopted Core Strategy (150 per annum) and reflects the average delivery rates over its plan period. It will also help to deliver more affordable homes than Option A below. The Council will undertake an update to the SHMA to support the preparation of the next stage of the Local Plan.
- 3.3.6 It is appropriate for the Local Plan Issues and Options report to set out a number of options for housing growth for public consultation whilst ensuring compliance to the NPPF. Clearly, the different options for the scale of housing growth will have differential impacts on economic, social and environmental considerations as well as on infrastructure. The following options are put forward for consideration:

#### **Question 11 Options for the scale of housing growth**

**Which option do you consider to be most appropriate to include in the Rutland Local Plan as the minimum housing requirement?**

**Option A: Apply Government LHN of 140 dwellings per annum with a contingency of 10%**

This would accommodate levels of house building that accord with current Government requirements. It may mean, however, that Rutland will fall short of meeting all affordable housing needs.

**Option B : Apply the SHMA housing market analysis of 160 dwellings per annum with 10% contingency** as a more detailed assessment of housing needs arising from demographic projections. This would potentially result in most affordable housing needs being met and also would be roughly equivalent to applying the Government LHN of 140 dwellings per annum with a contingency of 25%.

**Option C :Apply the higher position from the 2019 SHMA housing market analysis of 190 dwellings per annum with a 10% contingency** – this is likely to more fully meet the identified affordable housing needs of the county

Contingency means the additional supply of housing sites which would be required to deliver the minimum requirement as it provides flexibility and choice and allows for the “non-delivery” of some allocated sites.

**Question 12**

**Do you have any alternative suggestions about the housing requirement for Rutland?**

- 3.4. **Strategic Objective 2: Delivering sustainable development by determining an appropriate level and location of growth in Rutland, sited in locations where people can access jobs and services, and in delivering wider social and economic outcomes, taking account of environmental considerations.**
- 3.4.1 Paragraph 68 of the National Planning Policy Framework (NPPF) requires that strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Paragraph 79 of the NPPF sets out that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 3.4.2 The NPPF supports the placement of housing in town centres and supports a ‘town centre first’ approach to planning for ‘main town centre uses’. It also now incorporates a specific section about making the best use of land which, amongst other things, expects local plans to achieve significantly higher housing densities in town centres.
- 3.4.3 Whilst both the town centres in Rutland may have some potential to realise growth, the size of the town centre and the Conservation areas and residential amenity will need to be considered, so this is unlikely to provide many opportunities for housing. Sites will need to be considered around the edge of both towns which are likely to be greenfield sites. There may be scope for sites within the towns as well. The two main towns of the County are also important locations for jobs, thereby providing the opportunity to align housing growth with centres for economic growth.
- 3.4.4 The settlement hierarchy is an appropriate way to set out the role of settlements and the relative sustainability of settlements. The hierarchy in the adopted Local Plan has six categories as follows:
- Main Town
  - Small Town
  - Local Service Centres
  - Smaller Service Centres
  - Restraint Villages
  - Countryside
- 3.4.5 To meet Rutland’s local housing and employment need and deliver sustainable development within the County, the Local Plan will review the spatial strategy for Rutland and the Settlement Hierarchy to ensure suitable locations for development in Rutland are identified. An assessment of facilities and services in each village will be undertaken and the overall hierarchy will be reviewed and refreshed in the light of the village services survey, as well as the latest national policy in the NPPF. The settlement hierarchy does not in itself determine the appropriate level

of growth a particular settlement can support but does seek to identify the most sustainable places where growth could be directed.

3.4.6 The spatial strategy in the withdrawn Local Plan focussed the majority of new development in the two main towns; a new Garden community; and 10 Local Service Centres (LSCs). The LSCs were identified as villages with sufficient services and facilities to support the allocation of sites for development. A number of settlements were identified as Smaller Villages because they had fewer local services and facilities and were not seen as being appropriate locations for allocations. The methodology for determining which settlements were suitable for allocation was published alongside the withdrawn Local Plan and will need to be reviewed as part of preparing the new local plan. Comments about the methodology should be made using the separate consultation.

3.4.7 It has previously been recognised that land in Rutland on the edge of Stamford could also provide a sustainable location for new development, being adjacent to a market town (albeit in a neighbouring authority's area) with a range of facilities and public transport. This would help to support the sustainable growth of Stamford; in doing so, it was recognised that any development adjacent to Stamford would need to form part of an overall growth strategy for Stamford. This will be considered by South Kesteven District Council through its review of its Local Plan. If this continues to be regarded as a suitable location for development, it would need to be the subject of joint planning between the two authorities.

3.4.8 An allocation is included in the adopted Local Plan for South Kesteven District Council for development at Stamford North, on the basis that any development in Rutland as part of a wider comprehensive urban extension to the north of Stamford would count towards South Kesteven's housing needs rather than Rutland's. The Council has opened up discussions with South Kesteven on the basis that development on the Rutland element of any urban extension to Stamford should count towards Rutland's housing needs and so reduce the requirement for new housing elsewhere in Rutland. The preparation of the new Local Plan for Rutland provides the opportunity to resolve this situation through the development plan system.

3.4.9 The 2020/21 Authority Monitoring Report (AMR) has indicated that the total number of net completions for Rutland is 2522 for the plan period so far (2006 – 2021). This equates to 168 dwellings per annum which is higher than the adopted Core Strategy requirement of a minimum of 150 dwellings per year. The distribution of these completions is as follows:

Rutland County Council	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Total
Main Towns: Oakham and Uppingham (including Barleythorpe)	60	32	76	31	26	11	30	87	166	160	214	208	127	161	119	1508
	37.97%	25.20%	60.32%	25.83%	21.49%	11.96%	24.00%	50.88%	73.78%	72.73%	86.29%	82.87%	60.19%	87.50%	85.00%	59.87%
Local Service Centres	36	42	7	24	15	31	19	15	10	14	18	34	63	7	4	339
	22.78%	33.07%	5.56%	20.00%	12.40%	33.70%	15.20%	8.77%	4.44%	6.36%	7.26%	13.55%	29.86%	3.80%	2.86%	13.46%
Other villages	62	53	43	65	80	50	76	69	49	46	16	9	21	16	17	672
	39.24%	41.73%	34.13%	54.17%	66.12%	54.35%	60.80%	40.35%	21.78%	20.91%	6.45%	3.59%	9.95%	8.70%	12.14%	26.68%
<b>Net Total</b>	<b>158</b>	<b>127</b>	<b>126</b>	<b>120</b>	<b>121</b>	<b>92</b>	<b>125</b>	<b>171</b>	<b>225</b>	<b>220</b>	<b>248</b>	<b>251</b>	<b>211</b>	<b>184</b>	<b>140</b>	<b>2519</b>

Figure 2: Housing completions in Rutland 2006-2021 by location

3.4.10 Housing completions in recent monitoring periods have not met the balance set as a target potentially due to the impact of the COVID-19 pandemic, however overall, the monitoring indicates the spatial strategy and settlement hierarchy should be reviewed. Over the period 2006 to 2021, approximately 60% of all dwellings were completed in Oakham and Uppingham, which was below Core Strategy Spatial Strategy and Settlement Hierarchy target of 70%. About 13% of all completions occurred in Local Service Centres against an intended target of 20%, with nearly 27% of all dwellings being completed in all other villages against an expected provision of 10% in the Core Strategy. Overall, rates and locations of development vary over the Core Strategy plan period as housing supply has changed as a result of permissions being taken up. Rates of housing development in all the other villages were particularly high in the period 2006-2016.

3.4.11 Paragraph 71 of the NPPF sets out that where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.

3.4.12 The Local Plan will seek to update and review the windfall study to help develop appropriate policies to propose sustainable development within the Local Plan.

3.4.13 Paragraph 73 of the NPPF states “that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes). Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way. In doing so, they should:

- a) consider the opportunities presented by existing or planned investment in infrastructure, the area’s economic potential and the scope for net environmental gains;
- b) ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment), or in larger towns to which there is good access;
- c) set clear expectations for the quality of the places to be created and how this can be maintained (such as by following Garden City principles); and ensure that appropriate tools such as masterplans and design guides or codes are used to secure a variety of well-designed and beautiful homes to meet the needs of different groups in the community;
- d) make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites, and identify opportunities for supporting rapid implementation (such as through joint ventures or locally led development corporations); and
- e) consider whether it is appropriate to establish Green Belt around or adjoining new developments of significant size.

3.4.14 The submitted and now withdrawn Local Plan included a proposal to establish a new community on the site of St. George’s Barracks at North Luffenham. In addition, a separate proposal to establish a new community at Woolfox was assessed but determined to be not deliverable or viable prior to the Council decision in February 2020. Should these, or potentially any other proposals to establish a new community in Rutland, be put forward for consideration within the Local Plan the plan will need to consider the option of whether to provide for meeting identified housing, employment and community needs through a new sustainable community

(or communities); Any proposal would need to demonstrate that it is sustainable, viable and deliverable and compliant with the NPPF.

### Implications for the spatial strategy within the Local Plan

3.4.15 Applying the Government’s minimum LHN of 140 dwellings per annum for Rutland with the provision of a 10% buffer over a plan period from 2021 to 2041 would equate to a total housing requirement of **3,080 dwellings**. This would be offset by completions since April 2021 and existing commitments through current allocations and permissions.

3.4.16 The table below shows the current adopted spatial distribution of housing as contained within the adopted Core Strategy and applies the same pattern of distribution to the minimum requirement of 3,080 dwellings using the LHN. The Core Strategy provides for 70% of housing taking place in Oakham and Uppingham and 30% taking place across the villages of Rutland (on the basis of 20% in the larger villages defined as LSCs and 10% elsewhere). The distribution in the two towns is on the basis of 80% in Oakham and 20% in Uppingham.

	Requirement 2021-41 (140* dpa + 10% buffer)	Core Strategy distribution	Commitments at 1 <sup>st</sup> April 2021*	Completions from April to September 2021*	Indicative housing supply to deliver the requirement in line with the Core Strategy distribution **
Oakham		56% = 1,725	313	41	1,371
Uppingham		14% = 431	30	0	401
Larger Villages		20% = 616	54	0	562
Other Villages		10% = 308	106	3	Indicative provision of an additional 199- dwellings assumed to be delivered through infill/windfall in these villages without proposing allocations in these settlements
<b>County Total</b>	<b>3,080***</b>	<b>3,080</b>	<b>503</b>	<b>44</b>	<b>2,533</b>

**Figure 3: Applying existing Core Strategy spatial strategy housing distribution to current minimum housing requirement**

\* These figures will be reviewed and updated on a regular basis.

\*\* there is scope for some of this supply to be found through an allowance for windfalls in all settlements provided this allowance is justified. For comparison, the submitted and withdrawn Local Plan included an allowance of 300 windfalls over the plan period 2018-36. This will be updated.

\*\*\* no provision has been made regarding the potential development at Stamford North contributing to this requirement for Rutland as there is currently no policy basis for the allocation of this site. It is intended now that any development on the Rutland part of a comprehensive Sustainable Urban Extension to Stamford should count towards Rutland's housing needs and so reduce the requirement for new housing elsewhere in Rutland.

3.4.17 It is appropriate for the Local Plan Issues and Options report to set out a number of options for a relevant and justified spatial strategy to be applied in meeting growth, taking account of the above considerations. At this stage in preparing the Local Plan, relevant options to consider for the spatial strategy would be:

**Question 13 Options for the spatial strategy for new housing development**

**Which option(s) do you consider to be most appropriate to include in the Rutland Local Plan?**

**Option A: Continuation of the Core Strategy apportionment of growth between the towns (70%) and villages (30%)** This would spread planned growth in line with the past spatial strategy.

**Option B: Provide a higher proportion of growth in Oakham.** This would concentrate more development in the main centre of population in Rutland but would put additional pressure on infrastructure and the local environment.

**Option C: Provide a higher proportion of growth at Uppingham** This would concentrate more development on the second largest settlement in Rutland but would put additional pressure on infrastructure and the local environment.

**Option D: Provide a higher level of growth at Local Service Centres** This would propose more development in the larger villages with a range of services and facilities but would put additional pressure on infrastructure and the local environment.

**Option E: Provide for meeting growth through a new sustainable community (or communities)** This would be dependent on sustainable, viable and deliverable proposals coming forward through the Local Plan. This would ease the pressure of growth for Oakham, Uppingham and Local Service Centres but would put additional pressure on the infrastructure and local environment on the areas surrounding any new settlement(s).

**Question 14**

**If development in Rutland is proposed as part of a sustainable urban extension to Stamford should this count towards Rutland's housing needs and so reduce the requirement for new housing elsewhere in Rutland?**

**Agree /disagree**

**Question 15**

**Do you have any alternative suggestions for the location of housing growth in Rutland?**

**3.5 Strategic Objective 3: Meeting Rutland’s identified current and future diverse housing needs, including the affordability of housing, through the provision of high-quality new homes.**

3.5.1 The Government’s NPPF objective is to significantly boost the overall supply of housing as well as meeting wider development needs. The NPPF confirms that affordable housing should be part of the overall housing mix on sites of 10 dwellings and above and confirms that the definition of ‘affordable housing’ includes:

- Affordable housing for rent.
- First Homes, a government scheme that will provide discounted homes of 30% on the market price to first time buyers
- Discounted market sales housing;
- And “Other affordable routes to home ownership” such as shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).



Average house price (January 2022)



**Graphic showing Average house prices and rental costs and the ratio of these to local incomes**

3.5.2 It is considered the policies in the withdrawn Local Plan will provide a useful starting point for developing policies in the New Local Plan.

- 3.5.3 The overall need for affordable housing will be quantified through Strategic Housing Market Assessment which will help determine the overall need for affordable housing and the proposed mix of new housing. This will also involve liaising with neighbouring authorities. The assessment will be able to look at the relative contributions that the different affordable housing tenures can make to meeting local needs such as:
- Specialist housing;
  - Homes for an ageing population;
  - Custom and self-build housing.

**Question 16 Options for Housing Mix**

**Which option do you consider to be most appropriate to include in the Rutland Local Plan?**

**Option A: Maintain the current flexibility on the different house types/sizes that should be provided by developers and encourage the mix to reflect local needs.**

**Option B: Set specific requirements for the types and mix of homes that should be provided on development sites, to ensure that new housing more closely matches need.**

**Affordable Housing**

- 3.5.4 In addition to setting out the overall quantity of affordable housing to be provided, the Local Plan should also ensure that the most appropriate types of affordable housing are provided to help meet local needs.
- 3.5.5 The current adopted Planning Obligations SPD, alongside national policy and local policy and guidance seeks to deliver 30% affordable housing on sites of 11 or more houses. Sites outside the parishes of Oakham and Uppingham of between six and ten dwellings inclusive pay a broadly equivalent commuted sum for the provision of affordable housing off-site. The Council's current approach seeks to require that of the affordable homes provided on a site, 33% should be for affordable home ownership (e.g., discounted sale or shared ownership) and 67% for affordable/social rental, subject to viability. This split is not currently set out within Local Plan policy.
- 3.5.6 The affordability of these different types of housing can vary significantly and some are more 'affordable' than others taking into account local incomes and market house prices. Affordable rent homes provided in Rutland are generally rented to tenants at a maximum of 80% of local market rents or the Local Housing Allowance rate, whichever is the lowest. In recent years many shared ownership products have been offered by housing associations (which buy the property off developers), where purchasers buy an initial share of a home, and pay rent on the remaining share, with the ability to buy an increasing share of the home over time. Shared ownership homes are generally more preferable in financial terms for developers as they can be sold with a smaller discount compared to discounted sale and affordable rental homes.
- 3.5.7 The Government is seeking to increase levels of home ownership and is now requiring the first 25% of affordable homes secured through developer contributions to be identified as 'First Homes'. First Homes are to be sold at a discount of at least 30% from the open market value, with a maximum price cap of £250,000 on first sale, to first time buyers with a maximum

household income of £80,000. The percentage discount is retained for future purchasers. The NPPF sets an overall minimum site requirement of 10% affordable home ownership.

#### **Question 17 Options for Affordable Housing**

**Which option do you consider to be most appropriate to include in the Rutland Local Plan?**

**Option A: Maintain current 67%/33% split between affordable rental and affordable home ownership on development sites and embed this within Local Plan policy.**

This option would be supported by the 2019 SHMA which concluded overall that this split between rented and low-cost home ownership is appropriate.

**Option B: Increase the proportion of affordable home ownership properties required within the affordable provision on development sites.**

This option would recognise the government's strong push to increase levels of home ownership but would not support the Council's strong local priority to increase affordable rent provision nor the level of need outlined in the SHMA.

**Option C: Increase the proportion of affordable rent properties required within the affordable provision on development sites.**

This option would increase the proportion of affordable homes that would be required to be for affordable rent above the current ratios, and so provide more homes for those most in need.

#### **Self-Build and Custom Build Housing**

3.5.8 National planning policy requires the Council to assess the demand for self-build and custom build housing in Rutland and to reflect it in proposed planning policies. Self-build and custom build housing has a broad definition in planning legislation and is not limited to the narrow definition of people building their own homes themselves. It can include for example someone commissioning an architect to design, and then a builder to build a home to their own specification and can also include conversions of buildings where there is substantial building work.

3.5.9 The Council has a legal duty to keep a register of people or groups seeking to acquire a plot for self-building and to have regard to this when carrying out Council functions. It also has a legal duty to grant enough planning permissions for self-build plots to meet local demand in Rutland. Information on the Council's self-build register and the number of plots being granted permission shows that Rutland is meeting the duty in granting enough planning permissions for self-build plots.

#### **Question 18 Options for Self and Custom Build**

**Which option do you consider to be most appropriate to include in the Rutland Local Plan?**

**Option A: Encourage self-build development by setting out where it will be supported in principle.**

**Option B: Consider allocating sites specifically for self-build housing or requiring a proportion of large housing sites to be available for self-builders.** This option would ensure more land and plots are available to self-builders. By identifying sites in the Local Plan solely for self-build

housing we could help prospective self-builders obtain suitable land. This could potentially be an option for groups of individuals looking to self-build as the Local Plan will only allocate sites capable of delivering a minimum of 10 homes. This would require community groups to help identify potential sites of interest and for landowners to be willing to make sites available for self-builders, potentially at a lower cost than they would achieve on the open market. Some Councils require developers to provide a proportion of plots on their development sites as serviced plots and to make them available to self-builders. This could involve specifying a site size threshold at which developers would be expected to make serviced self-build plots available and would likely require the production of further planning guidance to explain how the policy might work in practice.

### **Older Person's Housing**

3.5.10 Rutland has a significantly older population than regionally and nationally; looking to the future the population of the County will continue to age at a faster rate. A growing older population will likely lead to an increase in those living alone, living in care homes, having a fall and provision of unpaid care. It is important that suitable housing is provided to meet the needs of older people. This could be general market housing such as bungalows or housing that is accessible and easily adaptable, or specialist forms of housing, ranging from retirement apartments to extra care housing, to residential care homes.

3.5.11 The 2019 SHMA identified that the number of older people in Rutland (aged 55+) was expected to increase substantially during the period 2018 to 2036, leading to a need for specialist housing for older people. Given that the number of older people is expected to increase in the future and that the number of single person households is expected to increase this would suggest (if occupancy patterns remain the same) that there will be a notable demand for smaller housing from the ageing population. In addition to homes for an ageing population, the Council's Older People's Accommodation Market Position Statement 2021 projects that existing residential and nursing care beds, taking account of vacant beds and a new home already with planning consent, will be sufficient until 2025. The annual additional demand from the SHMA 2019 is 16.55 beds (calculated from Figure 5.17), which for the 11 years 2025-36 projects a need for an additional 182 beds. These figures will be revised as and when the Market Position Statement is updated during the course of the preparation of the Local Plan.

3.5.12 There are a number of ways that the Local Plan can help ensure suitable housing is provided to meet the needs of older people. One important factor is ensuring that all new homes that are built are accessible and can easily be adapted as people's needs and mobility change over their lifetime. This helps people stay in their own home as they age if that is their preference. In 2020, the Government consulted on proposals to increase accessible housing, but is yet to publish the outcome of this consultation.

#### **Question 19 Options for Older Person's Housing**

**Which option do you consider to be most appropriate to include in the Rutland Local Plan?**

**Option A: To require all or a proportion of new homes to be built to higher Building Regulations for accessibility and future adaptation.**

**Option B: To identify sites specifically for specialist housing for older people such as support housing or extra care schemes; this policy approach could also consider requiring certain types of housing to be provided on development sites as part of the mix, such as bungalows.**

**Option C – both of the above requirements**

### **Gypsy & Travellers and Travelling Show People**

3.5.13 Government Planning Policy for Traveller Sites (2015) is that local planning authorities should make their own assessment of the need for sites and that Local Plans should include fair, realistic and inclusive policies. They should set pitch targets for Gypsies and Travellers and plot targets for Travelling Show People, setting a 5-year supply of deliverable sites and identifying a longer-term supply of developable sites or broad locations for growth. It set out an outstanding need for both pitches for Gypsies and Travellers and plots for Travelling Show people.

3.5.14 The Council intends to review and update the 2016 Gypsy and Traveller Accommodation Assessment (GTAA) and consider whether the future need in Rutland still arises from the growth of existing families that are already resident in the County. It needs to consider its approach of how to respond to those needs where they arise and consider the scope for the extension of existing sites together with any suitable policy compliant application alongside any new allocations required to meet identified needs. The Council will need to work with stakeholders to ensure that this need is met.

#### **Question 20 Policy Approach for Gypsy & Travellers and Travelling Show People Accommodation**

**The proposed policy approach in the Rutland Local Plan is to review the findings of the forthcoming Gypsy and Traveller Accommodation Assessment (GTAA), and then if necessary:**

- **set a new pitch requirement and**
- **identify sites to meet need identified in the study.**

**Do you support this approach to planning for the housing needs of Gypsies, Travellers and Travelling Show People?**

#### **Question 21**

**Do you have any additional suggestions or comments about how the Local Plan can meet current and future housing needs?**

**3.6 Objective 4: Supporting business investment and job creation in ways which are compatible with environmental considerations to maintain a prosperous and resilient economy in Rutland.**

3.6.1 The NPPF sets out an economic role for the planning system to contribute to a strong and competitive economy, particularly by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation. It supports a positive approach to all these matters stating that local plans should support a prosperous rural economy through policies that enable:

- the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- the development and diversification of agricultural and other land-based rural businesses;
- sustainable rural tourism and leisure developments which respect the character of the countryside; and
- the retention and development of accessible local services and community facilities.

3.6.2 National policy requires planning policies to encourage sustainable economic growth and should not act as an impediment to it. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of businesses and support an economy fit for the 21<sup>st</sup> Century. Rutland is a partner of the Great Lincolnshire Local Enterprise Partnership (LEP) and has a close alignment with this LEP in terms of its rural economy, its market towns and the importance of sectors such as agriculture, tourism and food and drink. Specific benefits to the local economy are delivered through the access to services and resources offered by the Greater Lincolnshire LEP and its Business Lincolnshire Growth Hub.

3.6.3 Employment growth has primarily been focused on the existing employment areas within Rutland. The adopted Local Plan Strategy identified a new employment allocation within Oakham and Uppingham and a further small-scale allocation identified within Ketton.

3.6.4 An update to the Employment study in May 2018 set out two scenarios which showed widely differing results. The short term take up scenario (which the consultants recommend as the evidence to support this is more robust) indicates an existing over-supply of employment land in Rutland.

3.6.5 However, the alternative long term take up scenario showed that there is a requirement to provide an additional 25 ha of employment land. The consultants also concluded that: “Rutland County Council should maintain a flexible employment land supply to meet the full range of needs to 2036, provide choice and flexibility in supply, allowing for likely further losses”.

3.6.6 The AMR (Authority Monitoring Report) for 2020/21 has shown the adopted Local Plan target for additional employment land and ensuring a continuous supply of general employment land to provide local jobs for sustaining the local economy has been met.

3.6.7 The new Local Plan will enable the Council to consider whether a continuation of this strategy is appropriate or whether alternative options for the provision of employment land and supporting job creation should be considered. There is also a need to consider how planning

policies can support the recovery of the local economy in Rutland following the impact of the Covid 19 pandemic.

3.6.8 A large part of Rutland is rural in nature, and the new Local plan will need to reflect national planning policies to support economic growth in rural areas to promote a strong rural economy. Agriculture remains an important industry in Rutland but there is trend that businesses have begun to diversify away from traditional rural activities through the re-use of buildings for commercial non-agricultural purposes or for tourist activities, such as glamping sites. The Council will need to consider how to encourage local economic growth in rural areas whilst ensuring sustainable development. It is looking to refresh its Economic Development Strategy for Rutland.

#### **Question 22 Options for economic development**

**Which option do you consider to be most appropriate to include in the Rutland Local Plan?**

**Option A: Make no additional allocations of employment land on the basis that there is evidence of an existing over-supply of employment land in Rutland.**

**Option B: Adopt a longer-term approach and allocate land for employment development to maintain a flexible employment land supply.**

This would allow the Local Plan to meet the full range of needs, provide choice and flexibility in supply, and help support the recovery of the local economy following the impact of the Covid 19 pandemic.

**Options C: Plan for greater growth and inward investment by allocating land in locations which would attract large employers, business park proposals, and maximise the potential of locations adjacent to the A1 to attract new employment to Rutland to enhance the prosperity and resilience of the local economy.**

3.6.9 It will be necessary to undertake an Employment Land Review to look at employment land requirements and potential future locations but also take account of the work of the Greater Lincolnshire LEP and link up with their strategies and objectives. This will provide an opportunity to consider whether there are any emerging growth sectors for Rutland's economy and guide on the appropriate strategy for the county for the plan period and consider other options for growth such as the A1 corridor.

3.6.10 The Employment Land review will also need to take account of recent changes to the Use Classes system and permitted development.

3.6.11 The following sites have permission or are committed for employment uses (by allocation in the adopted local plan:

- Land at Uppingham Gate, Uppingham;
- Land off Hackamore Way & Panniers Way, Oakham;
- and Land at Pit Lane, Ketton.

**Question 23 Options for Employment Sites within Rutland**

**Which option(s) do you consider to be most appropriate to include in the Rutland Local Plan?**

**Option A: Retain all existing allocated employment sites.**

**Option B: Consider changing the allocation of any sites currently allocated for employment and have not been developed (by site reduction or de-allocation).**

**Option C: Allocate new sites for employment uses within Rutland.**

**Option D: Include sites for employment uses within Rutland as part of any major housing proposal or new settlement.**

**Option E: Allocate new sites for employment alongside the County's main transport corridor adjacent to the A1.**

**Question 24 Viability of employment sites**

**Do you have any comments on the viability and deliverability of the employment sites listed below, which are currently allocated that would prevent them from being allocated within the new Local Plan?**

- **Land at Uppingham Gate, Uppingham;**
- **Land off Hackamore Way & Panniers Way, Oakham;**
- **and Land at Pit Lane, Ketton.**

**Rutland's Rural Economy**

3.6.12 Rutland hosts a wide range of rural enterprises that vary in size, usually operating in and around the villages. These rural businesses often have strong local connections in terms of origin and a local workforce, but also enjoy the attractive rural environment and the connections to a number of major centres.

3.6.13 A diversity of rural enterprise is essential for the future of Rutland's local economy. The Local Plan must guide development in a way which ensures that the natural and physical environment remains attractive and also that a local workforce can be provided to service business. In order to support the rural economy, where agricultural buildings are no longer needed for agriculture, they can be converted to provide employment opportunities. Conversions can bring environmental improvements through good sensitive design or general improvements to the wider visual appearance of the area. However, it is also important to consider whether development is appropriate in its location, so that those attracting significant numbers of visitors or employees are located where they can be accessed by means other than the car. Local Planning Policies are required to support farm diversification of agricultural and other land-based rural businesses. Farm diversification schemes such as farm shops, holiday accommodation, and farm-based processing and packaging can help maintain working farms.

Enterprise relating to the keeping or breeding of equines are common in the rural areas and form an essential part of the rural economy.

#### **Question 25 Options for Rutland's Rural Economy**

**Which option(s) do you consider to be most appropriate to include in the Rutland Local Plan?**

**Option A: Support and encourage genuine proposals for rural enterprise (such as conversions of existing buildings and limited new build where required) within Rutland's rural areas.**

This option would help to facilitate and encourage small-scale employment proposals and help to reduce the need to travel in rural areas.

**Option B: Allocate sites for small-scale rural employment opportunities.**

This option would target specific small-scale employment proposals within the rural area allowing new/established enterprises the scope to grow.

#### **Rutland's Visitor Economy**

3.6.14 The visitor economy is an important and resilient part of Rutland's overall economy. There is scope for Rutland to develop its visitor offer to attract more short-stay and long-stay visitors from within the region as well as from national and international locations. Boosting visitor numbers and the amount of money and time they spend in the area will lead to a range of business opportunities as well as supporting investment in the area's natural and historic tourism assets and town centres.

3.6.15 Planning for tourism should ensure that in maximising Rutland's assets there is no harm to the very character, quality and beauty that make them attractive to residents and visitors. It is, therefore, essential that appropriately scaled facilities and infrastructure is in place that support the economic potential that tourism offers whilst protecting the wider environment itself.

#### **Question 26 Options for the Visitor Economy**

**Which options do you consider to be most appropriate to include in the Rutland Local Plan?**

**Option A: Concentrate on existing tourist sectors.** This option would look to retain and expand existing tourist facilities in Rutland.

**Option B: Develop new tourist attractions.** This option would be to seek and encourage new tourist attractions into Rutland.

#### **Rutland Water**

3.6.16 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. The reservoir and its immediate surrounds have been designated a Site of Special Scientific Interest, a RAMSAR site and Special Protection Area with national and international importance for

passage and breeding waterfowl. As such, it receives statutory protection, and any development will be subject to strict controls to ensure that it does not adversely affect the integrity of the site.

3.6.17 It also plays a major role in providing recreational activities, of both a passive and active nature, such as sailing and water sports, walking, cycling, bird watching, fishing and picnicking and it is recognised that some limited development may be needed to support this role.

3.6.18 The NPPF requires that planning policies should recognise the hierarchy of international, national and locally designated sites of importance for nature conservation. It 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.

3.6.19 The policy approach to the Rutland Water has been largely successful since the 1970's in protecting nature conservation interests of the reservoir and retaining the unspoilt and tranquil nature of the area, while accommodating recreation and tourism needs. A Landscape Review of the Rutland Water Area (2019) was undertaken to provide robust up-to-date evidence to underpin the identification of the Rutland Water Area and its boundaries, and the Recreation Areas inset within it, as required by the NPPF. The study provides the evidence and reasoned justification to support the identification of the Rutland Water Area in the Local Plan as a 'valued landscape'.

3.6.20 The current policy approach through the Rutland Water Area designation provides special protection for Rutland Water. Within the defined Rutland Water Area (RWA) around the reservoir and its immediate environs, strategic policy allows for carefully managed limited development of certain specified uses carefully designed and located to ensure that it respects the nature conservation features of this internationally important site and does not have an adverse impact on the landscape and wildlife interests and the general tranquil and undisturbed environment of Rutland Water. Small scale recreation, sport and tourist uses are permitted within five defined Recreation Areas (RAs) around the shores of the reservoir within the RWA where this is directly related to the use and enjoyment of Rutland Water or for operational uses (by Anglian Water) and appropriate in scale, form and design to its location.

3.6.21 This policy approach seeks to permit 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. A wider "Rutland Water Area" has been defined comprising the reservoir and its immediate surroundings where small scale new recreation, sport and tourist facilities developments are limited to those essential for nature conservation or fishing or essential for operational requirements of existing facilities and subject to requirements in terms of location, scale, design and landscape impact.

3.6.22 Camping and caravanning activities are seen to be potentially damaging to the character and setting of Rutland Water and are not permitted in the wider Rutland Water Area nor in the defined Barnsdale or Whitwell Recreation Areas.

**Question 27: Policy Approach for Rutland Water**

**Do you agree with the continuation of the current policy approach to permit 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?**

**Question 28**

**Do you have any additional suggestions or comments about how the Local Plan can support a prosperous and resilient economy?**

**3.7 Strategic Objective 5 Enabling Rutland’s market towns and, their centres in particular, to be places for economic and cultural activity with good access to services; seeking to sustain a network of larger villages that serve local needs; and enabling the viability and sustainability of smaller villages and countryside – in ways which protect the County’s heritage, character and identity.**

3.7.1 The NPPF includes the principles of retail and town centre development set out in the ‘Ensuring the vitality of town centres’ section. Paragraph 85 continues the ‘town centre first’ principle which recognises centres as being at the heart of communities.

3.7.2 The NPPF directs the development of retail and other town centre uses towards town centres in the first instance, and for development outside town centres compliance with the sequential and impact ‘tests’ needs to be demonstrated. Any new applications for retail or other town centre uses on the edge of, or outside of, the defined town centres in the County should therefore demonstrate that there are no sequentially preferable sites available, and that no ‘significant adverse’ impacts will arise on existing defined centres.

3.7.3 The 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 define the extent of the town centres and primary shopping areas and set policies that make clear the range of uses which will be permitted in such locations, as part of a positive strategy for the future of town centres. Rutland has two defined town centres in Oakham and Uppingham. The main town centre uses considered suitable for Oakham and Uppingham town centres, based on the NPPF definition, include retail and leisure development (including restaurants, bars, pubs, nightclubs, indoor bowling centres and health and fitness centres) offices, arts, culture and tourism development (including theatres, galleries, hotels and conference facilities).

3.7.4 The retail policies in the withdrawn Local Plan were developed based on a study to define Primary Shopping Areas for the authority’s two town centres of Oakham and Uppingham. A Primary Shopping Area is an area within a centre where retail development is concentrated. The area is drawn across the functional town centre area and the Primary Shopping Area boundaries are where retail is focused. The withdrawn Local Plan defined Primary Shopping Areas for the two centres, which is no longer a requirement under the amended NPPF, although the accompanying PPG sets out that authorities can retain them if there is a robust case for doing so.

3.7.5 Government policy sets out a threshold of 2,500 sqm gross for developments which require an impact assessment. However, Local Plans can set out a lower threshold where this is considered appropriate. The Core Strategy adopted a lower threshold 500 sqm (gross) for town centre uses outside of the defined town centres. This requires proposal above the threshold to undertake an Impact Assessment which allows the Council to consider the impacts of larger developments on the town centres and will examine the impacts of the proposal on the existing town centre.

3.7.6 The Council’s previous policy approach has been aimed towards the retention of existing main town centre uses within centres to ensure that they remain vibrant places and continue to meet retail needs. Whilst this is still considered an appropriate and necessary approach, the

government has made some recent changes to the use classes order and permitted development which need to be considered.

3.7.7 In September 2020 the government introduced the new use class (Class E) which replaces and combines the former uses for shops (A1), professional services (A2), restaurants (A3), offices and light industrial (B1), clinics, crèches and gyms. This gives more flexibility for premises in the Class E use class to change use without the need for planning permission. The Council have therefore lost some of the previous controls to retain retail shops.

3.7.8 The Council could develop a policy that encourages Class E uses to be located within a defined Primary Shopping Area (with the inclusion of residential on upper floors if considered acceptable), with a requirement to provide active street frontages. Outside of the Primary Shopping Area, the Council could consider a greater level of flexibility in terms of uses, including residential at ground floor where appropriate, subject to securing the necessary prior approval or change of use.

3.7.9 The study of Oakham and Uppingham Town Centre (2021) ensured the withdrawn Local Plan policy approach in respect of town centres was consistent with the requirements of the NPPF and remains up to date. The study also had regard to the changes in national planning policy with the introduction of Use Class E in September 2020 which removed any protection of retail uses in policy terms which was previously afforded by their inclusion in a separate use class (Use Class A1).

3.7.10 However in August 2021, the government introduced more changes which will allow premises falling within Class E to be changed to residential without full planning permission. This means that premises in shopping areas could be changed to residential resulting in the loss of a commercial frontage which would previously have been resisted. A process called Prior Approval is still needed which is subject to some limitations and criteria, for example proposals involving re-development of a site or changes of use over (1,500 sqm floorspace) will still require full planning permission. The Council could seek to resist change of use or redevelopment proposals of 1,500sqm where it would affect the vibrancy of the centres.

3.7.11 The government has also included a criterion within the prior approval where the building is located in a Conservation Area and would involve a change of use of the whole or part of the ground floor which is to consider the impact on the character or sustainability of the Conservation Area. This could be considered on an individual basis, although it might provide more clarity to identify those Conservation Areas which are traditionally commercial. Alternatively the Council could seek to focus upon Class E uses and ensure that proposals meet a series of qualitative criteria to maintain and enhance town centre health within the Conservation Area where:

- there is a justifiable case that the proposed use(s) will make a positive contribution to town centre health;
- the proposed use(s) will make a positive contribution to levels of vitality in the town centre;
- the proposed use(s) provide active and attractive ground floor frontages; and
- the proposal is able to meet amenity criteria

3.7.12 The Council will need to update its Retail Capacity Assessment (2016) to consider whether there is a need to provide any retail allocations and whether the town centre strategy for Oakham and Uppingham remains up to date.

3.7.13 Further work may be required to update the 2021 Town Centre’s study to assess the impact of Covid-19 on Oakham and Uppingham in the long term to consider how Rutland’s town centres will develop over the plan period. The town centre’s study only provided a ‘snapshot’ of the policy and legislative position and may require if there are further policy and legislation announcements.

**Question 29 - Potential policy approaches for the viability of Oakham and Uppingham Town Centres**

**Which option do you consider to be most appropriate to include in the Rutland Local Plan?**

**Option A: Continue with the existing policy approach and update the Council’s evidence base where necessary.** The existing approach is well established but requires an updated Retail Study to fully support it. Updating the evidence will also allow an opportunity for recent changes to national policy and guidance and retail trends to be considered.

**Option B: Develop a wider strategy to support a range of activity in town centres and take account of the changes in their use.**

**Question 30 Primary Shopping Areas**

**Should the Council seek to develop a policy that encourages Class E uses to be located within a defined town centre or primary shopping area (with the inclusion of residential on upper floors if considered acceptable), with a requirement to provide active street frontages ?**

**Question 31**

**Do you have any additional suggestions or comments about how the Local Plan can help to support vibrant town centres and a network of local centres ?**

Issue 6	<b>Enabling safer and stronger communities, supported with viable and accessible community and cultural facilities</b>
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**3.8 Strategic Objective 6: Supporting all communities across the County to make them safer and stronger.**

**Strategic Objective 5: Enabling Rutland’s market towns and, their centres in particular, to be places for economic and cultural activity with good access to services; seeking to sustain a network of larger villages that serve local needs; and enabling the viability and sustainability of smaller villages and countryside – in ways which protect the County’s heritage, character and identity.**

**Planned Limits of Development (PLD)**

- 3.8.1 The NPPF sets out that to promote sustainable development in rural areas, development (including housing) should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 3.8.2 The adopted plan identifies Planned Limits of Development (PLD) around all but the smallest settlements in the County. The PLDs mark the limit of the built-up areas of towns and villages. Within the PLDs small scale development and the conversion or redevelopment of existing buildings is generally considered to be acceptable (subject to matters of detail). Beyond the PLD development is restricted to countryside uses.
- 3.8.3 This policy approach has been effective and has limited the expansion of Rutland’s towns and villages into the countryside. The use of boundaries to mark the limit of settlements clearly denotes where development might be considered acceptable and where it is unlikely to be accepted, making planning decisions consistent and robust.
- 3.8.4 The current PLDs were defined in 2012 and may need to be reviewed in the new Local Plan to ensure that they are appropriately defined. We should also use this opportunity to consider whether the use of PLDs remains an appropriate approach for determining the location of development.

**Question 32**

**Do you agree with the approach to defining the limits of development for settlements should be retained?**

**Question 33**

**Do you agree with the current PLDs need to be reviewed?**

**Question 34**

**If so, can you identify specific areas where the boundary should be changed and set out your reasons why?**

## Neighbourhood Plans

- 3.8.5 The Localism Act 2011 gave communities more control and influence over their area and how it should develop. The community-led Neighbourhood Plan is the main tool for doing this. Neighbourhood planning allows residents, employees and businesses to come together through a Town or Parish Council or neighbourhood forum and say where, for example, they think new houses, businesses and shops should be located and what they should look like. It is not compulsory and should not be used as a way to stop development, and plans must be broadly in line with the Local Plan for the area.
- 3.8.6 The Council has a statutory duty to advise and guide the development of Neighbourhood Plans in Rutland. It is keen to encourage local people to develop community-led and community-resourced neighbourhood plans, where local communities consider this appropriate, in order to support the emergence of sustainable communities across the County.
- 3.8.7 Government has not sought to prescribe how local planning authorities should meet their 'duty to support' the preparation of NDPs. The Council's neighbourhood function largely focuses on ensuring both parties are following due process and that it acts as a critical friend on emerging NDP policy. The Council has published guidance has prepared a Service Level Agreement that sets out the technical advice that it can provide and guidance on the role of the Council and local groups in preparing neighbourhood plans. Town or Parish councils preparing neighbourhood plans are asked to sign up to this agreement at the beginning of the process of preparing a neighbourhood plan.
- 3.8.8 National policy requires the Council to identify strategic policies of Local Plan by making clear which Local Plan policies are strategic. This will aid the 'general conformity' process and enable town and parish councils to identify parts of the local plan that may have scope to be altered and added to at a local level. The Council could consider developing a new Neighbourhood Plan policy that sets out conditions that neighbourhood plans will need to pass to be in general conformity with the adopted Rutland Local Plan.

### Question 35

**How best do you think the Council can advise and guide the development of Neighbourhood Plans in Rutland?**

## Community Facilities

- 3.8.9 Community facilities and services include facilities such as local shops, meeting places, sports venues, cultural buildings, public houses, places of worship and other local services to enhance the sustainability of communities and residential environments. There are many existing facilities within Rutland's settlements that provide for the health and wellbeing, social, educational, recreational, leisure and cultural needs of the community. Some of these serve a local community, while some serve a wider area or serve a group or cluster of interdependent settlements.
- 3.8.10 To be sustainable, suitable good quality facilities must be provided locally whilst those that attract large numbers of visitors should be accessible by walking, cycling and public transport. Accessibility should also be equitable, ensuring adaptability to the specific needs of different

disabilities. This particularly benefits the less mobile and more deprived members of the community. The provision of local community facilities and services is essential to the quality of life for local residents as they encourage community cohesion and social interaction, healthy lifestyles, improve the 'liveability' of places, provide employment opportunities, and will reduce the need for people to travel to obtain essential services. Key issues to address are building inclusive and healthy communities with good and reasonable access to well-located, high-quality key services and community facilities, protecting existing community facilities, and the delivery of new facilities to meet community needs and promoting healthy lifestyles through support for initiatives such as provision of sports and recreation facilities and improved access to green infrastructure. A key challenge will be to ensure that the correct amount and type of facilities are delivered as part of future growth proposals to meet community needs.

3.8.11 Policies and decisions should aim to achieve places, which promote opportunities for meetings between members of the community who might not come into contact with each other including mixed use developments, strong neighbourhood centres, and active street frontages which bring together those who work, live and play in the vicinity. Policies should also plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments.

**Question 36 Community Facilities**

**Do you agree/disagree that the Local Plan should protect community facilities in sustainable locations and support the provision of new local community services and facilities alongside new development?**

**Question 37**

**Which of the following community facilities should be protected for community use?**

- **General store/convenience store**
- **Post Office**
- **Public House**
- **Community hall**
- **GP surgery**
- **Other (please specify)**

**Question 38**

**Do you have any additional suggestions or comments about how the Local Plan can help create safer and stronger communities and support viable and accessible community and cultural facilities?**

**3.9 Strategic Objective 12: Ensuring development is supported by essential infrastructure and services and promotes safe movement and more sustainable modes of travel by enhancing greener travel networks for walking, cycling and public transport.**

3.9.1 The NPPF sets out the importance of sustainability in relation to transport, in particular the need to ensure developments that generate significant movements are located where the need for travel will be minimised and the use of sustainable travel can be maximised. The Council recognises that improving accessibility and providing realistic alternatives to car travel in a rural area like Rutland is particularly challenging. Residents without access to a private car can be isolated and have significant issues in accessing employment, education, and training as well as other services and facilities.

3.9.2 The Local Plan will also need to have regard to the NPPF’s direction that the residual cumulative highway impacts associated with new development would need to be ‘severe’ before development could be refused or prevented.

**Local Transport Plan 4**

3.9.3 The location of new development can have significant impact on achieving sustainable patterns of travel and accessibility. The Council’s role as the highway and planning authority is central to meeting the Council’s strategic objectives and is primarily guided by the Council’s Local Transport Plan (LTP). The Spatial Strategy needs to be designed to reduce need to travel by car through locating development proposals in the most accessible locations.

3.9.4 The Local Plan will need to take account Rutland’s fourth Local Transport Plan (LTP4) which runs through to 2036 and sets out the overall strategy and some of the delivery arrangements for transport across the County. The vision of LTP4 is to deliver a transport network and services that:

- facilitate delivery of sustainable population and economic growth.
- meet the needs of Rutland’s most vulnerable residents; and
- support a high level of health and wellbeing (including combating rural isolation).

3.9.5 Acknowledging that Rutland is a rural area, and that car travel is inevitable for many households, the following issues have been identified which will need to be addressed:

- how does the Council focus new development in the most accessible or best served locations where journeys can be made by walking, cycling and public transport?
- Need to protect existing valued services and facilities from being lost to other uses.
- Can the Council require large scale development to provide a mix of uses on site and/or show how a range of different uses can be easily accessed from the development by walking, cycling and public transport?
- Consider existing bus routes and accessibility by walking and cycling when assessing sites for allocation and consider ways the Local Plan can promote public transport quality and use through development.
- How does the Local Plan promote the development of high-quality integrated walking and cycling networks which connect people to the places they want or need to go to?

- Can the Local Plan set maximum walking distances from new homes to a range of identified services (including bus stops) – generally 800m is a comfortable walking distance?
- What are appropriate parking requirements for both vehicles and bicycles and how can the needs for electric charging for vehicles and bicycles be met?

**Question 39 Options for promoting sustainable modes of travel**

**Which option(s) do you consider to be most appropriate to include in the Rutland Local Plan?**

**Option A: Continue with existing approach to direct development to the most sustainable locations and encourage the use of a range of sustainable travel options.** (This would need to be updated to reflect national policy and guidance)

**Option B: Include policies which actively discourage the use of private cars.**

This might include requiring traffic calming measures in new developments, reducing maximum car parking standards and accepting that the capacity of junctions and routes may be exceeded. As a rural County, there are high levels of car dependency which might make this option difficult to implement.

**Option C: Include policies which actively promote sustainable travel** (this might include requiring new developments to connect to existing centres and services by high quality walking and cycling network and where practical public transport services or establishing maximum walking distances from new homes to a range of identified services (including stops on operational bus routes).

**Option D: Consider the use of a specific policy which looks to improve walking and cycling connections.** This policy could be used to promote walking and cycling routes within new development sites and ensure there are safe walking and cycling links to the nearest services and facilities. It would set out that streets must be designed to be attractive, safe and prioritise pedestrians and cyclists making this a more attractive way to travel.

**Option E: Revise parking standards for new developments to reduce the availability of car parking spaces, increase the availability of racks and secure storage for bicycles and increase the availability of electric vehicle charging points.** This would also include requirements for electric charging for both vehicles and bicycles.

**Question 40**

**Do you have any alternative suggestions for promoting sustainable modes of travel?**

Issue 8	Ensuring new development is well designed and encourages active and healthy lifestyles
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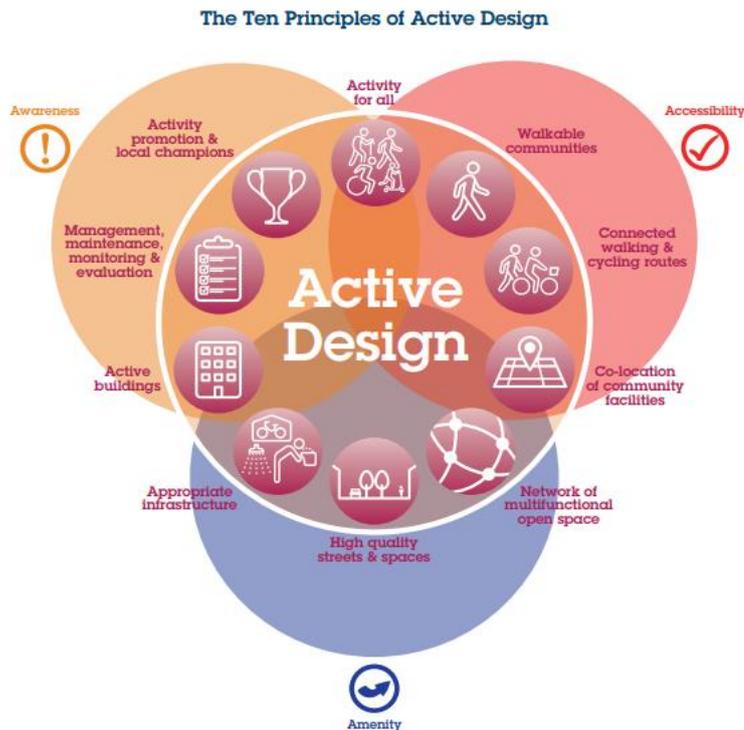
**3.10 Strategic Objective 8: Ensuring new development and open spaces support health and wellbeing and encourage active and healthy lifestyles.**

3.10.1 The environment in which people live can impact on both their physical and mental health and wellbeing. The design of neighbourhoods, homes, places of work, streets and open spaces can support the health and wellbeing of people by enabling healthier lifestyles. It can do this by creating environments and places that reduce health inequalities, promote social interaction and respond to the needs of all ages both within the new development site and surrounding area. Designing places where people can be active, have places to meet and play, seek to design out crime and ensuring that appropriate community and fire safety design considerations are incorporated within new development schemes will contribute to towards the long-term sustainability and resilience of developments.

3.10.2 Whilst the overall health of Rutland’s population is better than the national average there are significant underlying long term health issues and increasing levels of inactivity. The population of Rutland is older than the national average and is projected to continue ageing. There are hidden pockets of deprivation and a large proportion of residents living in rural areas which pose challenges in terms of health and services provision.

3.10.3 The NPPF requires health and wellbeing to be addressed in local planning policy. Paragraph 92 sets out that planning policies and decisions should aim to achieve healthy, inclusive, and safe places which enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs. Examples for how this can be achieved include the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

3.10.4 Locally, there is a role the Local Plan can play to support delivery of the strategic priorities outlined within the Rutland Joint Health & Wellbeing Strategy: The Rutland Place based Plan 2022 - 2027. The overall vision is to nurture ‘safe, healthy and caring communities in which people start well and thrive together throughout their lives’, with the essence of the strategy’s goal being ‘people living well in active communities’. It is therefore crucial the Local Plan aligns and contributes towards achieving the strategic priorities by maximising the opportunity to develop physical environments enabling and encouraging healthy living.



**Figure 4: Principles of Active Design**

3.10.5 Best practise and guidance for planning healthy places is set out in '[Building for a healthy Life](#)' and Sport England's [Active Design](#). The [National Design Guide](#) sets out further detail on promoting social interaction through inclusive design.

3.10.6 The Council has adopted a Design Guide Supplementary Planning Document (SPD); the key aims of this Design SPD are to:

- Establish the expectations for a high level of design and build quality in all development proposals in Rutland;
- Set out the design steps and considerations that planning applicants are expected to undertake; and
- Provide applicants with a clear understanding of good quality design at any scale or type of development, from a new community to an individual home extension.

3.10.7 Health and wellbeing should be considered at the earliest opportunity in the design of new development proposals to ensure health improvement recommendations can be implemented. The Council will need to consider how the new Local Plan can best integrate this to increase the range of long-term benefits to residents. The Local Plan will need to ensure that these principles are integrated into the design policy and promote the use of the Rutland Design Guidelines SPD.

3.10.8 Undertaking a Health Impact Assessment (HIA) as part of the plan making process will ensure this. A HIA is a practical way to identify and assess the effects a proposal may have on the health

and wellbeing of different groups of people. Undertaking a HIA in relation to the development plan can help judge the likely health impacts of that proposal , covering healthcare, health behaviours, social, economic and environment factors. Social, economic and environmental factors contribute approximately 50% of what makes us healthy. The completion of a HIA will help ensure any positive health impacts are achieved and negative health impacts minimised.

#### **Question 41 Options for Health and Wellbeing**

**Which option(s) do you consider to be most appropriate to include in the Rutland Local Plan?**

**Option A: Require new development to demonstrate how health and wellbeing principles are incorporated within the proposal**

**Option B: Require a Health Impact Assessments to be provided by applicants for specific development, depending on the scale and type of proposal.**

#### **Question 42 Health Impact Assessment**

**What factors (including scale and type of development) should be considered when deciding whether a Health Impact Assessment is required?**

#### **Question 43 Design**

**Which option do you consider to be most appropriate to include in the Rutland Local Plan?**

**Option A: Reference the Rutland Design Guide Supplementary Planning Document (SPD) in design policies to provide clear guidance in how to achieve high standards of design and build quality.**

The SPD will be used to provide design guidance for a wide range of design related issues including those that could enhance the health and wellbeing of the future community of new developments and create places that are resilient to climate change.

**Option B: Include more detailed design requirements in the design policy.**

Going beyond the current policy approach, additional design requirements could be set out for specific policy areas and additional design criteria could be included for large developments. Policy will specify that 'Building for a healthy Life' will be used to assess the design of new development.

#### **Question 44**

**Do you have any additional suggestions or comments about how the Local Plan can help to ensure that new development is well designed and encourages active and healthy lifestyles ?**

**3.11. Strategic Objective 6 Protecting and enhancing Rutland's varied and high-quality environment, including its natural landscapes, green infrastructure and biodiversity, as well as its rich historic built environment and cultural assets.**

3.11.1 Rutland has a rich built and historic environment with many attractive stone-built villages and two historic town centres that provide a distinctive local character to the area. There are 34 designated Conservation Areas, 16 Article 4 Directions and approximately 1,700 listed buildings that are afforded statutory protection and two Registered Parks and Gardens at Burley Park and Exton Park. One of the core land use principles established in the 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. The guidance is set out in the NPPF (paragraphs 189-208).

3.11.2 The NPPF requires plans to set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. It recognises that heritage assets are an irreplaceable resource and demands they are conserved in a manner appropriate to their significance, which should take into consideration the wider economic, social and environmental benefits that the historic environment can bring.

3.11.3 These heritage assets play an important part in the local character and identity of the County. It is important that both designated and non-designated heritage assets are recognised and protected and wherever practical enhanced by development.

3.11.4 The Council will need to consider how the new local plan can best plan for conservation and enhancement of Rutland's heritage assets whilst still achieving the growth that is needed, this includes addressing the issue of the impact of renewable energy proposals on the historic environment. The Historic Environment PPG encourages the development of specific policies in relation to use of buildings and design of new development and infrastructure. The withdrawn Local Plan included policies on the historic and cultural environment and protecting historic assets.

3.11.5 These policies were largely supported, through consultation and it is considered these policies will provide a useful starting point for developing policies in the New Local Plan.

**Question 45- Possible policy approach for the protection of historical assets**

**Which option(s) do you consider to be most appropriate to include in the Rutland Local Plan?**

**Option A: To refresh and update local policy further in line with the NPPF including a strategic policy for the conservation and enhancement of the built and historic environment.**

**Option B: To resource the updating of the historic environment evidence base including conservation area management plans and appraisals and identified assets of local historic importance.**

**Option C: To consider the wider use of Article 4 Directions (which can be used to remove some development rights) to help control the erosion of an area’s heritage and character.**

**Question 46**

**Do you have any additional suggestions or comments about how the Local Plan can help conserve and enhance Rutland’s historic assets?**

Issue 10	Protecting and enhancing the County’s biodiversity, wildlife habitats, green and blue infrastructure, and open spaces
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**3.12 Strategic Objective 6: Protecting and enhancing Rutland’s varied and high-quality environment, including its natural landscapes, green infrastructure and biodiversity, as well as its rich historic built environment and cultural assets.**

**Biodiversity**

3.12.1 National 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 NPPF. Paragraph 179 of the NPPF sets out to protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national, and locally designated sites of importance for biodiversity; wildlife corridors and steppingstones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration, or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

3.12.2 The Council has a legal duty to conserve biodiversity. A key role for the Local Plan is to ensure that future growth, especially in terms of housing and the economy, can take place without damaging the high-quality environment. If impacts are unavoidable then the Council must make sure mitigation is put in place to reduce any harm. This is particularly important in relation to the internationally protected habitats and species designations

3.12.3 Green (vegetation) and blue (water) assets together form a network which brings a wide range of benefits in addition to the habitats they provide. Rutland has 19 Sites of Special Scientific Interest (SSSIs) including Rutland Water which, as an internationally important wetland for wintering and passage wildfowl, is also designated as a Special Protection Area (SPA) and Ramsar site. There are 284 local wildlife sites and important areas of calcareous grassland and ancient and broadleaved woodland in the county.

3.12.4 The New Local Plan will need to ensure that development does not threaten these habitats, including through climate change adaptation and mitigation, and to create new open spaces and/or improve the quality of existing open spaces to meet local recreation and ecology needs more effectively.

3.12.5 Government policy encourages biodiversity net gain to be sought through planning policies and decisions. Biodiversity net gain should deliver measurable improvements for biodiversity by creating or enhancing habitats in association with development and can be achieved on or off site. One of provisions of the Environment Act (2021) is the mandatory requirement for new developments to provide 10% biodiversity net gain. The Council will take into account this requirement in preparing the Local Plan and set out further details required to provide clarity over the requirements and how they relate to the County.

3.12.6 The Council will need provide new evidence on biodiversity and wildlife for the County as the existing evidence is limited and dated. This will provide an opportunity for the Council to consider how the new Local Plan can best plan for the protection and enhancement of Rutland's biodiversity while still achieving the growth that is needed and develop Local Nature Recovery Strategies. The council will also need to ensure that the new Local Plan meets the requirements of the Environment Act 2021, particularly in relation to meeting Biodiversity Net Gain targets.

3.12.7 In addition, there is a specific process, a Habitat Regulations Assessment (HRA), for testing the impacts of the proposed Local Plan Review strategy on the integrity of the European nature conservation sites in and close to Rutland. This process requires cumulative impacts to be assessed which take account of development in other Counties and districts adjoining Rutland. The council will appoint consultants to undertake this technical assessment which is ongoing throughout the plan making process.

#### **Question 47 Biodiversity**

**Which option do you consider to be most appropriate to include in the Rutland Local Plan?**

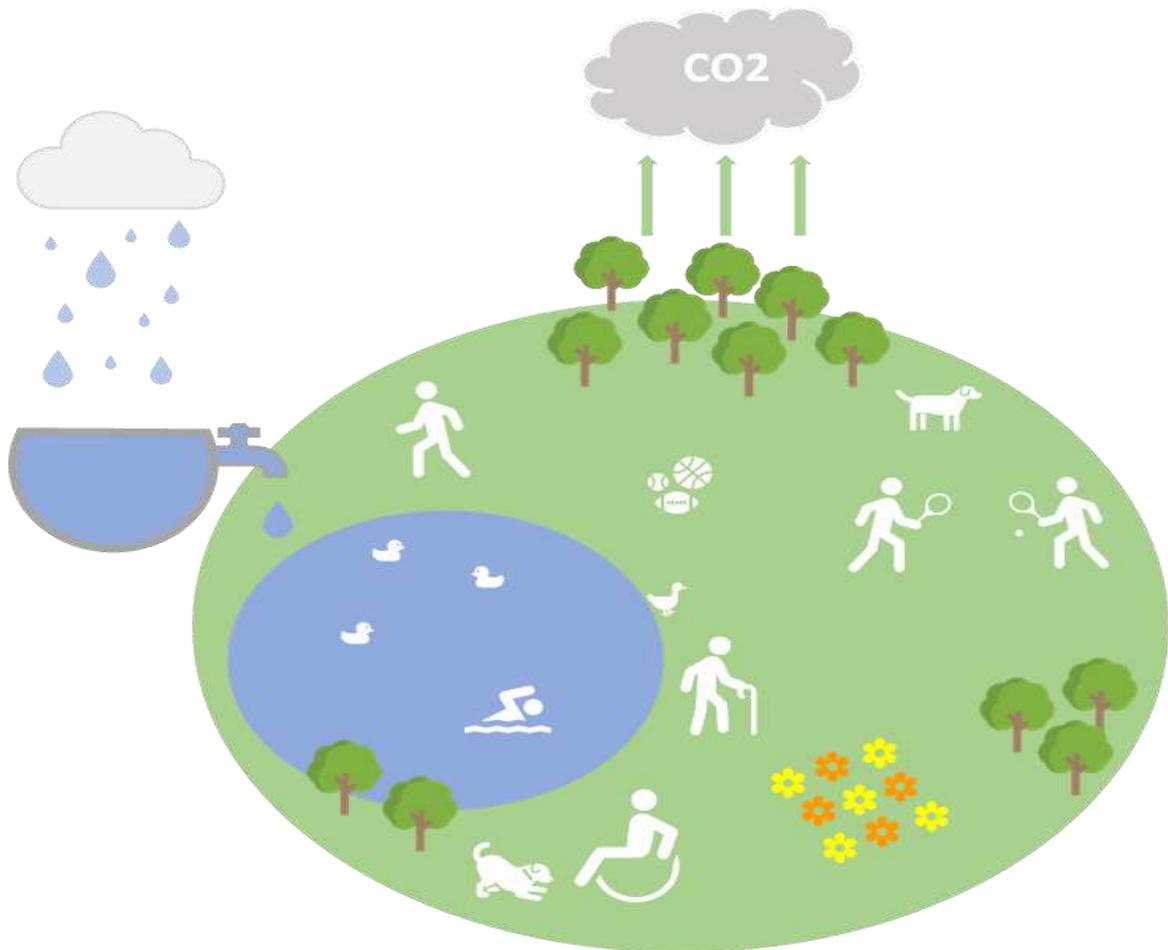
**Option A: Review and update existing Local Plan policies to take full account of national planning policy and guidance, and the Environment Act,** (this would include a clear statement of the mitigation hierarchy; the requirement for 10% net gain in biodiversity; and support for the development of a Local Nature Recovery Strategy covering Rutland as it relates to requirements from new development.)

**Option B: Consider a mapping exercise to record a biodiversity baseline for Rutland and identify locations where there are opportunities to improve or restore existing wildlife habitat and create new habitat to strengthen the ecological network across the plan area.**

This would help provide guidance on how Rutland County Council can meet the requirement of the Environment Act.

#### **Open Spaces, Green and Blue Infrastructure**

3.12.8 The need to increase physical activity is being more clearly recognised especially in the health, planning and urban design sectors. A well-designed neighbourhood will encourage people to increase the amount of physical activity they do. It can be encouraged through safe walking and cycling routes and good access to sports, recreational and play facilities along with other green spaces.



**Graphic showing the sorts of areas which are classed as blue and green infrastructure and what uses they can be. It also shows how these areas can help with mitigation of the effects of climate change**

3.12.9 National policy recognised the importance of providing access to a network of high-quality open spaces and opportunities for sport and physical activity for the health and well-being of communities. This can also deliver wider benefits for nature and support efforts to address climate change. It sets out planning policies should be based on robust and up-to-date assessments of the need for open space, sport, and recreation facilities and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

3.12.10 National policy also protects the existing open space, sports and recreational facilities from development unless there it can be proven to be surplus, replaced elsewhere or the benefits outweigh the loss of the current use.

3.12.11 To ensure the Council’s evidence is up to date and a new Open Space Assessment is being commissioned which will inform the policy in the Local Plan and developer contributions. In addition to this a Play Pitch Strategy for Rutland will be commissioned to assess the current provision and identify existing and future requirements for different types of sports pitches and facility enhancements.

#### **Question 48 Options for Open spaces**

**Which option(s) do you consider to be most appropriate to include in the Rutland Local Plan?**

**Option A: Continue with existing approach which includes a standard for open space provision by large scale developments and update the evidence base.**

The withdrawn Local Plan set out the updated provision standards per 1000 population for each type of open space. This is a well-established approach and would be supported by updated Open Space Assessment evidence. The policy also sets out standards regarding the accessibility and quality of the open space provision.

Future needs would also be derived from the latest Playing Pitch Strategy (or equivalent) for sports related facilities.

**Option B: Set no specific standards but require provision to be delivered in line with the Council's most up to date evidence.**

This approach would help to future proof the policy throughout the life span of the Local Plan (given that Sport England recommend that open space and playing pitch evidence is updated every 3 years).

**Option C: Set out additional development criteria for new green infrastructure provision**

Alongside either Option A or B, additional criteria could be developed which sets out requirements of open space provision. For example, this could include making sure that it is located to maximise its accessibility for all or designed to encourage different groups of people to exercise.

#### **Question 49 Options for the protection of Green and Blue Infrastructure**

**Which option do you consider to be most appropriate to include in the Rutland Local Plan?**

**Option A: Continue with existing policy approach to protect identified open space and sports facilities from development**

Local Plan policy sets out that the existing green infrastructure network will be safeguarded, improved and enhanced by further provision to ensure accessible multi-functional green spaces by linking existing areas of open space identified open space and sports facilities.

**Option B: Develop a Green and Blue Infrastructure (GBI) strategy for the protection, enhancement and management of the Green and Blue Infrastructure network.**

Identify and map the GBI assets of Rutland. Strengthen the existing policy approach by developing a strategy to establish potential opportunities to protect and improve the management of green and blue infrastructure assets, establish a network of multi-functional green space and create new linkages between existing assets.

#### **Question 50**

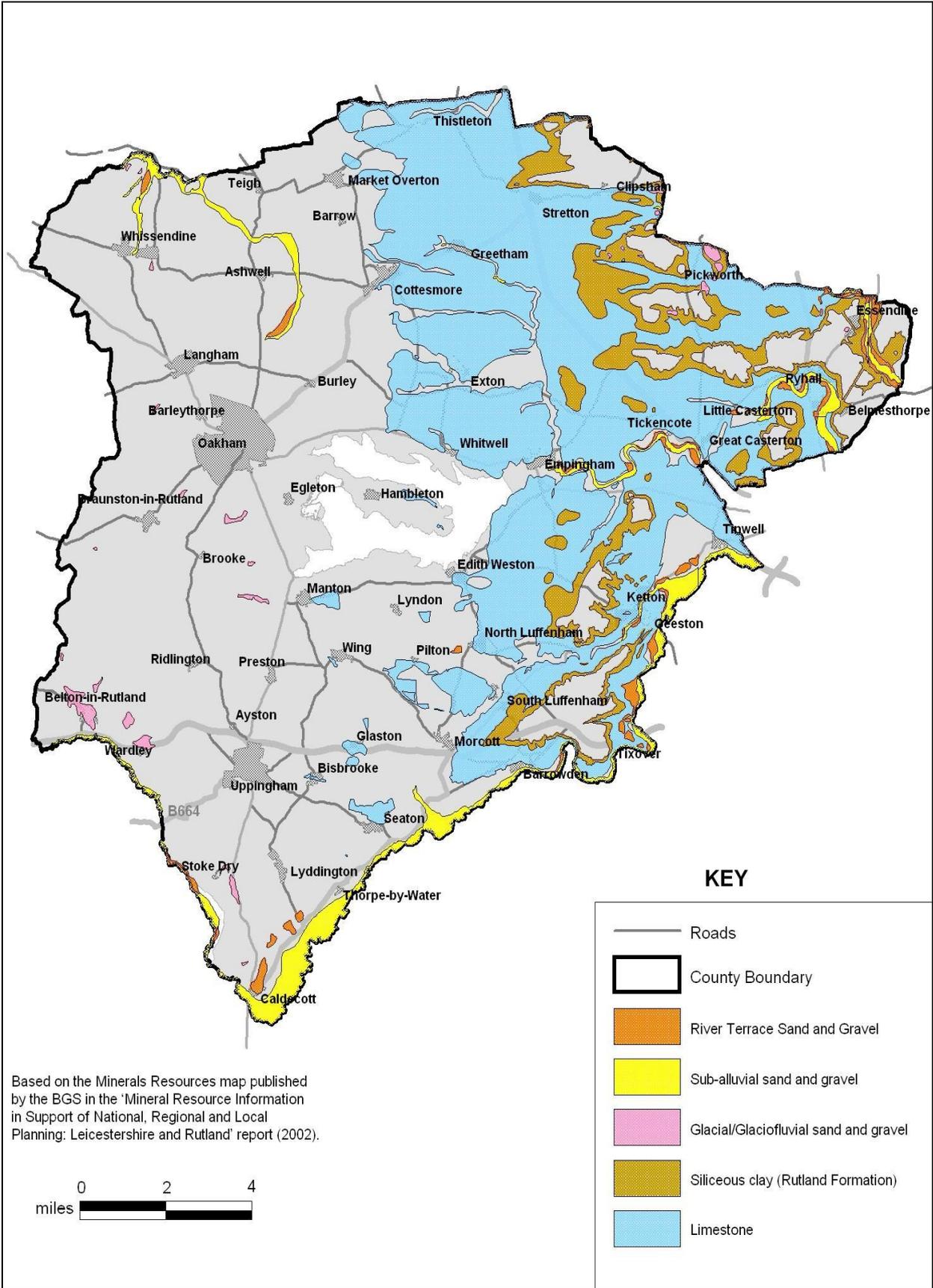
**Do you have any additional suggestions or comments about how the Local Plan can help protect and enhance the County's biodiversity, wildlife habitats, green and blue infrastructure, and open spaces?**

<b>Issue 11</b>	<b>Addressing minerals and waste requirements alongside environmental considerations</b>
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**3.13. Strategic Objective 11: Ensuring a steady and adequate supply of minerals to meet national, regional and local needs whilst taking account of impacts on environments and local communities.**

3.13.1 Minerals play a vital role in society. Aggregates and other types of construction minerals are needed to build homes, factories, offices and transport infrastructure. Other minerals are used in industry, food production and agriculture. Energy minerals like oil and gas provide the country with power and heating. Whilst seeking to deliver development, increase quality of life, and create sustainable communities, it is essential that the Council plans appropriately for minerals. Doing so ensures that the need for minerals by society and the economy, together with the impacts of extraction and processing on communities and the environment are managed in an integrated way.

3.13.2 Rutland's minerals resources are predominantly found in the eastern half of the county and consist mainly of Lincolnshire Limestone and siliceous clay. Whilst there are some isolated pockets of sand and gravels around the edge of the county (particularly the Welland Valley), these have not previously been worked.



**Figure 5: Rutland’s mineral resources**

### **Ensuring an Adequate and Steady Supply of Minerals**

3.13.3 There is a clear national policy to maintain an adequate and steady supply of minerals, particularly aggregates, to meet local as well as national needs. Limestone is the main type of mineral extracted in Rutland and has historically been the most important mineral resource, in terms of economic value, found in Rutland. Limestone is utilised as a source of crushed rock for uses such as constructional fill, roadstone and concrete and also for non-aggregate purposes including building stone, agricultural use, and cement manufacture.

3.13.4 To identify future requirements and demand for aggregates the Council has to prepare a Local Aggregate Assessment (LAA) that is updated each year. Future supply and demand are based on a rolling average of 10-year sales data and other local information. It looks at all supply options include the availability of secondary or recycled aggregates as well as imports and exports. The latest LAA is currently being prepared and will be available for the Preferred Options stage. The LAA will help to inform identification of an annual provision rate for aggregates to be set out through the Local Plan, and that the plan should seek to identify sufficient sites to deliver the plan's needs. The most recent LAA (reporting on 2020 data) identified ten and three-year sales averages for limestone aggregate (crushed rock) of 0.24 million tonnes (Mt) and 0.33 Mt respectively.

3.14.5 The NPPF sets out clear policy requirements in relation to a number of minerals. It requires the maintenance of landbanks of at least 7 years for sand and gravel, 10 years for crushed rock, 10 years for silica sand sites (more in some circumstances) and 25 years for clay. It also requires the Council to consider how to meet the demand for minerals for the repair of historic assets.

#### **Question 51 Supply and demand for minerals**

**Do you have any views on factors that may impact on the supply and demand for mineral resources in Rutland that should be taken into account as part of preparing the Local Plan?**

### **Efficient and Sustainable Use of Minerals**

3.14.6 As minerals are a finite resource, the Council needs to ensure that they are used in a way that is appropriate, efficient, and sustainable. This can be done by encouraging the re-use and recycling of suitable materials to help reduce the amount of primary mineral extraction. This is supported by national policy and guidance. In doing so, there is a need to take into account the contribution secondary and recycled minerals make to the overall supply. Recycled and secondary minerals are those that, after processing or treatment, can potentially be used to substitute for primary or land-won aggregate and provide a more sustainable source of aggregate for construction. They may be derived from processing of construction, demolition and extraction waste (CDE) (recycled aggregate) or may be by-products of mineral extraction or processing, or industrial processes (secondary aggregate). Nationally, over 72 million tonnes of recycled and secondary aggregate material were produced in 2017, representing 29% of the British aggregates market.

3.14.7 Information on the amount of available recycled and secondary aggregates being produced in the area is variable and not considered to be completely reliable. It is therefore difficult to accurately assess the role that they play in aggregate supply and demand. In many cases CDE

waste is processed on site using mobile plant and then either reused on site or taken direct to other construction sites for use. Collecting information from these sites is extremely difficult because of their temporary nature. However, the Local Aggregate Assessment will monitor production levels.

**Question 52 Efficient and sustainable use of minerals**

**Do you have any views on how the most efficient and sustainable use of minerals resources can be secured through the Local Plan?**

**Safeguarding Mineral Resources**

3.14.8 Minerals can only be worked where they are found. Therefore, the Council needs to make sure that proven resources are not needlessly sterilised by other types of surface development. The pressure on land from varying uses means that the Local Plan will need to set out an approach for safeguarding mineral resources to ensure that they are available to meet the future needs. This means defining Minerals Safeguarding Areas (MSAs) that highlight the presence of proven mineral deposits that are, or may become, of economic importance. It does not mean that it will necessarily be worked, nor does it rule out other types of development. It means that the presence of the resource needs to be taken into account by the Council in making decisions on planning applications and by developers when putting together proposals.

3.14.9 The Council could seek to define buffer zones around MSAs and consider the use of policies that support prior extraction of minerals. National Planning Practice Guidance on minerals and the BGS Guidance set out advice on how MSAs should be defined.

3.14.10 As well as mineral resources, national policy also requires the Council to safeguard infrastructure associated with minerals processing, handling, storage and transportation within the Local Plan.

**Question 53 Safeguarding minerals resources**

**Do you have any comments on the approach that the Local Plan should take towards safeguarding mineral resources and infrastructure, specifically:**

**a. Which of Rutland’s mineral resources do you consider should be safeguarded in the Local Plan?**

**b. Should defined Mineral Safeguarding Areas cover the full extent of the available resources or should it exclude built up areas?**

**c. Should buffer zones around Mineral Safeguarding Areas be used and should there be any distinction made between different mineral resources and the buffer distances that apply? Suggestions are welcomed regarding the extent of buffer zones.**

**d. Which, if any, mineral-related infrastructure in Rutland should be considered for safeguarding in the Local Plan?**

### **Managing the Impacts of Mineral Development**

- 3.14.11 As well as ensuring a steady and adequate supply of minerals, their efficient use, and safeguarding key resources and infrastructure, the Council needs to make sure that the impacts of all types of minerals development including extraction and processing on their surroundings are managed appropriately. The Local Plan will need to include policies to manage the impact of all forms of development, including minerals, on the wider environment and communities.
- 3.14.12 The Government's Planning Practice Guidance sets out some of the environmental considerations that need to be taken into account when assessing proposals for minerals extraction. Examples include noise, dust, air quality, lighting, traffic, landscape, and flood risk.
- 3.14.13 Mineral extraction tends to be a temporary use of land, albeit one that can last for a number of years. National policy seeks to ensure that the Local Plan sets out policies to encourage the reclamation of former minerals workings at the earliest opportunity and that high quality restoration and aftercare of mineral sites takes place.

#### **Question 54 Managing the impact of mineral development**

**Which option do you consider to be most appropriate to include in the Rutland Local Plan?**

**Option A: Set out specific policies in the Local Plan for managing the impacts of mineral development on the wider environment and the restoration/after-use of mineral workings.**

**Option B: Set out general policies in the Local Plan for managing the impacts of all forms of development, that proposals for mineral extraction would also need to address, with separate policies to address matters such as restoration which are specific to minerals development.**

**Option C: Do not include specific policies on managing the impacts of mineral development on the wider environment and the restoration/after-use of mineral workings. This would result in us relying on higher-level national planning policy.**

### **Sustainable Waste Management and Meeting Waste Management Needs**

- 3.14.14 Nearly all activities create waste, whether it is through the production or consumption of goods and services as part of the economy and wider society. This means that it needs to be managed in the most appropriate and sustainable manner. Waste is viewed as a resource rather than something that is to be disposed of, whilst its management is seen as being a part of efforts to reduce carbon emissions and combat climate change. Government policy set out in the National Waste Strategy (2013) clearly points towards a zero-waste economy. This means that material resources like waste are re-used, recycled or recovered, wherever possible, and only disposed of as the last option. This contributes to developing a place that is cleaner and greener.



**Prevention** - the most effective environmental solution is often to reduce the generation of waste, including the re-use of products.

**Preparing** for re-use - products that have become waste can be checked, cleaned or repaired so that they can be re-used.

**Recycling** - waste materials can be reprocessed into products, materials, or substances.

**Other recovery** - waste can serve a useful purpose by replacing other materials that would otherwise have been used.

**Disposal** - the least desirable solution where none of the above options is appropriate.

**Figure 6: The waste hierarchy (Source: National Planning Policy for Waste, Appendix A)**

3.14.15 In a similar vein to the NPPF, the National Planning Policy for Waste (NPPW), stresses a positive approach to planning for waste management and delivering sustainable development in accordance with the waste hierarchy. This prioritises the options for managing waste in order according to their environmental impact.

3.14.16 Because Rutland is a small area, the overall waste arising is relatively low when compared to other authorities, although evidence in preparing the municipal Waste Strategy indicates that Rutland is higher than the national average and many of our near neighbours for generation of municipal residual waste. Household waste makes up over 95% of Rutland’s municipal waste. Previous estimates indicate that Rutland produces around 0.120 Mt of waste, comprised of the principal waste streams: municipal; commercial and industrial; construction, demolition, and excavation; and hazardous. The level of arisings and land use context may impact on the appropriateness and viability of some forms of waste management, and their scale. Most of the waste produced in Rutland is exported to surrounding authorities where it undergoes

processing in preparation for recycling and reuse (including composting and inert recycling), is otherwise treated, or disposed of to landfill. Previous estimates indicate a total recovery rate of around 80%.

3.14.17 The NPPW requires Local Plans to identify sufficient opportunities to meet the identified needs for managing waste in their area. This should be achieved by driving waste management up the waste hierarchy, provided this does not endanger human health or harm the environment. Plans are also required to provide a framework within which communities and businesses are engaged and take responsibility for their own waste in line with the 'proximity principle'.

3.14.18 The evidence base, when developed, will provide us with an understanding of how much waste will need to be managed now and in future years together with the capacity and type of facilities Rutland needs, or will need, to do so. The outcome of this work and any policy approach developed in the Local Plan will need to factor in the impacts of national and local targets for waste recycling, recovery, and re-use in the type and nature of facilities needed.

3.14.19 As part of developing the Local Plan's evidence base, the Council will look closely at waste movements to/from Rutland and examine capacity elsewhere as part of the ongoing Duty to Co-operate with other waste planning authorities.

**Question 55 Minimising waste**

**Do you have any comments on how the Local Plan should seek to meet Rutland's waste management needs?**

**Location of New Facilities**

3.14.20 National planning policy requires the Council to identify suitable sites and/or areas for sustainable waste management. The NPPW sets out the type of locations that the Local Plan should consider for new waste facilities as well as guidance to assist us in determining the suitability of sites. Appendix B of the NPPW also provides a list of criteria that can be used to assess sites for inclusion in Local Plans.

3.14.21 These criteria include: the protection of water quality and resources as well as the management of flood risk; land instability; landscape and visual impacts; nature conservation; conserving the historic environment; traffic and access; air emissions, including dust; odours; vermin and birds; noise, light and vibration; litter; and potential land use conflict

3.14.22 The Local Plan will build on this approach and will consider within the local context. The location of any new waste facilities in Rutland will need to be broadly related to the chosen spatial strategy as well as the area's settlement pattern. The Employment Land Review (ELR) and Call for Sites process should assist us in helping to identify potentially suitable sites. The Waste Needs Assessment will also provide a good overview of existing facilities and capacity.

**Question 56 Options for Identifying Sites for Waste Management**

**Which option do you consider to be most appropriate to include in the Rutland Local Plan?**

**Option A: Identify specific sites or locations in the Local Plan for sustainable waste management facilities.**

**Option B: Use criteria-based policies to ensure that sustainable waste management facilities are developed in the most sustainable and appropriate locations.**

**Option C: Do not include any specific sites/locations or criteria-based policies and rely on national policy**

**Managing the Impacts of Waste Development**

3.14.23 It is essential that the Local Plan balances the need for new waste management facilities with their potential impacts on the wider environment and, in particular, on nearby communities. The Local Plan has to make sure that existing or proposed waste management facilities or sites/areas identified for such facilities are not impacted upon by non-waste development. The NPPW provides guidance for decision-makers on planning applications for both waste and non-waste development. The policy approach to be adopted in the Local Plan will need to build on this.

**Question 57 Options for Managing the Impact of Waste Development**

**Option A: Set out specific policies in the Local Plan for managing the impacts of waste development on the wider environment.**

**Option B: Do not include specific policies on managing the impacts of waste development on the wider environment and rely on higher-level national planning policy.**

**Question 58**

**Do you have any additional suggestions or comments for addressing minerals and waste requirements in the Local Plan?**

**3.15 Strategic Objective 12: Ensuring development is supported by essential infrastructure and services and promotes safe movement and more sustainable modes of travel by enhancing greener travel networks for walking, cycling and public transport.**

3.15.1 The provision of appropriate infrastructure is an important theme running through national policy. Paragraph 26 requires effective and ongoing joint work with relevant bodies in order that additional infrastructure needs are understood, and paragraph 34 requires Local plans to set out the types of infrastructure provision needed to support the delivery of the Local Plan.

3.15.2 It is important to understand what existing infrastructure is available, and whether it may need to be improved or extended to support new development. The Council will work with infrastructure partners to develop a clear understanding of what infrastructure capacity is available and what will be needed to support new development and use this information to develop an Infrastructure Delivery Plan to sit alongside the Local Plan.

3.15.3 The Local Plan needs to ensure that there is appropriate access to services such as education and healthcare; those utilities, such as power and telecommunications have capacity to supply development and that the physical infrastructure such as open space meets needs arising from the development proposed by the plan.

3.15.4 The Plan will include policies to cover specific types of infrastructure such as water and wastewater, Sustainable Drainage (SUDs), transport and open space but there is also a need to set out what how other infrastructure needs will be addressed.

3.15.5 Rutland is a Community Infrastructure Levy (CIL) charging authority which means that a levy is charged on eligible new developments (housing, retail and some commercial developments). The Council decides how it spends the money it receives from CIL on improving infrastructure. The CIL replaces the use of individually negotiated S106 agreements towards off site, strategic infrastructure.

3.15.6 Development proposals should deliver the necessary on-site infrastructure required to support new development. Such infrastructure will most likely include services such as power, water supply and wastewater disposal, Sustainable Drainage (SUDs), digital services, transport and open space. Strategic infrastructure improvements such as health care, education and community halls will generally be covered by Community Infrastructure Levy. However, it is important to understand that the CIL money on its own will not be sufficient to fund all infrastructure needs identified.

3.15.7 The extent to which an area is currently and can be served well by infrastructure is an important consideration in determining where to locate development and, how much and the type of uses suitable in any location. Current levels and quality of infrastructure (including roads, public transport, utilities and access to community, health, education and leisure facilities) are often regarded as constraints to new development.

3.15.8 The Council will need to consider how the new local plan can best plan for infrastructure needs arising from the growth and development proposed within it – this will be largely driven by the scale and location of development proposed. CIL funding alone is unlikely to be sufficient to provide all infrastructure needs identified and the Council will need to prioritise the expenditure of CIL to deliver critical and essential infrastructure first.

3.15.9 Further evidence will be gathered to identify the likely impacts of growth options and site-specific impacts for infrastructure. Cumulative as well as site-specific impacts must be considered and addressed. Infrastructure needs arising from the planned growth set out in the new Local Plan will be identified in the Infrastructure Delivery Plan (IDP).

3.15.10 Alongside the IDP the Council will need to undertake new viability testing of the policies and proposals in the plan ensuring that the cumulative impact of policies, CIL and development costs do not make development unviable.

#### **Question 59 Options for funding Infrastructure improvements**

**Which option do you consider to be most appropriate to include in the Rutland Local Plan?**

**Option A: Continue with a dispersed strategy for new development and allocate CIL funding to projects across the County.**

This will spread the available funding to more places but will spread it more thinly meaning that there may not be sufficient funds to fund everything. It will also make it more difficult to deliver a strategic approach to infrastructure investment.

**Option B: focus new development in a single location where the benefits of infrastructure investment can be concentrated.**

Economies of scale would mean that new/improved education, healthcare and utility infrastructure could be provided as part of a major development concentrating funds in a single location and reducing pressure on existing infrastructure elsewhere in the county.

**Option C: focuses new development on areas where there is existing capacity or certainty about the delivery of infrastructure improvements.**

This would result in an infrastructure led approach to the selection of development sites and settlement hierarchy.

**Option D: Develop a priority plan for new /improved infrastructure based on an assessment of need (critical, necessary, and desirable) and timing.** This would recognise that CIL funding alone is not sufficient to deliver all infrastructure improvements and will help to focus the investment plans of other agencies and support funding bids to government and other agencies.

**Question 60: Prioritisation of Infrastructure**

**If the Council has to prioritise its spending on infrastructure which of the following requirements should be given priority?**

- Affordable Housing
- Schools
- Healthcare
- Open space
- Leisure facilities
- Cultural facilities
- Road improvements
- Public transport

**Ensuring new development includes on-site infrastructure and services**

3.15.11 The withdrawn Local Plan included policy requirements for each allocated site. These policies set out development principles for the site which included necessary on-site infrastructure which would be delivered by the development in addition to collecting CIL for Strategic infrastructure projects.

**Question 61 Ensuring new development includes on-site infrastructure and services**

**Do you think the new Local Plan should include development requirements for each allocated site?**

**Question 62**

**Do you have any additional suggestions or comments about how the Local Plan can ensure that new development is supported by essential infrastructure and services?**

## 4. Next steps

- 4.1.1 Your comments will be processed and published online. Here you will be able to view comments made by others following the completion of this stage of public consultation.
- 4.1.2 The Council will consider all comments and prepare further evidence to help determine the preferred options for each issue to inform the next stage of the Local Plan, the “Preferred Options” stage.
- 4.1.3 Please note: We will make names available unless notified otherwise. But to protect your privacy all other information you provide when registering will not be open to public view. All comments will be publicly available so please ensure that you do not include any personal details within your comments, such as your address.
- 4.1.4 Your views are important to us, but it is recognised that the planning system is not always easy to understand or navigate. If you have any queries or want to know more about the Local Plan, or want to get involved in future consultations, please get in touch, via email [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk) or by contacting our Customer Services team on 01572 722577
- 4.1.5 If you have responded to this consultation you will be kept up to date with progress on the Local Plan, if you do not wish to respond to this consultation but would like to keep up to date on progress please register your interest by emailing [localplan@rutland.gov.uk](mailto:localplan@rutland.gov.uk), or alternatively check:
- the Council’s Local Plan website; [www.rutland.gov.uk/localplan](http://www.rutland.gov.uk/localplan)
  - Council’s Facebook and Twitter feeds; and
  - Local Press.

## Appendix: Glossary of Terms

Term	Description
<b>Adoption</b>	The point at which the final version of a Plan document is formally agreed and comes into use by the Council for planning purposes. At that point the Plan document becomes part of the statutory development plan for the local planning authority area.
<b>Affordable Housing</b>	Housing that is made available to households who cannot afford to access housing (either for rent shared ownership or immediate sale) on the open market. Currently defined by Annex 2 of the National Planning Policy Framework. Housing is made available at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.
<b>Allocated Land</b>	Land identified in a development plan as appropriate for a specific land use.
<b>Authority Monitoring Report (AMR)</b>	Is a document produced on an annual basis to report on the progress in the preparation of Local Plan Documents and how successful the implementation of policies has been.
<b>Biodiversity</b>	The whole variety of life on earth. It includes all species of plants and animals and the ecosystems and habitats they are part of.
<b>Biodiversity Net Gain</b>	Biodiversity net gain is an approach which aims to leave the natural environment in a measurably better state than beforehand. Biodiversity net gain requirement for new development seeking planning permission, has been introduced by the Environment Act 2021
<b>Brownfield Land (previously developed land)</b>	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agriculture or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
<b>Carbon Footprint</b>	A carbon footprint is the total amount of greenhouse gases (including carbon dioxide and methane) that are generated by our actions.
<b>Carbon Neutral</b>	Carbon neutrality refers to achieving net-zero carbon dioxide emissions. This can be done by balancing omissions of carbon dioxide with its removal (often through carbon offsetting) or by eliminating emissions from society. In October 2019, the Council approved a motion with respect to climate change. Among the measures put forward as part of Rutland County Council’s Climate Change Action Motion is the commitment to ensure the Council’s activities achieve a net-zero carbon footprint before 2050.

<b>Carbon Offsetting</b>	A carbon offset is a reduction in emissions of carbon dioxide or other greenhouse gases made in order to compensate for emissions made elsewhere. Offsets are measured in tonnes of carbon dioxide-equivalent
<b>Communities</b>	A group of social interacting people. This interaction may be due to the close proximity of where people live (i.e. within neighbourhoods) or groups of people that have similar characteristics or interests.
<b>Conservation Areas</b>	Areas of special architectural or historic interest, the character and appearance of which is desirable to preserve or enhance.
<b>Core Strategy</b>	This is a document that sets out strategic policies within the Local Plan process, setting out guidance on future development requirements and policy issues. Rutland County Council adopted their Core Strategy in July 2011.
<b>Greater Lincolnshire Local Enterprise Partnership (LEP)</b>	A body designated by the Secretary of State for Housing, Communities and Local Government (MHCLG), established for the purpose of creating or improving conditions for economic growth in an area. Local Enterprise Partnerships produce Local Industrial Strategies for their areas.
<b>Design Code</b>	A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.
<b>Development Plan</b>	Is defined in Section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made, and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.
<b>Development Plan Documents (DPD)</b>	These are key planning documents prepared by the Council. They are subject to public consultation and public examination. The DPD for Rutland are Core Strategy Development Plan Document (DPD), the Site Allocations and Policies Development Plan Document (DPD) and the Minerals Core Strategy and Development Control Policies Development Plan Document (DPD).
<b>Developable</b>	To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.
<b>Employment Land Review</b>	Employment Land Reviews (ELRs) are prepared to assess the likely demand for, and supply of, land for employment uses. They are used to make assessments of land currently in use for employment purposes, land currently allocated for employment purposes; and land with the potential to be suitable for employment purposes.

<b>Green Infrastructure</b>	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
<b>Greenfield Land</b>	Land that has not been previously developed, characterised by urban and suburban green spaces, open countryside and agricultural land.
<b>Habitats Regulation Assessment (HRA)</b>	Assesses the impact of plans or projects on Natura 2000 sites (these are Special Areas of Conservation (SAC) and Special Protection Areas (SPA)). National guidance recommends that Ramsar sites and candidate SPAs and SACs are also afforded the same protection through the Habitats Regulation Assessment process.
<b>Health Impact Assessment (HIA)</b>	<p>Health Impact Assessment (HIA) is a tool to identify and optimise the health and wellbeing impacts of planning. A health impact assessment (HIA) helps ensure that health and wellbeing are being properly considered in planning policies and proposals.</p> <p>The use of an HIA is not a legal or policy requirement. The key policy lever for HIA use comes from the Planning Practice Guidance (PPG) in which it states an HIA is “a useful tool to use where there are expected to be significant impacts”.</p>
<b>Local Green Space (LGS)</b>	The designation of land as Local Green Space (LGS) through local and neighbourhood plans allows communities to protect and identify green areas of particular importance to them. Refer to the National Planning Policy Framework (NPPF) February 2019. Paragraphs 100 to 103.
<b>Local Plan</b>	<p>A document used to plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. A Local Plan can consist of either strategic or non-strategic policies, or a combination of the two. Rutland County Council is the planning authority. The Local Plan comprises three documents:</p> <ul style="list-style-type: none"> <li>• Core Strategy Development Plan Document (DPD)</li> <li>• Site Allocations and Policies Development Plan Document (DPD)</li> <li>• Minerals Core Strategy and Development Control Policies Development Plan Document (DPD)</li> </ul> <p>The Local Plan also includes the ‘made’ neighbourhood plans in Rutland.</p> <p>All Local Plan documents must be subject to rigorous procedures of community involvement, consultation and independent examination and adopted after receipt of the Inspector’s report. Once adopted, development management decisions on planning applications must be made in accordance with them unless material considerations indicate otherwise.</p>

<b>Local Planning Authority (LPA)</b>	The local authority or Council that is empowered by law to exercise planning functions. County Councils are the authority for waste and minerals matters.
<b>Local Service Centres (LSC)</b>	Local Service centres are listed in the current Local Plan's Core Strategy Policy CS3 which sets out the settlement hierarchy. The local service centres are the focus for small scale level of development outside the two towns reflecting the range of facilities and access to public transport available and their role as serving surrounding minor settlements.
<b>Municipal Waste</b>	Municipal waste is also referred to as Local Authority Collected Waste (LACW), and generally consists of household waste and any other wastes collected from Household Waste Recycling Centres (HWRCs) <sup>1[1]</sup> , commercial or industrial premises, and waste resulting from the clearance of fly-tipped materials and litter. Household waste makes up the majority of municipal waste; this is over 95% for Rutland.  2[1] Also referred to as Civic Amenity (CA) sites.
<b>National Planning Policy Framework (NPPF)</b>	A document that has been prepared by Central Government and which sets out the Government's planning policies for England and how these should be applied. It provided a framework within which locally prepared plans for housing and other development can be produced. The NPPF must be considered in preparing the development plan (Local Plan) and is a material consideration in planning decisions on planning applications.
<b>National Planning Practice Guidance (NPPG)</b>	A document prepared and published by Central Government that provides guidance to supplement the content of the National Planning Policy Framework.
<b>Neighbourhood Development Plan/Neighbourhood Planning</b>	Neighbourhood development plans can be prepared by local communities, in particular parish councils, which can promote developments and have a greater say on where development should be located in their communities. In law this is described as a neighbourhood development plan in the Planning and Compulsory Planning Act 2004.
<b>Non- Strategic Policies</b>	Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies. See also 'Strategic Policies'.
<b>Objective</b>	A statement of what is intended, specifying the desired direction of change in trends.
<b>Planning Obligations</b>	Planning obligations are legal obligations entered into to mitigate the impacts of a development proposal. This can be via a planning agreement entered into under section 106 of the Town and Country Planning Act 1990 by a person with an interest in the land and the local planning authority; or via a unilateral undertaking

	<p>entered into by a person with an interest in the land without the local planning authority.</p> <p>Planning obligations run with the land, are legally binding and enforceable. A unilateral undertaking cannot bind the local planning authority because they are not party to it.</p> <p>Planning obligations are also commonly referred to as ‘section 106’, ‘s106’, as well as ‘developer contributions’ when considered alongside highways contributions and the Community Infrastructure Levy.</p>
<b>Policies Map (Local Plan)</b>	Accompanying the Local Plan written documents is an adopted policies map. This illustrates the extent of the area on the ground that the various policies cover. The policies map must be prepared and maintained to accompany all Local Plans.
<b>Ramsar Sites</b>	Ramsar sites are wetlands of international importance that have been designated under the 1971 Ramsar Convention on Wetlands for containing representative rare or unique wetland types or for their importance in conserving biological diversity.
<b>Self-build and custom housebuilding</b>	<p>This covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making key design and layout decisions, but the home is built ready for occupation (‘turnkey’).</p> <p>The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a legal definition of self-build and custom housebuilding. The Act does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.</p>
<b>Sites of Special Scientific Interest (SSSI)</b>	These are sites that have been recognised for the importance of either their biological, geological or landscape value. A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000).
<b>Special Area of Conservation (SAC)</b>	Areas designated under the European Habitat Directive. They provide increased protection for a variety of wild animals, plants and animals and are a vital part of the global effort to conserve world biodiversity.
<b>Strategic Housing Market Assessment (SHMA)</b>	A study intended to review the existing housing market in the area, consider the nature of future need for market and affordable housing and to inform the development of planning policy. The last SHMA was undertaken for Rutland in July 2019 and was updated in February 2020.
<b>Statutory bodies</b>	These are bodies that must be consulted on Local Plans and planning applications.
<b>Special Protection Area (SPA)</b>	An area containing an assemblage of breeding populations of rare birds at a level of European significance, designated under EC Directive 79/409.

<b>Strategic Flood Risk Assessment (SFRA)</b>	An assessment that sets out the risks from flooding within the district on a water catchment wide basis, whether from rivers, the coast or from other water sources. The assessment will be used to ensure that development proposals are fully aware of flood risk issues in a locality.
<b>Strategic Housing and Economic Land Availability Assessment (SHELAA)</b>	Previously known as a Strategic Housing Land Availability Assessment (SHLAA), the assessment was last carried out for the Local Plan and published in 2019. The assessment now incorporates employment land and has been renamed the Strategic Housing and Economic Land Availability Assessment (SHELAA). This provides an audit of land that is potentially suitable, available and achievable for housing and employment over the Local Plan period.
<b>Strategic Policies</b>	Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2024. The National Planning Policy Framework (NPPF) 2021, Paragraph 20, advises that strategic planning policies make sufficient provision for: housing (including affordable housing), employment, retail, leisure and other commercial development. Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management and the provision of minerals and energy (including heat), community facilities (such as health, education and cultural infrastructure) and conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure and planning measures to address climate change mitigation and adaptation.
<b>Supplementary Planning Documents (SPD)</b>	A document that may cover a range of issues, thematic or site specific and provide further detail about policies and proposals in a 'parent' Local Plan. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
<b>Sustainability Appraisal (SA)</b>	The Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability Appraisal is a systematic appraisal process used to assess the social, environmental and economic effects of strategies and policies from the outset of the preparation process. The SA process ensures that decisions are made in accordance with the principles of sustainable development.
<b>Sustainable Development</b>	In broad terms this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government have set five guiding principles for sustainable development in its strategy 'Securing the Future – UK Government Strategy for Sustainable Development'. The five guiding principles include: living within sustainable limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

<b>Sustainable Drainage Systems (SuDs)</b>	Drainage systems that are designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges. A SuDs is dependent on site specific constraints and applies to a broad range of drainage solutions that seek to manage rainfall close to where it falls. SuDs can be designed to transport, attenuate, infiltrate, evaporate and cleanse water.
<b>Sustainable Growth</b>	This refers to strategic growth that can either be accommodated within the capacity of existing infrastructure or includes proposals that will meet any potential gaps in infrastructure capacity. It also refers to the growth of settlements that is in proportion to the settlement size and character
<b>Windfall sites</b>	Sites not specifically identified in the Local Plan.