

Issue 4 – Enabling a prosperous and resilient economy

Strategic 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.

Rep id	Respondent (ID)	Agent	24. 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? Uppingham Gate
4146	Silver Fox Developments (John Edmond) [1138]		<p>Propose a hybrid approach based on Options B and C.</p> <p>It is essential that provision is made for new employment sites in order to offer choice and flexibility to the market and support the post Covid19 economic recovery.</p> <p>Given the clear need for logistics and warehousing/distribution centres identified along the A1 corridor the Council should look to undertake an appropriate assessment of warehousing needs within Rutland and the wider sub-regions and where need is identified or justified allocate appropriate land to support the delivery logistics sites.</p>
3871	Ryhall Parish Council (Parish Council Representative) [435]		All these have good connectivity and established business
3763	Historic England (Emilie Carr) [219]		<p>All options, it must be ensured that heritage assets and their settings are fully considered.</p> <p>For Option C</p>

			Historic England would highlight the archaeological and historic significance of the A1 corridor together with the potential for non-designated archaeology within these areas and need to consider this (and setting of the designated heritage) at an early stage in the allocation process.
3614	Jaynic Property Group [1106]	DLP Planning Ltd (Mrs Megan Wilson, Associate Director) [1105]	<p>As part of this emerging Local Plan, the above listed sites should be subject to a robust site assessment, as all other presented sites are, and their viability, deliverability and achievability should be considered in detail.</p> <p>It is noted that the last detailed assessment of the above sites was undertaken by the Council back in 2015. A considerable period of time has since elapsed and trends in employment demand and supply are likely to have changed significantly. It is for the Council to determine whether Paragraph 122 of the NPPF2021 is engaged if there is no reasonable prospect of an application coming forward for the use allocated in a plan and thus further reducing the Council's existing supply.</p> <p>SPRU considered in detail the deliverability of the above listed sites including the extent of potential double-counting with provision proposed in the Withdrawn Local Plan. In the absence of a more up-to-date position from the Council, this evidence should be read alongside this submission.</p> <p>Should the Council update the site assessments and supporting evidence sitting behind the allocation of the above sites, we retain the right to reconsider our position in respect of deliverability and market conditions.</p> <p>The above sites are not capable of accommodating the scale or nature of development required given the County's strategic location within the Golden Triangle.</p>
3553	Barrowden Parish Council (Mr Gordon Brown, Chairman) [1103]		Should be retained as employment land only

2890	Mr Simon Frearson [1047]		Proceed as planned
2848	CPRE Rutland (Mr Ron Simpson, Chair) [1036]		CPRE supports the proposals outlined in the emerging updated N Plan.
2834	Defence Infrastructure Organisation (DIO) [1042]	Montagu Evans LLP (Miss Lauren Hawksworth, Associate) [1041]	The new Local Plan should include a long-term approach and allocate land for a mix of employment uses to maintain a flexible employment land supply and encourage new investment, as set out in Option B. Employment land should be located at sites where it would limit the need for travel and be at an appropriate scale to meet local demands and be supported by appropriate infrastructure.
2452	Uppingham Town Council (Parish Council Representative) [445]		The land at Uppingham Gate, Uppingham is considered within the refreshed Neighbourhood Plan for mixed use. Prominence should be given to the views of the Neighbourhood Plan as this is subject to local approval by way of referendum.
2358	Limes, Firs & Spurs Resident's Association (Mr David Ainslie, Chairman) [1006]		The land at Uppingham Gate, Uppingham is being considered within the refreshed Neighbourhood Plan for mixed use. Prominence should be given to the views of the Neighbourhood Plan as this is subject to local approval by way of referendum.
2301	Mr Murdo Ross [890]		We already have a busy five-way roundabout at the A47 junction. The road between Uppingham and Caldecott has seen increased use by HGV's over the past 17yrs (that I have lived in Uppingham). anything that would increase this number would increase pollution and impact upon the safety of children on the London Road.

			A light industrial/ small warehouse development would destroy the credibility of Uppingham as a conservation town destination for visitors.
2267	Uppingham Neighbourhood Plan Group (David Ainslie) [270]		Yes. The land at Uppingham Gate, Uppingham is being considered within the refreshed Neighbourhood Plan for mixed use. Prominence should be given to the views of the Neighbourhood Plan as this is subject to local approval by way of referendum.
2138	Mr Norman Milne [996]		Viable. Good location good access to the East and the West
1707	Barry Hobbs [646]		This site is very viable and ideal for this type of development with potentially easy access to the A47
1509	Mr Andrew Lunn [689]		More information would be needed before making any comments. Such as impact on local communities and road networks. There is evidence of labour shortage locally and nationally, why do we need to attract more businesses?
1198	Nick Townsend [153]		This site will only be developed and provide employment uses as part of a mixed use development due to the high costs of infrastructure.
410	Mr Keith Simpson [824]		Any commercial development should be carried out in Oakham and Uppingham in order to make them commercially viable centres.
223	Miss Catherine Wymer [771]		Obvious area for more development, Upp desperately needs a decent supermarket.
166	ANCER SPA Ltd	Mr Keith Webster, Principal Consultant [742]	<p>The majority of the employment land allocation at Uppingham Gate has remained undeveloped because of economic viability reasons. Relatively low achievable rental levels for either office or light industrial development do not justify investment in provision of highway and other infrastructure to service the site for development let alone the development costs of the buildings themselves.</p> <p>Therefore the provision of either/or small offices or light industrial development on the site requires cross subsidy from other development, such as residential and food retail development.</p>

Rep id	Respondent (ID)	Agent	Hackamore Way & Panniers Way, Oakham
			Consequently Uppingham Gate should be allocated in the Local Plan for mixed-use development, as it is in the emerging refreshed Uppingham Neighbourhood Plan
3871	Ryhall Parish Council (Parish Council Representative) [435]		All these have good connectivity and established business
3553	Barrowden Parish Council (Mr Gordon Brown, Chairman) [1103]		Should be retained as employment land only
2890	Mr Simon Frearson [1047]		Proceed as planned
2658	Mrs Karen Hubbard [1033]		A new community needs much more than just shops & warehouses - use this land to build a community centre, arts centre or cinema/activity facility. Even a doctors surgery or primary school. We do not need more shops are warehouses!
2138	Mr Norman Milne [996]		This should've been developed in the last plan however it seems that the current council is much more happy to have properties that people live in must do more to encourage people to develop their businesses I miss location. However care must be taken to provide more sustainable travel to the north of Oakham and actually improve the medical services otherwise there is little point

1509	Mr Andrew Lunn [689]		More information would be needed before making any comments. Such as impact on local communities and road networks. There is evidence of labour shortage locally and nationally, why do we need to attract more businesses?
1007	Mr David Stevens [769]		Roads and services are struggling to cope with established and current developments. Further expansion of this site would inevitably lead to traffic chaos detrimental to existing businesses.
Rep id	Respondent (ID)	Agent	Pit Lane, Ketton
3871	Ryhall Parish Council (Parish Council Representative) [435]		All these have good connectivity and established business
3836	Sally Renner [1124]		Any development happening at Pit Lane Ketton should not pose overwhelming impact on the village - eg. lorries or too much extra traffic Only smaller development would be appropriate at this location.
3790	Ketton Darby & Joan Club (Ruth Renner) [1122]		Ketton - small industrial units only .
3553	Barrowden Parish Council (Mr Gordon Brown, Chairman) [1103]		Should be retained as employment land only

3401	Mr Adam Cade [1078]		Great potential But - The legal status and condition of Pit Lane needs resolving, as well as the variation in width of the road. Only if it is an adopted road as opposed to a bridleway which it is at present.
3329	Ketton Parish Council [329]	Mary Cade [638]	Since this is also a residential area and close to the rest of the village there should be small scale industry only. A distribution depot would also be unsuitable due to the nature of Pit lane and its junction with the High Street.
3103	Mr Martyn Williams [1055]		Little public transport - problem.
3101	Mrs Hannah Williams [925]		The lack of public transport to this area - this would need to be resolved. We should be designing sustainability into all our choices.
2890	Mr Simon Frearson [1047]		Proceed as planned
2590	Mr Jonathan Griffin [1023]		Not suitable due to transport and rural road infrastructure in that area
2562	Ms Lelia O'Connell [1008]		Unsuitable location for an employment site due to road and transport infrastructure in the surrounding locality
2301	Mr Murdo Ross [890]		It is in close proximity to the existing cement works. Any development must recognise that increased run-off will certainly adversely impact the River Chater, which is one of the few chalk streams in our area
2138	Mr Norman Milne [996]		This is a wholly sensible location and because of the cement works next door there is always going to be heavy transport unfortunately coming through Tinwell it will actually therefore increase the opportunities for businesses coming off the A1 once that is improved however there is a long term concern for Tinwell with increasing through traffic.

			<p>The whole highways element of passing Stamford on the A1 should be reviewed as it is extremely poor. I am aware that Highways England is interested in resolving the bottleneck but equally to the north of Stamford there is another opportunity to push a road out to the East and get rid of the problems at the Tallington Level Crossing improving the access to the north east of Stamford and relieving the weight of traffic within Stamford.</p> <p>The issue is that RCC does not appear to be communicating well with Stamford County Council and appears to not look at things on a regional basis. A possible combination of the best parts of both planning departments under a single director and CEO may well help.</p>
1894	Mr David Lewis [983]		As a Ketton resident I would be pleased to see further employment sites on Pit Lane
1615	Oakham Quaker Meeting (Ms Susan Bolter, Clerk) [941]		Small industrial units only please
1509	Mr Andrew Lunn [689]		More information would be needed before making any comments. Such as impact on local communities and road networks. There is evidence of labour shortage locally and nationally, why do we need to attract more businesses?
499	Mr Nigel Roberts [705]		The village does not need any new development and pit lane should not be part of the allocation. There are virtually nil facilities in the village and more traffic would ruin the delicate balance that exists at present.
368	Martin Shewry [755]		A good local site for Rutland's businesses
Rep id	Respondent (ID)	Agent	28 Do you have any additional suggestions or comments about how the Local Plan can support a prosperous and resilient economy?
4164	The Burley Estate [691]	Savills (Lynette)	The Burley Estate owns land which is located to the immediate north of Rutland Water and east of Oakham. The Estate are currently involved in taking forward a project to sympathetically establish a

		Swinburne, Associate Director) [520]	<p>Wildlife Park, with sustainability and education at its core, targeted at both local and tourist visitors.</p> <p>The intention of the proposal is to improve the natural habitat and ecology of the area, by replacing arable land with meadows, trees and indigenous species.</p> <p>An important element of the proposal is to create a destination for sustainable tourism, which will generate multiple benefits, including economic improvement, positive impact on community culture and increased biological education.</p> <p>The location of the site for the Wildlife Park in close proximity to existing destinations presents an opportunity build a strong hub of leisure activities in Rutland.</p> <p>By focusing growth around existing attractions, it enables a holistic approach to visitor management, and improved co-ordination of issues such as highways, car parking, sustainable transport and events</p> <p>It is important that growth of new recreation, sport and tourist uses is not limited to the defined Recreation Areas within adopted Policy SP26 only. Recreation, sport and tourist uses are important to the economy of Rutland, where these can be balanced with the careful management of the natural environment, and as such, should be considered appropriate across a wider area than just those identified as Recreation Areas.</p> <p>Both development management policies and legislation exist to ensure that designated areas are protected from the impacts of development and as such, defined Recreational Areas are not considered necessary in a future Local Plan.</p> <p>Q28 – In relation to supporting a prosperous and resilient economy, it is important that the Local Plan recognises the role that visitor attractions and recreational activities can play in local economies. There is an opportunity for the Local Plan to ensure that economic growth across all sectors, including leisure, recreation and tourism is supported, especially where this can be undertaken in an environmentally sensitive way.</p>
3926	Anglian Water	Darl Sweetland,	Rutland Water

		Spatial Planning Manager [234]	<p>Anglian Water welcome the continued recognition that the Council and partners have of the importance of Rutland Water and its role in the local economy. Projects through the Water Industry Natural Environment Programme (WINEP) continues to improve the habitats and biodiversity of the area such as measures to enable the migration of elvers and eels. This is alongside our management of the water and land based habitats to ensure they are protected and suitably accessible for visitors. Our work with local farmers also seeks to use our understanding of the water environment to support them in reducing the use of fertilisers and pesticides which can end up in local water bodies.</p> <p>3.6.19 Anglian Water supports the evidence based approach including landscape assessment to both protect areas of sensitivity and importance and identify locations where suitable development to support the existing facilities and businesses can take place. The identification of the five Recreation Areas enables us to ensure growth associated with our leisure and recreation functions is located in the most appropriate locations which can accommodate the required scale and form of business. The income generated by the businesses enable us to manage and protect and when possible enhance the habitats in and around Rutland Water. It is important that there is sufficient flexibility in these Recreation Areas to ensure that the various uses and businesses can continue to operate or to introduce new businesses and uses where appropriate.</p> <p>3.6.21 The wider ‘Rutland Water Area’ recognises the function of the reservoir and the value of the asset in supporting the rural economy. Anglian Water considers that the Barnsdale Recreation Area can accommodate sensitively located eco lodge/ glamping activities. The long standing exclusion of this area from the SSSI and its proximity to the A606 means it provides a suitable location for tourism activities. It is this area, outside of the habitat designations which Anglian Water through our agents submitted for consideration in the Call for Sites.</p>
3839	Sally Renner [1124]		Anything which impacts connections between towns and villages, including Stamford. More frequent buses on market days for example or to match with secondary school start/end times
3793	Ketton Darby & Joan Club (Ruth Renner) [1122]		Better, more frequent transport
3754	Jane Ellis [1121]		The lack of employment opportunities in Rutland is almost totally ignored.

			Lack of employment, locally, results in high volume commuting and increased carbon emissions. This issue is not addressed. Employment and appropriate infrastructure need to develop alongside new housing to ensure a sustainable economic future for Rutland
3740	Sinclair Rogers [1120]		we see no signs of anything being planned in these developments to 'enable a prosperous and resilient economy'.
3557	Barrowden Parish Council (Mr Gordon Brown, Chairman) [1103]		Any development at Rutland Water should be compatible with the agreed RW Strategy. Encourage development of suitably located greenfield land for a University Campus with starter units for small business related to deliver high tech/high salary jobs
3492	Mrs Pam Allen [1085]		Some current sites have been over commercialised (Sykes Lane beach) and cannot cope at busy times which spoils the local area for visitors and residents. Wildlife has also been significantly disturbed. Promote Rutland as an 'Emissions champion'. Set up sensitive archeological sites to demonstrate recent prehistoric and Roman finds. Plant a large forest with educational interest for small children ie wooden/forest villages Insist that previous Hanson excavations are re-developed into quality environmental visitor sites to eliminate visual scars to our countryside.
3332	Ketton Parish Council [329]	Mary Cade [638]	Ensure that there is a safe cycle path the whole way round Rutland Water with no on road sections Reinstate the Rutland Water bus, at least in the summer months, running between Oakham and Stamford train stations, with a timetable coordinated with the train timetable and the capability to carry bicycles on the bus.
3282	Mr Greg Harker [1064]		Consideration should be given to purchasing all farmland bound by the adjacent roads. RW is a fantastic asset for the county but its development is held up by restrictions on access caused by the need for animals to graze without public confrontation. RCC should visit Bewl Water near Lamberhurst to see just how much more use is made of the reservoir with more facilities. Keep (or even expand) the nature reserves but make more of RW available, better paths including cycling specific pathways, more facilities - in tasteful keeping with the environment. It would increase tourism to the county and be a jewel in the county crown.

3263	Edith Weston Parish Council (Parish Council Representative) [411]		Improved management in relation to access and parking is required
3108	Mr Martyn Williams [1055]		<p>More sports facilities, focus on locally available facilities, will both provide employment opportunities and also encourage younger working people to live here - providing the workforce our local economy needs.</p> <p>Adding in social value to procurement decisions - planning permission requests should be factor 'social value' into calculations.</p>
3107	Mrs Hannah Williams [925]		When taking planning policy decisions, social value should be taken into account. I.e. a charity providing sailing experiences for disabled people is not on an even footing with an overseas company with a tax structure meaning they are based outside the UK, (for example). A social enterprise may be able to provide local employment, keep turnover local and add more to Rutland than it takes away.
3105	Mrs Hannah Williams [925]		<p>Better public buses, better signage for visitors, don't close the toilets! More benches and footpaths.</p> <p>Focus on increase in nature and biodiversity, leafy areas are nicer to visit - we need more trees and woodland and more hedges around our employment areas.</p>
3028	Mr Malcolm Touchin [1038]		Consider creating a new asset/attraction for the county to encourage new business, tourism, etc. This could perhaps be to do with renewable energy, leisure, sport, or academic.
2955	Mr Brian Grady [1052]		Promote the generation of renewable energy to meet the current and future needs of Rutland in appropriate locations.
2893	Mr Simon Frearson [1047]		Look beyond just Rutland Water - develop the history, museum and archaeological resources in the area to attract visitors to the region.
2852	CPRE Rutland (Mr Ron Simpson, Chair) [1036]		<ol style="list-style-type: none"> 1. Support a bid for one of the remaining micro nuclear power stations 2. Strengthen policies supporting our market town high streets but acknowledging the need for some edge of town development to ensure consumer choice and reducing the needed to travel for routine goods and services. 3. Policies should support the creation of an integrated community transport service in the form of a Rutland Bus Company CIC.

2709	Braunston Parish Council (Mrs Carole Brown, Parish Clerk) [1003]		Provide transport and safe foot/cycle links between towns and outlying villages
2661	Mrs Karen Hubbard [1033]		We need to find a way for Oakham to profit from Rutland Water. Day visitors come & go but never visit the town & it's cafes & restaurants. Signage & publicity are needed. Also a better transport strategy to avoid the long delays we so often see in the summer
2610	Ms SUSAN SEED [1028]		Keep it simple at Rutland water. Tourists are its bread and butter so make them welcome with the things we already do. Attractions which is wildlife and outdoor activities.
2592	Mr Jonathan Griffin [1023]		The wider impact of higher visitor numbers and traffic issues around Rutland Water at peak times is already a significant problem for local residents. Further development in the defined recreation areas will only exacerbate this problem even further.
2565	Ms Lelia O'Connell [1008]		There is enough development in and around Rutland water - the local villages and road network already struggles with what is available at peak times which include week-ends.
2555	Mr Harold Dermott [1001]		The vast majority of visitors to Rutland/Rutland Water will arrive by car, not walking or cycling. RCC must provide easy vehicle access, particularly to Rutland Water, from the Trunk road network. By the 2033, over 50% of the cars on the road will be EVs and by 2035, all new cars will be EVs. Both dates are well before the end of this plan. Therefore RCC need to ensure that there is an adequate supply of 7 kW AC EV chargers at all RCC and Anglian Water car parks.
2457	Uppingham Town Council (Parish Council Representative) [445]		Uppingham should not become a museum. The Local Plan needs to be seeking ways to permit sympathetic smaller business opportunities rather than trying to keep things as they were.
2361	Limes, Firs & Spurs Resident's Association (Mr David Ainslie, Chairman) [1006]		Rutland Water is not properly used for the benefit of Rutland. It is far too weighted for the benefit of Anglian water. Camping and caravanning activities are simply not damaging if correctly controlled on appropriate sites and will significantly assist with the local tourism offering.

2315	Mr Peter Coe [1004]		I agree with the current approach. However, RCC should ensure (perhaps through policy) that any development is undertaken and contains mitigation measures to minimise the impact on nearby local communities. As an example the parking of vehicles along and on verges at Normanton is an ever increasing problem
2304	Mr Murdo Ross [890]		Alternative attractions to Rutland Water must be promoted and developed to make the county a year-round short-break destination.
2270	Uppingham Neighbourhood Plan Group (David Ainslie) [270]		The Local Plan needs to be seeking ways to permit sympathetic smaller business opportunities rather than trying to keep things as they are.
2216	Alistair Parker [959]		The RWA should be protected with Edith Weston lying within the RWA. Support the continuation of current policy.
2141	Mr Norman Milne [996]		<p>There is no reason to dissuade certain business to develop however it has also to be in consideration of the locals and the facilities that are required longer term. The local roads cannot cope with the level of traffic and in addition is increasingly using routes through North Luffenham to service the St George's Barracks Hangars.</p> <p>The bottom line is that the more Rutland Water is developed then less people will like to visit. The monetisation of the location more recently by Anglia Water Authority gives cause for concern - Waterpark and Solar Array at Empingham. Whitwell has suffered to and inadequate security has allowed 'revellers' to barbeque etc out of hours. Noise levels from the car park sites have impacted the quiet enjoyment of the countryside.</p> <p>Additionally, Oakham is very much a ghost town on a Sunday. If Oakham is not fixed and becomes more attractive to visitors, then expect both Stamford and Uppingham to take more precedence. What happened to Develop Oakham</p>
2073	Mrs Penelope Forbes [994]		Existing policies strike a good balance.
2020	Edith Weston Neighbourhood Plan Group (Julie W) [783]		<p>Produce a full economic report - the existing is very out of date!</p> <p>Start a business club and offer support to help business grow - what do they need? Work on a long-term strategy to encourage business that offer jobs with prospects to retain our talent or those that will train and create talent.</p>

			<p>Low paid businesses or those with zero hour contracts should not be allowed to start up in Rutland - this will not help our economy in the longer term -</p> <p>FAST FOOD establishments make people poor & unhealthy - and in our small county should be severely restricted to assist our young adults getting better paid jobs and in the longer term reduce the councils health & social costs.</p>
1962	Ms Rosemary Harris [984]		There seems to be an assumption by Rutland Council that the Rutland Water area is the prime location for tourism but there are other beautiful areas in the county and these shouldn't be overlooked.
1957	Ms Rosemary Harris [984]		The original plans for Rutland Water included a certain amount of equestrian access to the perimeter track to enable the linking of the stopped up bridleways. This subsequently fell by the wayside despite there being considerable enthusiasm of horse riders for such access. The appetite for this remains so some provision would be welcome.
1764	Ms Gayle Burgess [976]		The diversity of (thriving) small businesses in Oakham in particular, but also to some extent Uppingham, is a wonderful asset to the region and should be used as a model elsewhere, where high-streets are gradually being taken over by chain brands. Perhaps there could be magazine content created to showcase local businesses a bit more to residents?
1709	Barry Hobbs [646]		Help smaller businesses as much as possible
1618	Oakham Quaker Meeting (Ms Susan Bolter, Clerk) [941]		Better public transport would support the local economy, for example trains on Sunday mornings and more frequent bus services.
1511	Mr Andrew Lunn [689]		The existing policies have been successful in maintaining a balance between tourism and preserving the rural nature, they should be retained.
1489	Janet Underwood [125]		Rutland Water provides a great opportunity for improving the health and well-being of the Rutland population - but, for many Rutland residents, it's not easily accessible by public transport and it's car parking charges can ,at best, be described as 'unfair' for Rutland residents or a tax on exercise. So, should Rutland residents be entitled to free parking? Also, should there be better public transport opti9ns - especially for those living in villages further away from the reservoir?
1368	Normanton Parish Meeting (Mr Christopher Renner, This is my personal		Already plenty of development around Rutland Water.

	view from Normanton Parish Meeting) [109]		
1297	Mr Tony Wray [545]		There is one exception that RCC and Anglian water continually fail to recognise. Hambleton Village is unique in that it is a) only accessible via the peninsular and b) has no parking facilities and absolutely no parking availability in the village aside from the space needed for residents and businesses (pub and hotel). Provision should be made to manage and/or limit the traffic that the village is required to accommodate.
1264	CLA (John Greenshields, Chartered Surveyor) [937]		<p>Firstly, to add to the response of Qu. 27, There is development which may be excluded from what could be allowed within the Rutland Water area and could make a positive contribution. With indirect benefits to the social and environmental targets of the area.</p> <p>In more direct answer to Qu. 28 Growth is desperately needed within the County, especially in rural areas. Development, as should be supported provided that it is sustainable, and that the rural economy should be supported. While the rural economy exists at a low concentration it is highly mixed and because of its nature the Council should look to support appropriate proposals throughout the whole County where it will make a positive contribution. Not to just focus on specific locations or tourism in certain areas, as Covid has clearly demonstrated that this would represent a terribly weak local economic base.</p> <p>Economic growth will help ease house affordability issues and will leave more money to be invested on becoming Net Zero.</p>
1201	Nick Townsend [153]		Linking employment opportunities to the availability of affordable housing to create a sustainable mixed use economy.
735	Environment Agency (Mrs Nicola Reyman, Planning Specialist) [855]		<p>Question 25 additional comments: We welcome the proposed approach to Rutland's Rural Economy policy which recognises the importance of protecting the natural and physical environment to ensure it remains attractive</p> <p>We are also pleased to see that it recognises the opportunities conversions can bring to environmental improvements through appropriate design.</p> <p>We recommend that the policy approach requires planning applications for development to connect to and</p>

		<p>protect and enhance the green and blue infrastructure network, where</p> <p>Question 27 additional comments: We support the continuation of the current policy approach, provided that the continuation of this policy does not negatively impact Rutland Water. We welcome this approach that supports the protection of internationally, nationally, and locally important sites for nature and wildlife, whilst supporting appropriate small-scale development for recreational uses</p> <p>Question 28: We recommend that the Local Plan takes a natural capital approach to align with the 25 Year Environment Plan and to appropriately address climate change. This could include connecting to and where possible enhancing the green and blue infrastructure network which can provide opportunities to attract economic investment.</p>
712	Mrs Hilary Smith [868]	Development around Rutland water needs careful planning to prevent ruining the attraction it now has . However the area needs to support the needs of visitors and consideration of development of St Georges Barrack with a limited area of holiday accommodation should be considered . It potentially provides local jobs
539	Mrs Jayne Williams [857]	No caravan parks please. Encourage Anglian Water to improve facilities like better toilets, cafes and restaurants. The offer is at present poor and so much more could be done. The Rock Block is abandoned and the whole needs smartening up.
371	Martin Shewry [755]	Do it in a controlled way on a case-by-case basis, with local discussion where appropriate
296	Mr Graham Layne [801]	Provide improved cycle routes to give commuters and leisure cyclists the option to safely travel around our small and beautiful county. Thus reducing the need for private car journeys. One cycle commute a week reduces private dare use by 20%.
198	Natural England (Roslyn Deeming, Senior Planning Adviser) [236]	<p>Question 27 additional comments:</p> <p>The continuation of the current policy approach to permit small scale development within the five defined recreation areas would seem a reasonable approach provided the cumulative impact of development does not impact on Rutland Water.</p>