

Issue 8: Ensuring new development is well designed and encourages active and healthy lifestyles

Strategic Objective 7: Promoting high standards of design Promoting high standard of design in all new development which is:

- innovative
- low carbon
- climate resilient
- low cost
- responds to its local character
- locally distinctive
- uses nature-based solutions
- cleaner, greener and creates safer places

Rep ID	Respondent (ID)	Agent	Officer Summary Q41-Q42	Officer Comments
4258	Ketton and Tinwell Joint Neighbourhood Plan Steering Group (Neighbourhood Plan Group Representative) [196]		Factors which should be considered include aspect, room size, plot layout to avoid overcrowding, and green space/green infrastructure to predominate.	Noted and covered by the design policy SC3 and climate change policies
4220	The British Horse Society (Wendy Bannerman, Access Field Officer West and East Midlands) [1145]		<p>Horse riding for 30 minutes constitutes moderate exercise as defined by the government. Providing sufficient opportunity through connected off-road routes for activity of at least 30 minutes will help to achieve health and wellbeing targets.</p> <p>The Economic Objectives in the document refer to supporting tourism, small businesses and diversification in the management of the countryside. The equestrian industry generates £4.7 billion of consumer spending, £5,548 per horse per annum (BETA, 2019) to the economy, benefitting local economies where equestrian activities thrive. There are</p>	Noted, Policy EN7 Green and Blue Infrastructure Network policy will conserve the existing GBI in Rutland and promote the opportunities for the creation of new high quality GBI.

			3,911 horses recorded in Herefordshire (DEFRA, 2021) therefore making a contribution to the economy of £ 21,698,228. PRow and off-road riding/carriage driving routes are essential to attract equestrian industry, services and tourism. Protecting and improving existing PRow is one aspect of this – another is extending the PRow network.	
4197	Leicester, Leicestershire and Rutland ICS (Adhvait Sheth) [201]		Scale wide - anything over 10 dwellings, all types of developments should be included - residential, commercial, and industrial Q41- This would better as would be specific documented purposed for health impacts picture and links to wider determinants / HI. There would need to be criteria on levels of information to be documented commensurate to scale/type. It could be useful going to support / inform partnership planning to better understand future need and demand.	Noted see policy SC5- designing safer and healthier communities. This policy requires new development to promote and support physical and mental health and well-being through the design and layout of development. The policy also sets out when a Health Impact Assessment (HIA) will be required and how it should be developed alongside the development proposal
4105	Wells McFarlane [365]	Pegasus group (Mrs Georgina Doyle) [575]	The NPPF, at paragraph 92 highlights that planning policies and decisions should aim to achieve health, inclusive and safe places. "health" is one element or creating a place and therefore should not be considered in isolation but as part of the overall design of a scheme. The consideration of health and well-being should form part of a developments design and access statement	Noted. See policy SC5- designing safer and healthier communities. This policy requires new development to promote and support physical and mental health and well-being through the design and layout of development. The policy also sets out when a Health Impact Assessment (HIA) will be required and how it should be developed alongside the development proposal
4079	Cottesmore Parish Council (Parish Council Representative) [410]		All applications relating to Quarrying, Minerals, Waste Collection and Disposal, large scale (however defined) housing and employment, any other development requiring referral to and comment from The Environment Agency; Road building including by-passes and roads included within new development sites.	Noted

4051	Vistry Group c/o Pegasus Group (Jonathan Porter, Strategic Planning Manager) [1129]	Pegasus group (Mrs Clare Clarke, Associate Planner) [523]	The NPPF, at paragraph 92 highlights that planning policies and decisions should aim to achieve health, inclusive and safe places. "health" is one element or creating a place and therefore should not be considered in isolation but as part of the overall design of a scheme. The consideration of health and well-being should form part of a developments design and access statement.	Noted. See policy SC5- designing safer and healthier communities. This policy requires new development to promote and support physical and mental health and well-being through the design and layout of development. The policy also sets out when a Health Impact Assessment (HIA) will be required and how it should be developed alongside the development proposal.
3998	The Society of Merchant Venturers [693]	Savills (Julia Mountford, Planning Consultant) [735]	<p>Q41- Depending on how this matter is addressed, we would appreciate further clarification/ evidence to understand the scope of the Health Impact Assessments and the scale and type of proposal that these would relate to.</p> <p>Q42- Paragraph 44 of the NPPF (July 2021) states that, in relation to planning applications, "Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question." This is reiterated in Paragraph 1.3 of the PPG on 'Health Impact Assessment in spatial planning' (October 2020). Paragraph 2.5 of the PPG confirms that three types of HIA are available: comprehensive, rapid and desktop; and that the level of HIA should be suitably related to the scale and type of development proposed.</p> <p>Paragraph 2.3 of the PPG also notes that, an initial screening opinion should be undertaken for relevant applications to determine whether a HIA is required and also the scope of the HIA that is necessary.</p> <p>As such, it is considered that, if the Council progress with a policy to require the provision of a Health Impact Assessment</p>	Noted. See policy SC5- designing safer and healthier communities. This policy requires new development to promote and support physical and mental health and well-being through the design and layout of development. The policy also sets out when a Health Impact Assessment (HIA) will be required and how it should be developed alongside the development proposal.

			(HIAs), these should only be required where necessary and a clear explanation provided as to the process to determine the level of HIA that is relevant. The PPG does not confirm the development triggers for the level of HIA required and therefore it is considered that the Council should include justification as to the appropriate triggers for development, so the level of HIA suitably reflects the scale and type of development proposed.	
3972	Clipsham Parish Meeting (Clifford Bacon) [110]		<p>1. All applications relating to quarrying, minerals, waste collection, processing and disposal.</p> <p>2. Applications for medium scale and larger scale housing development and employment and any other development requiring referral to and comment from the Environment Agency.</p> <p>3. Road building including by-passes and roads included within new development sites</p>	Noted.
3729	Tim Allen [521]		<p>Generally, smaller scale developments of up to 20 homes in service centres and larger villages should not be required to provide Health Impact Assessments, in our view. The majority of people who choose to live in such locations are likely to have chosen a more rural lifestyle, valued the local countryside environment and used it to recreate and follow a healthier lifestyle.</p> <p>Larger scale developments (we would say more than 20 units), especially those that are located within or as extensions to established urban centres, should be required to be supported by HIA.</p>	Noted. Policy SC5- designing safer and healthier communities. This policy requires new development to promote and support physical and mental health and well-being through the design and layout of development. The policy also sets out when a Health Impact Assessment (HIA) will be required and how it should be developed alongside the development proposal.
3564	Barrowden Parish Council (Mr		All developments above 50 homes should recognise the need for Dementia Friendly signage and signposting	Noted.

	Gordon Brown, Chairman) [1103]			
3447	Vistry Homes East Midlands [1070]	Marrons (Mr Dan Robinson- Wells, Associate Director) [535]	HIAs can be onerous process, particularly if the methodology is overly prescribed. A Plan or locality wide HIA through the development plan process would be a more appropriate process for most development and only large strategic sites, which provide a range of uses should be required to provide HIAs.	Noted. See policy SC5- designing safer and healthier communities. This policy requires new development to promote and support physical and mental health and well-being through the design and layout of development. The policy also sets out when a Health Impact Assessment (HIA) will be required and how it should be developed alongside the development proposal.
3409	Mr Adam Cade [1078]		Research	Noted
3337	Ketton Parish Council [329]	Mary Cade [638]	Any development greater than 10 homes.	Noted
3302	Allison Homes (Mrs Hannah Guy, Planning Manager) [1067]		Development over 50 units.... anything smaller would not make a significant contribution/impact on the wider settlement etc.	Noted
3269	Edith Weston Parish Council (Parish Council Representative) [411]		<p>Question 41 - Option B would be most appropriate as you cannot expect an applicant of a small scale development (e.g. single dwelling of extension) to demonstrate health and wellbeing principles and in many cases it may just not be necessary.</p> <p>Question 42 - The requirement of whether a Health Impact Assessment is required should be something national policy should deal with to ensure consistency across the country (rather like whether an Environmental Impact Assessment is required).</p>	Noted
3136	Mrs Hannah Williams [925]		I think any major development would certainly need a HIA, although officially over 10 homes, I would suggest this should	Noted. See policy SC5- designing safer and healthier communities. This policy

			be required for 6 or more houses. I would also wish to see health and wellbeing principles incorporated within the proposal for any planning beyond individual residential.	requires new development to promote and support physical and mental health and well-being through the design and layout of development. The policy also sets out when a Health Impact Assessment (HIA) will be required and how it should be developed alongside the development proposal.
3081	Leicestershire County Council (Mitch Harper, Public Health Strategic Lead - Rutland) [939]		<p>Clear thresholds relating to number of dwellings, size of development and type of land being built on. There is evidence and best practice to support determining the scale.</p> <p>Consideration should also be given to including a requirement when there are proposed community facilities or workplaces, covering all 'Use Class' categories except housing.</p>	Noted.
2961	Mr Brian Grady [1052]		Scale of Housing Development.	Noted See policy SC5- designing safer and healthier communities. This policy requires new development to promote and support physical and mental health and well-being through the design and layout of development. The policy also sets out when a Health Impact Assessment (HIA) will be required and how it should be developed alongside the development proposal.
2899	Mr Simon Frearson [1047]		Do not make the HIA too onerous. Red tape should not prevent well thought out development proposals	Noted. See policy SC5- designing safer and healthier communities. This policy requires new development to promote and support physical and mental health and well-being through the design and layout of development. The policy also sets out when a Health Impact Assessment (HIA)

				will be required and how it should be developed alongside the development proposal.
2859	CPRE Rutland (Mr Ron Simpson, Chair) [1036]		<p>Age profile of likely residents</p> <p>Special characteristics of the development e.g., bungalows for the elderly.</p> <p>The desire to be a social engineer should be avoided.</p>	Noted
2839	Defence Infrastructure Organisation (DIO) [1042]	Montagu Evans LLP (Miss Lauren Hawksworth, Associate) [1041]	The DIO agree that new development should be required to demonstrate how health and wellbeing principles are incorporated. The requirement for a Health Impact Assessment should be determined by the scale and type of development.	Noted. See policy SC5- designing safer and healthier communities. This policy requires new development to promote and support physical and mental health and well-being through the design and layout of development. The policy also sets out when a Health Impact Assessment (HIA) will be required and how it should be developed alongside the development proposal.
2703	Braunston Parish Council (Mrs Carole Brown, Parish Clerk) [1003]		Correction: neither of the above for 41, and 42 is not relevant	Noted
2689	Mr Harold Dermott [1001]		Option A is merely a starting point, and once developers have worked out the (inadequate) short cuts, as they do with every piece of legislation, it will become meaningless. Therefore, EVERY development of ten or more houses should provide a Health Impact Assessment from an independent organisation, which is not owned at arm's length by the developer, or group of developers.	Noted. See policy SC5- designing safer and healthier communities. This policy requires new development to promote and support physical and mental health and well-being through the design and layout of development. The policy also sets out when a Health Impact Assessment (HIA) will be required and how it should be

				developed alongside the development proposal.
2666	Mrs Karen Hubbard [1033]		size of development	Noted
2632	Define (on behalf of William Davis Homes) (Mr Sam Perkins, Graduate Planner) [1027]		Health Impact Assessments (HIAs) should only be required for developments of a specific scale (as per Question 41, Option B). For the policy to be clearly written and unambiguous as required by paragraph 16d of the NPPF, it should specify the criteria that would need to be met for a proposal to require a HIA. An approach similar to Nottinghamshire County Council's 'checklist' would be sensible.	Noted. See policy SC5- designing safer and healthier communities. This policy requires new development to promote and support physical and mental health and well-being through the design and layout of development. The policy also sets out when a Health Impact Assessment (HIA) will be required and how it should be developed alongside the development proposal.
2547	Pigeon Investment Management Ltd [1022]	Carter Jonas (Ms Kimberley Brown, Associate Partner) [601]	<p>Question 41 - It is considered that national policy and local guidance already adequately addresses health and wellbeing matters, and as such a single general health and wellbeing policy would be the most appropriate option for the emerging RLP. The suggested health and wellbeing policy could address the same matters covered in Paragraph 92 of the NPPF and reference the local guidance documents in supporting text. It is not clear what the purpose of a separate health impact assessment document would be or what additional information it would contain. Option A is supported.</p> <p>Question 42- As set out in the representations to Question 41, it is not clear what the purpose of a separate health impact assessment document would be, and health and wellbeing matters could be adequately addressed by a single general policy with reference to national policy and local guidance. It is normally the case that residential developments that are subject to an Environmental Impact</p>	Noted. See policy SC5- designing safer and healthier communities. This policy requires new development to promote and support physical and mental health and well-being through the design and layout of development. The policy also sets out when a Health Impact Assessment (HIA) will be required and how it should be developed alongside the development proposal.

			Assessment include an assessment of socio-economic impacts including health impacts. It is suggested that a Health Impact Assessment is only required for residential developments that are required to prepare an Environmental Statement where health impacts might be significant and would require health related mitigation measures.	
2504	Mr James Youatt [593]		we need less obstacles to the provision of housing not more subjective ones	Noted
2493	Uppingham Town Council (Parish Council Representative) [445]		We should try to avoid formal Health Impact Assessments wherever possible.	Noted. See policy SC5- designing safer and healthier communities. This policy requires new development to promote and support physical and mental health and well-being through the design and layout of development. The policy also sets out when a Health Impact Assessment (HIA) will be required and how it should be developed alongside the development proposal.
2430	Muller Property Group [1012]	Harris Lamb (Miss Josie Hobbs, Planner) [1010]	If a Health Impact Assessment is required, then this should be only required on significant new development which we would consider to be in excess of 100 or more dwellings.	Noted. See policy SC5- designing safer and healthier communities. This policy requires new development to promote and support physical and mental health and well-being through the design and layout of development. The policy also sets out when a Health Impact Assessment (HIA) will be required and how it should be developed alongside the development proposal.
2366	Limes, Firs & Spurs Resident's Association (Mr David Ainslie, Chairman) [1006]		Too much red tape (such as Option B) will stifle development, add to costs and push house prices upwards making the affordability issue worse. We should try to avoid formal Health Impact Assessments wherever possible	Noted.

2276	Uppingham Neighbourhood Plan Group (David Ainslie) [270]		We should try to avoid formal Health Impact Assessments wherever possible. Too much red tape (such as Option B) will stifle development, add to costs and push house prices upwards making the affordability issue worse.	Noted
2198	Dr H Crowden [1000]		Allow for plenty of open space green space, communal areas for recreation, horticulture. Well-spaced properties with gardens Adequate car parking so not feel trapped enclosed and cramped in urban sprawl. Allow for non-uniform housing, individual designs and variety of materials.	Noted
2147	Mr Norman Milne [996]		Any development in excess of 30 homes, any business with in excess of 10 employees	Noted. See policy SC5- designing safer and healthier communities. This policy requires new development to promote and support physical and mental health and well-being through the design and layout of development. The policy also sets out when a Health Impact Assessment (HIA) will be required and how it should be developed alongside the development proposal.
1795	Mrs Kim Cross [978]		All new homes should have one end of - we are building homes for the future; those homes need to support a healthy lifestyle	Noted
1715	Barry Hobbs [646]		No comment	Noted
1514	Mr Andrew Lunn [689]		This is a national issue, and I am not sure what influence RCC could have on this in reality. RCC should focus on areas they can influence.	Noted See policy SC5- designing safer and healthier communities. This policy requires new development to promote and support physical and mental health and well-being through the design and layout of development. The policy also sets out when a Health Impact Assessment (HIA) will be required and how it should be developed alongside the development proposal.

1495	Janet Underwood [125]		Every development, including single buildings, should have a health impact assessment completed as part of the planning application process. This should not relate just to the proposed inhabitants of the dwelling but also to others living in the vicinity and likely to be affected by the new development	Noted. Policy SC5 requires new development to promote and support physical and mental health and well-being through the design and layout of development. The policy also sets out when a Health Impact Assessment (HIA) will be required and how it should be developed alongside the development proposal.
1181	Mrs Penelope Rowe [926]		Developments near major roads, landfill and other known hazards should demonstrate how health impacts will be mitigated.	Noted
1157	Mrs Sarah Ford [922]		Neither of these options will actually achieve any positive health outcomes if developers are allowed to get away with not providing the so called health and well-being amenities when partway through developments, as we all know does happen. Additionally, promises to e.g., build a GP surgery on a large development are worthless and meaningless if there are no GPs to work there.	Noted
718	Mrs Hilary Smith [868]		Some consideration four moist developments should be given	Noted
665	Mr Andrew Nebel [864]		Age, distance and accessibility to primary & secondary care provision. Childrens dental health from the NHS needs to be increased. Low income families with children and single parent families must not be overlooked by overdue attention to the 65+ cohort ...both ends of the age and income spectrum need to be met.	Noted
636	Sport England (Steve Beard) [233]		support either option. Support reference to Active Design. An updated version is currently being worked on.	Noted. We look forward to seeing the updated version.

509	Mr Nigel Roberts [705]		Size, not needed on smaller developments	Noted
303	Mr Graham Layne [801]		All houses should have a HIA as they are likely to change hands or if owned for a long period will need to be adaptable to meet differing aspect on health and wellbeing. i.e., Children, ageing adults, disabilities	Noted

Rep ID	Respondent (ID)	Agent	Officer Summary Q41-Q42	Officer Comments
4290	Leicestershire Police (Stephen Day, Architectural Liaison officer) [248]		<p>Leicestershire Police support the creation of safe environments which is a primary goal of any new development. Paragraph 91(b) of NPPF 2019 specifically provides that</p> <p>“Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: ...</p> <p>b) Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...”</p> <p>Hence the inclusion of a police contribution to Leicestershire Police in Priority 2c.</p> <p>Policing is a 24/7 service resourced to respond and deploy on an "on demand" and "equal access" basis and is wholly dependent on a range of facilities for staff to deliver this. A primary issue for Leicestershire Police is to ensure that new large-scale developments make adequate provision for the future policing needs that it will generate.</p>	<p>Noted. Policy SC5- designing safer and healthier communities. requires new development to promote and support physical and mental health and well-being through the design and layout of development. The policy also sets out when a Health Impact Assessment (HIA) will be required and how it should be developed alongside the development proposal.</p> <p>We welcome the support from Leicestershire police in ensuring adequate policing provision for new development.</p>
4281	National Grid [66]	Avison Young (Matt Verlander, Director) [1147]	<p>Utilities Design Guidance</p> <p>The increasing pressure for development is leading to more development sites being brought forward through the planning process on land that is crossed by National Grid infrastructure.</p> <p>National Grid advocates the high standards of design and sustainable development forms promoted through national planning policy and understands that contemporary planning and urban design agenda require a creative approach to new</p>	<p>Noted. Policy SC3 – Promoting good quality design includes this request in part 3 proviso c)</p>

		<p>development around high voltage overhead lines, underground gas transmission pipelines, and other National Grid assets.</p> <p>Therefore, to ensure that future Design Policies remain consistent with national policy we would request the inclusion of a policy strand such as:</p> <p>“x. taking a comprehensive and co-ordinated approach to development including respecting existing site constraints including utilities situated within sites.”</p>	
4269	Environment Agency (Mrs Nicola Reyman, Planning Specialist) [855]	<p>Question 43 additional comments: We are pleased to see the inclusion of a design policy which can support the health and wellbeing of residents, whilst ensuring that new development is resilient to climate change. We would welcome that the policy approach sets out the expectation for design principles to ensure new homes are climate resilient. Option B may be appropriate in some cases where more detailed or specific design requirements are required. Please see the response to question 44.</p> <p>Question 44: Ambitious targets to reduce consumption and demand for water is important to reduce pressure on existing resources, whilst considering the impact on climate change. It therefore should be clear that proposals must meet an appropriate water efficiency standard in new homes. We note that the withdrawn plan included the requirement for the higher water efficiency standard of 110 litres per person per day in residential development. We support this approach but would welcome the encouragement to go further, for example to 85 litres per day per person. This should be considered alongside any retrofitting requirements, integrating water reuse schemes and trailing innovative technology.</p>	<p>Support noted. Policy CC6 – water Efficiency and sustainable water management states all new dwellings should achieve the Optional Technical Standard of 110 litres per person per day. The policy does say proposals that go further than this (e.g., 85 litres) will be particularly encouraged.</p>

			<p>In addition, design policies should ensure that green and blue infrastructure is embedded into places and new development to provide access to nature, inclusive to all people.</p> <p>We recommend that design policies require new development to reduce the amount of waste produced in the construction phases.</p> <p>Furthermore, we recommend viewing the document The State of the Environment: Health, People and the Environment (2021). This document highlights the substantial body of evidence indicating the physical and mental health benefits of spending time in the natural environment.</p>	
4258	Ketton and Tinwell Joint Neighbourhood Plan Steering Group (Neighbourhood Plan Group Representative) [196]		Provision of and access to green space is vital for health and well-being, as demonstrated in numerous academic studies	Noted. Policy EN7 Green and Blue Infrastructure Network policy will conserve the existing GBI in Rutland and promote the opportunities for the creation of new high quality GBI.

4149	Silver Fox Developments (John Edmond) [1138]		<p>3.48 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 well-being of the future community of new developments and create places that are resilient to climate change.</p> <p>3.51 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 and Design and Environmental Codes should be encouraged.</p> <p>3.52 As noted previously, we propose a general policy outlining general principles should be included in the Plan, including the use of Design and Environmental Codes.</p> <p>3.53 However more detailed matters should be set out in the Design SPD with this subject to updates and amendments as required. However, such policies should not be overly prescriptive and should allow for some flexibility and innovation, as development appropriate in one part of the County may not be appropriate in another. In line with National Policy, there is a need to ensure that new developments reflect local character and context, rather than the need to conform with overly rigid and inflexible local requirements.</p>	<p>Noted. All development will be assessed against the overarching place shaping principles set out in Policy SC2. Policy SC3 sets out the detailed design criteria which will be used in the assessment of planning applications.</p> <p>Policy SC5 requires new development to promote and support physical and mental health and well-being through the design and layout of development.</p>
4130	Avant Homes [1131]	Mr Alasdair Thorne [562]	<p>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.</p>	<p>Noted. All development will be assessed against the overarching place shaping principles set out in Policy SC2. Policy SC3 sets out the detailed design criteria which will be</p>

			<p>A general policy outlining general principles should be included in the Plan. However more detailed matters should be set out in the Design SPD with this subject to updates and amendments as required. However, it is our firm view that policies should not be overly prescriptive and should allow for some flexibility and innovation. Clearly development appropriate in one part of the County may not be appropriate in another and there is a need to ensure that new developments reflect local character and context, rather than the need to conform with overly rigid and inflexible local requirements</p>	<p>used in the assessment of planning applications.</p> <p>Policy SC5 requires new development to promote and support physical and mental health and well-being through the design and layout of development.</p>
3998	The Society of Merchant Venturers [693]	Savills (Julia Mountford, Planning Consultant) [735]	<p>The aspiration to achieve high design standards in Rutland is supported and is in line with the objectives of the NPPF (July 2021), specifically Chapter 12 which seeks to facilitate high-quality, sustainable development and achieve well-designed places. It is notable that good urban design should reflect the site-specific characteristics of the surrounding area and reflect the special characteristics of individual communities in order to maintain a strong sense of place.</p> <p>Paragraphs 127 of the NPPF confirms that Local Plans should “set out a clear design vision” and be developed with local communities in mind. Paragraph 130 c) however states that design codes should not be restrictive and prevent appropriate innovation or change.</p> <p>As such, it is particularly important that the design guidance for the Local Plan Review encourages consideration of site-specific characteristics, allowing flexibility of design standards where necessary whilst not being overly prescriptive. This will ensure there is no delay to individual sites being brought forward for development and ensure that sites are both deliverable and viable.</p>	<p>Noted. All development will be assessed against the overarching place shaping principles set out in Policy SC2. Policy SC3 sets out the detailed design criteria which will be used in the assessment of planning applications.</p> <p>Policy SC5 requires new development to promote and support physical and mental health and well-being through the design and layout of development.</p>

			Depending on how the national development management policies progress and subject to the Design SPD being updated to respond to the latest national guidance and accord with the newly adopted Local Plan policy, an approach based around Option A is broadly supported. This is because it supports an 'umbrella' approach to design in Rutland, whilst allowing sufficient design flexibility and innovation to adapt to market trends and local community requirements	
3766	Historic England (Emilie Carr) [219]		Historic England would be very happy to advise on wording for Design Codes. Historic England have commissioned reports on design in the historic environment and several related issues which may be of relevance: - https://historicengland.org.uk/advice/planning/design-in-the-historic-environment/	Noted. We would welcome working with Historic England on this.
3745	Sinclair Rogers [1120]		The designs of the new developments pay lip service to this issue, but in the end are off-the-peg plans that use all the right words. Health inequalities remain an important feature in Ketton. Two of the four GP surgeries used by residents have significant weaknesses, some of which are of long standing.	Noted. Specific issues with GP surgeries are not within the realms of the Local Plan.
3564	Barrowden Parish Council (Mr Gordon Brown, Chairman) [1103]		Strengthen the standing of the Design Guide by insisting that all developers must follow the Guide unless they can demonstrate reasons either technically or for viability that it would not be possible.	Noted. All development will be assessed against the overarching place shaping principles set out in Policy SC2. Policy SC3 sets out the detailed design criteria which will be used in the assessment of planning applications. Policy SC5 requires new development to promote and support physical and mental health and well-being through the design and layout of development.

3512	PDR Planning Limited (Mr Philip Rawle, Director) [627]		<p>Question 43 - Additional Comments:</p> <p>Greenlight supports Option A.</p> <p>The Design Guidelines for Rutland SPD was adopted as recently as March 2022, so this document provides up-to-date design guidance to achieve high standards of design and build quality. Any future policies can be cross-referenced to this SPD.</p>	<p>Noted. All development will be assessed against the overarching place shaping principles set out in Policy SC2. Policy SC3 sets out the detailed design criteria which will be used in the assessment of planning applications.</p> <p>Policy SC5 requires new development to promote and support physical and mental health and well-being through the design and layout of development.</p>
3477	Mrs Debra Thatcher [1083]		Learn lessons from housing development schemes in Europe - see Brondby on the outskirts of Copenhagen	Noted
3447	Vistry Homes East Midlands [1070]	Marrons (Mr Dan Robinson-Wells, Associate Director) [535]	In principle reliance on the SPD is a more appropriate approach to design through the Local Plan as it can provide a degree of flexibility and is able to be updated between Plan reviews. Although its current requirements should be tested as part of any whole plan viability assessment.	<p>Noted. All development will be assessed against the overarching place shaping principles set out in Policy SC2. Policy SC3 sets out the detailed design criteria which will be used in the assessment of planning applications.</p> <p>Policy SC5 requires new development to promote and support physical and mental health and well-being through the design and layout of development.</p>
3337	Ketton Parish Council [329]	Mary Cade [638]	Ensure that homes have sufficient outdoor space - front gardens, back gardens, communal gardens/space.	Noted.
3269	Edith Weston Parish Council (Parish Council		Neither option A nor B in question 43 refers to any Neighbourhood Plans. Any current NPs should be referred to when an applicant is looking at design.	Noted. 'Made' Neighbourhood Plans become part of the Development

	Representative) [411]			Plan and are used when determining planning applications.
3224	Mr Martin Lester [1058]		Developments should include through roads that are capable of being served by bus and including safer walking and cycling routes, rather than a series of cul-de-sacs	Noted.
3142	Mr Martyn Williams [1055]		<p>Include as much from Sport England guidance and Building for a Healthy Life guidance as possible.</p> <p>I believe it isn't in developers' best interest to prioritise the above, as the long-term health and wellbeing of residents doesn't impact them. Therefore, it is the responsibility of the Local Plan and the planning process, to give due regard to this vitally important design and build issues - otherwise poor health and wellbeing outcomes can result, which become the responsibility of local government.</p>	<p>Noted. All development will be assessed against the overarching place shaping principles set out in Policy SC2. Policy SC3 sets out the detailed design criteria which will be used in the assessment of planning applications.</p> <p>Policy SC5 requires new development to promote and support physical and mental health and well-being through the design and layout of development.</p>
3136	Mrs Hannah Williams [925]		<p>In Q43, It should be standard that the Active Design from Sport England and Building for a Healthy Life are linked to for all developers, as well as on your planning page - so locals know what good design looks like and can therefore easily object and suggest improvements as required.</p> <p>Active design - use everything suggested by Sport England, especially more toilets, water fountains, benches and signposted routes.</p> <p>Continuous streets (with public access) along the edges of a development. Private drives can frustrate pedestrian and cycle movement along the edges of a development. Make cycling and walking the default for any new developments, so that there are paths and pedestrian walkways criss-crossing</p>	<p>Noted. All development will be assessed against the overarching place shaping principles set out in Policy SC2. Policy SC3 sets out the detailed design criteria which will be used in the assessment of planning applications.</p> <p>Policy SC5 requires new development to promote and support physical and mental health and well-being through the design and layout of development.</p>

			<p>any new 'estates'. Make sure these connect to existing paths.</p> <p>Make sure there are hedges and parks to encourage pleasant active travel trips.</p> <p>Offer cycle (and cargo bike) parking closer to the entrance of commercial, leisure and community facilities than car parking spaces.</p>	
3081	Leicestershire County Council (Mitch Harper, Public Health Strategic Lead - Rutland) [939]		<p>The SPD appears sufficient in terms of developing environments that encourage healthy living. Links to the Building for a Healthy Life resource are useful. The main consideration is how to ensure delivery of the design guide becomes accountable through policy. If all developments met the design guide criteria - particularly around health lifestyles - it's likely residents will have a greater will for positive behaviour change. The accountability is key though to ensure the design standards are implemented.</p> <p>An additional suggestion would be more guidance on 'inclusive design'. This is referenced within the design SPD, however specific guidance on what this means may be lacking. For example, what specifically would need to be considered and implemented for physical disabilities? Or sensory impairments around road crossing design for example (sensory impairments is estimated to be higher in Rutland than the national average) at 4.3%. What does a healthy ageing design look like considering the higher proportions of older adults and projected growth in these age groups. Additional guidance here would support wider work on health inequalities.</p>	<p>Noted. All development will be assessed against the overarching place shaping principles set out in Policy SC2. Policy SC3 sets out the detailed design criteria which will be used in the assessment of planning applications.</p> <p>Policy SC5 requires new development to promote and support physical and mental health and well-being through the design and layout of development.</p>
2899	Mr Simon Frearson [1047]		No	Noted.

2859	CPRE Rutland (Mr Ron Simpson, Chair) [1036]		Creative solutions should be welcomed, and experimentation supported.	Noted.
2839	Defence Infrastructure Organisation (DIO) [1042]	Montagu Evans LLP (Miss Lauren Hawksworth, Associate) [1041]	In accordance with national policy, the DIO support reference to the Rutland Design Guide SPD to provide guidance in how to achieve high standards of design. Where larger strategic development is proposed, planning policy should provide the flexibility for site specific design coding, to reflect the site characteristics and nature of the development.	<p>Noted. All development will be assessed against the overarching place shaping principles set out in Policy SC2. Policy SC3 sets out the detailed design criteria which will be used in the assessment of planning applications.</p> <p>Policy SC5 requires new development to promote and support physical and mental health and well-being through the design and layout of development.</p>
2779	Jeakins Weir Ltd [1037]	Mr Alasdair Thorne [562]	A general policy outlining general principles should be included in the Plan. However more detailed matters should be set out in the Design SPD with this subject to updates and amendments as required. However, it is our firm view that policies should not be overly prescriptive and should allow for some flexibility and innovation. Clearly development appropriate in one part of the County may not be appropriate in another and there is a need to ensure that few developments reflect local character and context, rather than the need to conform with overly rigid and inflexible local requirements.	<p>Noted. All development will be assessed against the overarching place shaping principles set out in Policy SC2. Policy SC3 sets out the detailed design criteria which will be used in the assessment of planning applications.</p> <p>Policy SC5 requires new development to promote and support physical and mental health and well-being through the design and layout of development.</p>
2703	Braunston Parish Council (Mrs Carole Brown, Parish Clerk) [1003]		Add much improved insulation and air tightness to the building regulations to bring us in line with modern (EPC A) standards	Noted. This falls outside the scope of the Local Plan

2689	Mr Harold Dermott [1001]		If RCC want any of these requirements - or any other discussed in this consultation - to be actually included in housing developments, they need to include it as a condition of the Planning Permission, and RCC surveyors must physically check every aspect of the finished development complies. This can obviously only be done by regular site visits during the build, just like Council Surveyors used to do.	Noted.
2666	Mrs Karen Hubbard [1033]		All significant developments need a community centre or arts centre. A park is not enough of a facility to bring people together in all weathers	Noted.
2632	Define (on behalf of William Davis Homes) (Mr Sam Perkins, Graduate Planner) [1027]		<p>The NPPF and PPG are explicit in stating that Local Plan policies should be clear and specific, and that they should not be generic and repeat the policies set out within national policy or guidance. This is pertinent to design-based policies in Local Plans if they are too generic and offer little additional benefit to decision-makers in determining applications. However, it is also important that such policies are not unnecessarily long or complex and are clearly written and unambiguous in accordance with NPPF paragraph 16d.</p> <p>Therefore, in order to bring forward an appropriate design policy, it is recommended that the Local Plan should reference the Rutland Design Guide SPD, given that this offers a more comprehensive explanation of the design context and guidance remit. Moreover, requiring development to accord with the Design SPD or its replacement would ensure that the policy does not quickly become out of date if national design guidance / best practice evolves over the plan's lifetime, or if RCC update their Design SPD.</p>	<p>Noted. All development will be assessed against the overarching place shaping principles set out in Policy SC2. Policy SC3 sets out the detailed design criteria which will be used in the assessment of planning applications.</p> <p>Policy SC5 requires new development to promote and support physical and mental health and well-being through the design and layout of development.</p>
2547	Pigeon Investment Management Ltd [1022]	Carter Jonas (Ms Kimberley Brown,	<p>Question 43 Design</p> <p>Section 12 of the NPPF, Section Id.26 of the Planning Practice Guidance and the National Design Guide provide national</p>	Noted. All development will be assessed against the overarching place shaping principles set out in Policy SC2. Policy SC3 sets out the

		Associate Partner) [601]	policy and guidance on design matters. As highlighted in Question 41, there is an adopted Design Guide for Rutland & South Kesteven, which provides local design guidance. It is considered that national policy and local guidance already adequately addresses design matters, and as such a single general design policy consistent with existing national and local guidance would be the most appropriate option for the emerging RLP.	<p>detailed design criteria which will be used in the assessment of planning applications.</p> <p>Policy SC5 requires new development to promote and support physical and mental health and well-being through the design and layout of development.</p>
2493	Uppingham Town Council (Parish Council Representative) [445]		Yes. Make appropriate reference and support to any design policies in Neighbourhood Plans (where they exist)	Noted. 'Made' Neighbourhood Plans become part of the Development Plan and are used when determining planning applications.
2366	Limes, Firs & Spurs Resident's Association (Mr David Ainslie, Chairman) [1006]		Yes. Make appropriate reference and support to any design policies in Neighbourhood Plans (where they exist).	Noted. 'Made' Neighbourhood Plans become part of the Development Plan and are used when determining planning applications.
2324	Mr Murdo Ross [890]		<p>All developments should provide space for the secure storage of a minimum of two bikes per property.</p> <p>Access to green space should be within a defined walking distance.</p>	Noted.
2276	Uppingham Neighbourhood Plan Group (David Ainslie) [270]		Yes. Make appropriate reference and support to any design policies in Neighbourhood Plans (where they exist).	Noted. 'Made' Neighbourhood Plans become part of the Development Plan and are used when determining planning applications
2244	Mr David Denness [990]		Encourage provision of open air free to use gym equipment at suitable locations. This would benefit all age groups. This should not be at detriment to children's play equipment but in addition to that.	Noted.

2096	Mrs Penelope Forbes [994]		<p>Any new development should be serious about promoting active and healthy lifestyles for ALL.</p> <p>Those with a range of disabilities also need such facilities and should be given the dignity of proper consideration, not token gestures.</p>	<p>Noted.</p> <p>All development will be assessed against the overarching place shaping principles set out in Policy SC2. Policy SC3 sets out the detailed design criteria which will be used in the assessment of planning applications.</p> <p>Policy SC5 requires new development to promote and support physical and mental health and well-being through the design and layout of development.</p> <p>The Rutland design guidelines includes reference to inclusive design.</p>
1998	Ms Rosemary Harris [984]		<p>Where new walking and cycling paths are proposed, rather these should be multi-user paths. Horse riding is often not considered as a form of exercise and recreation, yet it is often favoured above all else by women and girls who would not partake in alternatives. There is a serious lack of safe, off-road provision for horse riding in some areas of Rutland.</p>	<p>Noted. Policy EN7 Green and Blue Infrastructure Network policy will conserve the existing GBI in Rutland and promote the opportunities for the creation of new high quality GBI.</p>
1715	Barry Hobbs [646]		<p>No comment</p>	<p>Noted.</p>
1549	Whissendine Parish Council (Parish Council Representative) [447]		<p>Refer to Neighbourhood Plan design guidance wherever one applies to the locality.</p>	<p>Noted. 'Made' Neighbourhood Plans become part of the Development Plan and are used when determining planning applications.</p>
1495	Janet Underwood [125]		<p>The covid pandemic highlighted the importance of gardens and open spaces and yet housing development is denser, and more apartment blocks are being built.</p>	<p>Noted.</p>

1374	Normanton Parish Meeting (Mr Christopher Renner, this is my personal view from Normanton Parish Meeting) [109]		Amend Rutland Design Guide SDP as necessary to address climate change etc as required.	Noted. The design guide refers to climate change and will be reviewed when appropriate.
1301	Mr Tony Wray [545]		The Design Guide needs to be maintained to include all options for low cost, affordable, carbon zero buildings and techniques. It must not constrain designers and builders to traditional methods of construction and should encourage innovation and experimentation. It should also be recognised that they may require ongoing training and professional development of Planning Staff to ensure that they are aware of the range of potential solutions.	Noted. The design guide will be reviewed when appropriate to keep up to date with changes in technology and national guidance.
636	Sport England (Steve Beard) [233]		allows for review and update	Noted.
303	Mr Graham Layne [801]		Promote exercise through local facilities and avoid private car journeys	Noted
200	Natural England (Roslyn Deeming, Senior Planning Adviser) [236]		Natural England do not have a preference for the options but would encourage Green Infrastructure and access to nature within developments which can make a valuable contribution to Health and Well Being.	Noted. Policy EN7 Green and Blue Infrastructure Network policy will conserve the existing GBI in Rutland and promote the opportunities for the creation of new high quality GBI.