

# PLACES SCRUTINY PANEL

14 March 2013

## RUTLAND LOCAL PLAN SITE ALLOCATIONS AND POLICIES DEVELOPMENT PLAN DOCUMENT PROPOSED SUBMISSION DOCUMENT

Report of the Operational Director for Places

STRATEGIC AIM:	<b>Creating an active and enriched community</b> <b>Creating a sustained environment</b> <b>Building our infrastructure</b>
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### 1. PURPOSE OF THE REPORT

- 1.1 To consider the draft Site Allocations and Policies Proposed Submission consultation document prior to forwarding it to Cabinet.

### 2. RECOMMENDATIONS

- 2.1 **That the Proposed Submission Site Allocations and Policies Development Plan Document, included as Appendix C to this report, is considered by the Places Scrutiny Panel and any comments be reported to Cabinet and Full Council, as appropriate.**

### 3. BACKGROUND

- 3.1 The Site Allocations and Policies Development Plan Document (DPD) is the next document to be prepared in the Local Plan following adoption of the Core Strategy DPD (July 2011). Its purpose is to identify and allocate sites for development and to set out more detailed policies that will be used to determine planning applications in accordance with the overarching policies in the Core Strategy.
- 3.2 The Proposed Submission document is the final stage in the consultation process before the plan is submitted to the government for public examination. The process began with consultation on "Issues and Options" in September-November 2011 which then informed preparation of the Preferred Options document (see below).

### 4. CONSULTATION

- 4.1 Consultation on the "Preferred Options" version of the document took place in October-November 2012. A total 166 written responses were received from 162 individual people and organisations. A summary of the comments made in response to the Preferred Options consultations is attached to this report (Appendix A). A summary of the main issues raised in the consultation and how these have been addressed in the current document is also attached (Appendix B).

- 4.2 The Local Plan Members Working Group considered the responses to consultation and a draft version of the Proposed Submission Document at its meetings on 7 January and 4 February 2013.

## 5. PROPOSED SUBMISSION DOCUMENT

- 5.1 The document for consideration is attached to this report (Appendix C). Copies will be made available for inspection in the Members' room and on the Council's website. The document largely follows the format of the previous Preferred Options document but has been revised in response to the issues raised in consultation and the findings of the evidence base studies that have been completed since the previous document was prepared.
- 5.2 The document has also been revised to take account of the Uppingham Neighbourhood Plan which is being prepared by Uppingham Town Council. The Neighbourhood Plan will consider proposals for residential, employment and other land use allocations in its area and be subject to separate consultation, examination and referendum under the Neighbourhood Planning process.
- 5.3 Consequently the sites in Uppingham previously proposed for housing and employment development in the Preferred Options consultation document have been excluded from the plan. They will now be put forward to Uppingham Town Council, together with the responses to consultation that have been received, for consideration in the Uppingham Neighbourhood Plan.
- 5.4 The Department of Communities and Local Government and the Planning Inspectorate have been consulted and advised that the DPD should provide some degree of flexibility and a contingency in the event that the Neighbourhood Plan does not pass through the examination and referendum process.
- 5.5 The document has therefore been amended to state that if the Uppingham Neighbourhood Plan does not address the need to allocate residential and employment sites in its area or if it fails to pass the public examination and referendum processes, a review of the Rutland Local Plan (to commence in 2014) will consider the issues and may allocate sites if required.
- 5.6 Other main changes include:
- a) Policy SP1 (Sites for residential development) has been amended by:
    - i) altering the phasing of housing sites to two phases 2013-18 and 2018-26 to take account of the removal of proposed housing and employment allocations in Uppingham (see above);
    - ii) reducing the number of houses to be provided on sites H2 and H3 in Empingham and H4 and H5 Ketton (Policy SP1) to ensure that any potential impacts on the conservation area and listed buildings are minimised;
    - iii) increasing the number of houses to be provided on site H8 in Ketton and allocating new site H6 in Ketton. These changes will ensure that there is sufficient flexibility in housing supply following the changes to other sites referred to in (ii) above;
  - b) The previous policy on new employment land allocations has been deleted from the plan as the only site previously proposed for employment will now be put forward for consideration in the Uppingham Neighbourhood Plan.

- c) Policy SP2 (Sites for retail development) has been revised to allocate sites R1 and R2 for comparison (non-food) retail development and to give preference to accessible sites that are well connected to the town centre when considering edge of site and out of centre proposals. The supporting text has been updated to reflect the latest retail floorspace figures (food and non-food) arising from the updated retail capacity assessment (February 2013).
- d) Policy SP8 (Affordable housing) has been amended to clarify that affordable housing must be broadly equivalent in standard and siting to typical open market properties of the same floorspace/number of bedrooms/general type, unless it conforms to the Homes and Communities Agency's design standards.
- e) Policy SP10 (Use of military bases and prisons for operational or other purposes) has been amended to refer to the need to incorporate risks of flooding and pollution and potential risks from former uses of the sites.
- f) Policy SP19 (The historic environment) has been amended to clarify the requirements relating to development affecting heritage assets and to remove requirements relating to designated heritage assets which are covered by national planning policy.
- g) Policy SP21 (Provision of new open space) has been revised to clarify the open space requirements in relation to residential and commercial development and to indicate that contributions sought will be in line with Core Strategy Policies and other policies and guidance
- h) Appendix 5 (Open space standards) has been revised to remove unnecessary repetition of guidance contained in the review of Open Space, Sport, Recreation Facilities and Green Infrastructure in Rutland (2009) and to give further explanation of the types of open space provision and the minimum size requirements.
- i) The Policies Map has been amended to exclude housing and employment allocations in Uppingham and to include a new housing allocation at Ketton (see above) and to include a number of changes to important open spaces and frontages in response to the comments that have been received.

## **6. THE NEXT STAGES**

- 6.1 Following consideration by the Places Scrutiny Panel, the Site Allocations and Policies DPD together with any comments raised will be considered by Cabinet on 19<sup>th</sup> March and Full Council on 8<sup>th</sup> April 2013.
- 6.2 Subject to approval by Full Council, the Proposed Submission document will go out to public and stakeholder consultation from 18<sup>th</sup> April-30<sup>th</sup> May for a 6-week period. A copy of the document will be sent to key stakeholders and statutory bodies in accordance with the Council's Statement of Community Involvement. Copies of the document will also be made for inspection on the Council's website, Council offices and at the public libraries.
- 6.3 Responses to the document will be assessed and consideration given to whether any minor changes are necessary before it is submitted to the Secretary of State for public examination by the Planning Inspectorate. .

## 8. RISK MANAGEMENT

RISK	IMPACT	COMMENTS
<b>Time</b>	<b>Medium</b>	The specific programme for the Site Allocations and Policies DPD is set out in the revised Local Development Scheme (LDS) June 2009. There is a risk that without a robust and up to date policy framework, opportunities to achieve the objectives of the document could be lost on planning applications prior to the adoption of this DPD.
<b>Viability</b>	<b>Medium</b>	The Site Allocations and Policies DPD is required to make plans for future housing, employment and other developments and to ensure that the proper planning and control of development can be undertaken in the future. A sound Site Allocations and Policies DPD is essential for implementing a robust planning policy framework and five year housing supply.
<b>Finance</b>	<b>Low</b>	There will be some financial costs involved in advertising and publicising of the consultation document. The cost of advertising, publicity and public examination will be met from the existing Housing and Planning Delivery Grant budget.
<b>Profile</b>	<b>Medium</b>	The Site Allocations and Policies DPD is a legislative requirement and necessary as part of the Local Plan. It will be subject to widespread public and stakeholder consultation.
<b>Equality and Diversity</b>	<b>High</b>	The screening assessment for the Equality Impact Assessment (EIA) showed a high impact and therefore a full EIA has been completed. The document has the potential to affect all sections of the local community and equality of access to services through providing policies that meet the strategic objectives of promoting healthy, safe and socially inclusive communities

### Background Papers

Planning and Compulsory Purchase Act 2004  
 National Planning Policy Framework 2012  
 Rutland Sustainable Communities Strategy  
 Rutland Local Plan 2001  
 Rutland Statement of Community  
 Involvement (June 2006)  
 Rutland Core Strategy DPD (July 2011)  
 Site Allocation & Policies Issues and Options  
 document (August 2011)  
 Site Allocation & Policies Issues and Options  
 summary of responses (February 2012)  
 Draft Sustainability Appraisal/Habitats  
 Regulation Assessment of Site Allocation & Policies  
 Preferred Options document (October 2012)  
 Equality Impact Assessment

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A Large Print or Braille Version of this Report is available upon request – Contact 01572 722577.