

Rutland
County Council

Rutland Spatial Strategy- Scrutiny briefing

19th December 2019





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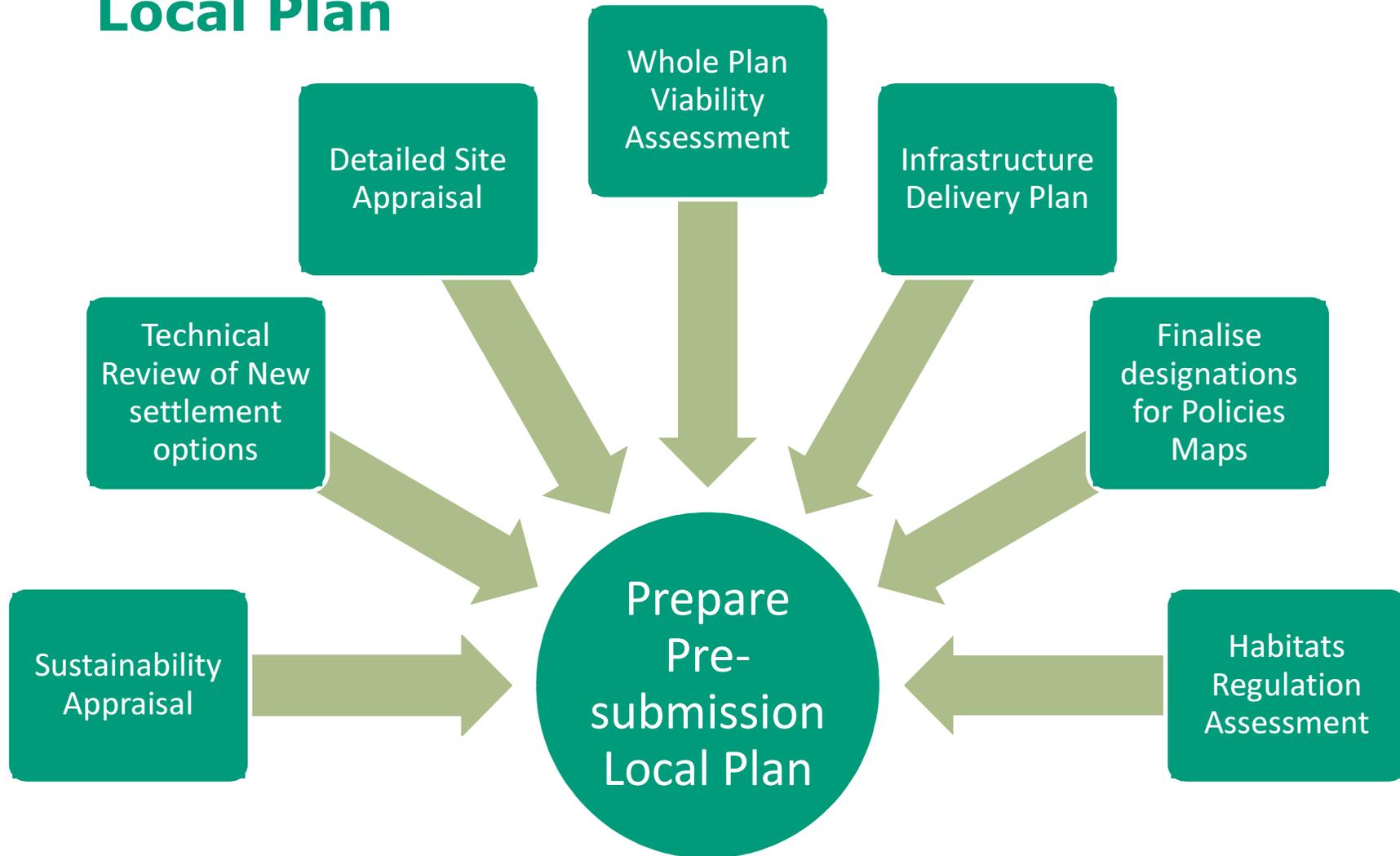


What Cabinet Report will cover:

- Quantum of development proposed in the Local Plan
- Distribution of development
- Scope for inclusion of a garden community within the spatial strategy
- Assessment of proposals put forward for a new garden community
- Timetable



Pre-Submission Local Plan





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Key considerations

The plan must :

- Be “sound” - positively prepared, justified, and effective, consistent with national policy and legally compliant.
- Be 'an appropriate strategy', and not 'the most appropriate strategy' as set out in the previous NPPF.



Consideration of housing requirement

- NPPF 2019 states - need to apply the Government's standard calculation - LHN – which gives a rounded minimum requirement of 130 dwellings per annum....” unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals”.
- Recommendation to apply a buffer of 25% to the LHN figure to allow for contingency, market signals, affordability considerations.
- Working to SHMA minimum requirement of 160 dwellings p.a.



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Cabinet consideration of employment land requirement

- 2018 evidence update shows short term take up scenario indicating an existing over-supply of employment land in Rutland
- However long term scenario shows requirement to provide up to 25 additional hectares of employment land.
- Consultants conclude: "Rutland County Council maintain a flexible employment land supply, to meet full range of needs to 2036, provide choice/ flexibility in supply".
- Recommend the long term take up scenario put forward by the Council's consultants, gives a requirement for Local Plan to provide up to an additional 25 ha of employment land should be adopted.



Consideration of spatial strategy

- Two proposals promoted for the establishment of a new garden community in Rutland.
 - St George's
 - Woolfox
- Current National Planning Policy Guidance states that all reasonable alternatives to be assessed for consideration within the Local Plan must be realistic and deliverable within the plan period.
- Evidence shows that there is scope for the inclusion of a garden community in the spatial strategy whilst still providing for some growth in the 2 main towns and across the Local Service Centres.



Assessment of garden community proposals

- Comprehensive assessment of two proposals undertaken considering a wide range of factors. Detailed work undertaken to assess all of the evidence provided to support both options alongside the site assessments from the sustainability appraisal.
- **It is recommended that the proposals for Woolfox are not taken forward for consideration within the Local Plan as the evidence available does not demonstrate that the proposals for this site are deliverable and viable.**
- **The evidence available for the St George's proposal does demonstrate that, with the benefit of the now confirmed HIF funding, this would be viable and deliverable.**



Assessment of garden community proposals

- **Together the evidence provides the justification for inclusion of the option for the St. George's site within the Local Plan and that this presents an appropriate strategy, taking account of reasonable alternatives.**
- It is important to note that on its closure for operational use, the proposals for development at St George's site would take place on land which constitutes "brownfield land" as defined in the NPPF
- It supports the NPPF objective that: "Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that **makes as much use as possible** of previously-developed or 'brownfield' land".



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Timetable (Local Development Scheme)

- Pre-submission Local Plan considered by Scrutiny, Cabinet and council in January 2020.
- Publish plan for “Reg.19” Pre-submission consultation (6 week formal representation period) – mid Feb to end of March 2020.
- Submit Plan for Examination in Public (EiP) – May 2020.
- Examination – late Summer/ Autumn 2020 (dependent on Planning Inspectorate).