

## **Rutland Local Plan 2018-2036**

Pre-Submission Local Plan

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Regulation 19 Consultation

January 2020



**Rutland**  
County Council

## **Contents**

- 1. Introduction**
- 2. Spatial Portrait**
- 3. Vision and Objectives**
- 4. Spatial Strategy and Location of Development**
- 5. Delivering Quality New Homes**
- 6. Employment and Economic Development**
- 7. Sustaining our Environment**
- 8. Creating Sustainable Communities**
- 9. Minerals and Waste**
- 10. Implementation and Monitoring Framework**

### **List of appendices**

1. List of strategic policies (to follow)
2. List of replaced local plan policies
3. Agricultural, forestry and other occupational dwellings
4. Parking standards
5. Designated heritage assets in Rutland
6. Open space standards
7. Permitted sites for minerals extraction and recycled aggregates
8. Waste management needs
9. Glossary
10. Policies Maps (A4 inset maps)

## **1. Introduction**

### **What is the Local Plan?**

1.1 The Local Plan is a statutory planning document prepared by the Rutland County Council. It sets out planning policies that will help to determine the future location, scale, type and design of new development in Rutland.

1.2 The Local Plan, together with any neighbourhood plan prepared by Town and Parish Councils or other appropriate bodies, make up the “statutory development plan” which has important status in determining future planning applications in the area.

1.3 The Local Plan in Rutland currently comprises three separate “Development Plan Documents”.

### **Which documents are being reviewed?**

1.4 The following Development Plan Documents (DPDs) are being reviewed and it is intended that they will be replaced by this single local plan:

- Minerals Core Strategy and Development Control Policies DPD (October 2010)
- Core Strategy DPD (July 2011)
- Site Allocations and Policies DPD (October 2014)

1.5 A list of the existing policies that will be replaced and the policies that it is intended will replace them is shown in Appendix 2.

## **Why is the Local Plan being reviewed?**

- 1.6 Rutland County Council is reviewing its Local Plan in order to:
- produce a single Local Plan document as recommended by government planning policy in the National Planning Policy Framework (NPPF)
  - reflect changes to national planning policy and guidance, particularly the new National Planning Policy framework introduced in February 2019;
  - extend the plan period to 2036 in order to ensure that there will a 15 year time horizon from adoption for strategic policies as recommended in the NPPF in order to anticipate and respond to long term requirements and opportunities, such as those arising from major improvements in infrastructure;
  - provide for additional new housing, employment and other development that will be required to meet future needs over the extended plan period; and
- 1.7 A glossary of the terms used in this document is shown at the end of the document.

## **What is the plan period?**

1.8 The plan period is from 2018 until 2036. This will provide an additional 10 years horizon beyond the current plan period (2026) and will ensure that there is at least a 15 year time horizon after the plan is finally adopted by the Council.

## **What are we now consulting on?**

1.9 This document has been produced for public consultation under Regulation 19 of the Local Plan Regulations in advance of submission to the Secretary of State under regulation 22 of the Local Plan regulations. This consultation seeks representations as to legal compliance and soundness of the Local Plan only. The Pre-Submission Local Plan sets out the strategic vision, objectives and spatial strategy for the County, as well as the planning policies which will guide future development. The Plan looks ahead to 2036 and identifies the main areas throughout Rutland where development should take place, along with areas of the County that will be protected from change. It establishes policies and guidance, to ensure local development is built in accordance with the principles of sustainable development as set out in the National Planning Policy Framework (NPPF). The Plan also includes site allocations to meet the vision and objectives of the plan.

1.10 Local Plans are considered to be sound if they are:

- positively prepared – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- justified – an appropriate strategy, taking account of reasonable alternatives, and based on proportionate evidence;
- effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground;
- consistent with national policy – enabling the delivery of sustainable development in accordance with the policies set out in the NPPF

1.11 This consultation follows previous community engagement and consultation has been undertaken under Regulation 18 of the Local Plan Regulations:

- Call for sites Sept 2015- Jan 2016
- Issues and Options Jan-Feb 2016
- Consultation Draft Local Plan Jul-Sept 2017
- Focussed Changes and Additional sites consultation Aug-Sept 2018.

### **How do Neighbourhood Plans fit in?**

1.17 Neighbourhood Plans are community-led and provide a powerful spatial planning tool for local communities to shape and influence where development will go and what it will look like in their local area. Introduced by government through the Localism Act 2011, the process provides the opportunity for local communities to exercise greater influence through plans, policies and orders that meet the needs of the local community.

1.18 Local Planning Authorities have a general duty to support communities producing Neighbourhood Plans. The Council has developed a step by step Neighbourhood Planning Toolkit to assist groups and provides support and guidance throughout the process from scoping the Plan and building the evidence base, to ensuring the Plan is in general conformity with strategic planning policy. A successful Plan also depends on local participation, leadership and ownership and also empowers communities and supports local capacity building. The Council therefore recognises the importance of good governance, inclusion and wide engagement in the process of developing Neighbourhood Plans.

1.19 When adopted by the Council, Neighbourhood Plans form part of the Statutory Development Plan which forms the basis for determining planning applications. Neighbourhood Plans provide policies on issues of a non-strategic, local nature. They should look to add locally specific detail to the

strategic policies included in the Local Plan and should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area.

### **Neighbourhood planning activity in Rutland**

1.20 Where we have Parish or Town Councils and they wish to prepare a Neighbourhood Plan, they will be required to take the lead in neighbourhood planning on behalf of their communities. Outside such areas, then it is possible to establish a Neighbourhood Plan Forum to undertake this role.

1.21 Six neighbourhood plans have been ‘made’ following a public referendum with Uppingham being one of the country’s initial ‘frontrunner’ Plans which began to be developed in 2012. Policies in these plans are used alongside Local Plan and national policies to determine planning applications in these areas.

**Table 1: Adopted Neighbourhood Plans**

<b>Neighbourhood Plan Area</b>	<b>Adoption</b>
Uppingham	11 January 2016
Edith Weston	23 June 2014
Cottesmore	December 2016
Langham	21 April 2017
Greetham	10 October 2017
Barrowden & Wakerley	18 <sup>th</sup> October 2019

1.22 The latest information on current Neighbourhood Plan Designations in Rutland can be viewed on the Rutland County Council website: <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/neighbourhood-plans/>

**Table 2: Neighbourhood Plans which are currently being prepared**

<b>Neighbourhood Plan Area</b>	<b>Area Designation</b>
Oakham & Barleythorpe	April 2016
Market Overton	July 2016
Wing	June 2017
Ketton & Tinwell	Sept 2018

### **Review of Neighbourhood Plans**

1.23 The Local Plan review establishes the strategic policies setting out how much housing and employment and retail development is needed to meet the needs of the County over the plan period and the broad locations where this should be developed.

1.24 Neighbourhood Plans must be in “general conformity” with the strategic policies contained in the Local Plan. The strategic policies are those which

are essential to delivering the overall planning and development strategy for Rutland, such as those that set out the number of homes that should be built and where. The policies within this plan identify where the policy is considered to be strategic. Paragraph 65 of the NPPF requires that strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.

1.25 Neighbourhood Plans which are being prepared or reviewed after the Local Plan is adopted can allocate additional sites for development within their town or village. However, they cannot propose less development within their town or village than that set out in this Local Plan. When the Local Plan Review is adopted, all Neighbourhood Plans will need to be reviewed by the relevant Parish and Town Councils in order to ensure that they will be (or remain) consistent with the Local Plan.

### **Sustainability Appraisal/ Strategic Environmental Assessment (SA/SEA)**

1.26 A Sustainability Appraisal (SA/SEA)\* has been undertaken as part of the plan making process. The SA appraises the economic, social, and environmental sustainability of the plan's proposals. The SA process is iterative and has been ongoing to inform the development of policies and proposals in the Local Plan Review. An SA Scoping Report was published alongside the Issues and Options consultation in 2015 and an SA report was published alongside the Consultative Draft Plan in 2017. An Interim SA/SEA report has also been published in September 2019. The final SA/SEA report which accompanies this Pre-Submission Local Plan will be placed on the Council's website to coincide with the period of statutory public consultation, as well as being available for inspection.

1.27 A Habitat Regulations Assessment (HRA)\* has also been undertaken to assess the potential impacts of the Local Plan against the conservation objectives of Rutland Water. This may be viewed on the Council's website and is available for inspection together with the Local Plan Review, during the period of statutory public consultation.

## **How to use the Plan**

**1.28 When using the plan it must be read as a whole as a number of different policies may apply to a particular site or issue. The policies of the plan should not be read in isolation from each other. For this reason the plan does not normally include cross referencing between policies.**

1.29 The preparation of the plan has been supported by a number of evidence-base studies that have been prepared or commissioned by the Council.

## **How and when do comments need to be made?**

1.30 The Regulation 19, Pre-submission Consultation is a formal consultation period which will last for six weeks from 10<sup>th</sup> February 2020 to 20<sup>th</sup> March 2020. Consultation will be undertaken in accordance with the requirements of the Local Plan Regulations and the Council's [Statement of Community Involvement](#)\*.

1.31 This consultation is a formal representation period. All representations made must be based on whether the Plan is considered to be “Sound” and/or Legal Compliant. Representations must therefore be submitted on the Representation Form which is available on [the on-line form on the Council's website](#). An FAQ and Guidance notes have been prepared about this and how to complete the form. This is also provided on the Council's website.

## **What happens next?**

1.32 The Council will assess the comments received during consultation. If it considers that the Local Plan is sound, the Plan can be submitted to the Secretary of State, together with all valid representations received for Examination in Public (EiP). If the Council proposes to amend the Plan then further statutory consultation under Regulation 19 will need to be undertaken on the proposed changes.

1.33 Further details and timetable for the consultation process are set out in the Council's [Local Development Scheme](#).

1.34 When adopted, the Local Plan will become part of the statutory development plan which provides the framework for the Council's decisions on future development proposals in Rutland.



## 2 Spatial Portrait

2.1 The spatial portrait provides context for the spatial vision and strategic objectives. It sets out the main characteristics of Rutland in terms of geography, economy, and environment, social and cultural matters.

### Spatial Characteristics

2.2 The area of Rutland is approximately 382 km<sup>2</sup> and latest data indicates that in 2017 the population was 39,697<sup>1</sup>. This is projected to rise to 41,700 by 2036 and to 42,200 by 2041<sup>2</sup>. The density of population is low with 1.03 persons per hectare<sup>3</sup>. Rutland has been classed as the most rural county or unitary authority in England and Wales with a high proportion of land in agricultural use.

2.3 Oakham is the larger of the two market towns with a population of about 12,978<sup>4</sup> and a range of education, community, health and leisure facilities, employment, shopping, a twice weekly market, a railway station and bus station and bus services to the surrounding area. Uppingham has a population of about 4,811 with a more limited range of facilities, employment and shopping, a weekly market and bus services to the surrounding area<sup>5</sup>.

2.4 The decision made by the Ministry of Defence to close St. George's barracks at North Luffenham from 2022 provides the opportunity to consider the principle of redevelopment of this site in the Local Plan as it comprises some 300 ha of previously developed land. The emphasis on the re-use of brownfield land is reinforced in the revised NPPF; paragraph 117 of the draft revised NPPF states: "Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic plans should contain a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land".

2.5 Rutland has 52 villages ranging in size from small hamlets with a few houses and no facilities to larger villages with facilities such as a school, a convenience store, a post office, general medical practice, employment opportunities, community and leisure facilities and bus links to the towns and neighbouring villages. The six largest villages each have a population of more than 1,000 and account for about 25% of Rutland's population.

2.6 Beyond Rutland's borders, Stamford lies just outside the county boundary, providing a range of community facilities, shopping, education, health services and acting as a service centre to some of the villages on the eastern side of Rutland. Stamford is tightly constrained by the county boundary and may have limited space to grow and meets its own needs within Lincolnshire. Corby lies approximately 3

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<sup>1</sup> [Office of National Statistics](#) (2019), *Estimates of the population for the UK, England and Wales, Scotland and Northern Ireland*. Accessed: November 2019

<sup>2</sup> [Office of National Statistics](#) (2019), *Population projections for local authorities: Table 2*. Accessed: November 2019

<sup>3</sup> *Ibid.*

<sup>4</sup> [Office for National Statistics](#) (2019) *Table SAPE21DT8a: Mid-2018 Population Estimates for 2018 Wards in England and Wales by Single Year of Age and Sex - Experimental Statistics*, Accessed: November 2019

<sup>5</sup> *Ibid.*

miles south of Rutland and is planned to double in size in the next 30 years including new housing, leisure and shopping facilities.

## **Sustainable and Vibrant Communities**

2.7 Rutland is a relatively affluent area with very low levels of deprivation, the lowest in the East Midlands and 303 out of 326 nationally, where 1 is the most deprived<sup>6</sup>. There are low levels of unemployment (1.1% on out of work benefits in May 2019)<sup>7</sup>, low levels of crime and the lowest levels of premature death (under the age of 75) in England.

2.8 Educational attainment within Rutland is higher than the country as a whole - with 53% of pupils attaining Grade 5 or above in English and Maths GCSE's compared to 39.8% in England.<sup>8</sup> Rutland has 17 primary schools located in the towns and larger villages and 3 secondary schools located in Oakham, Uppingham and Great Casterton. There are large independent schools in Oakham and Uppingham.

2.9 Rutland has a higher proportion than the East Midlands regional average of people in good health and lower levels of limiting long-term illness<sup>9</sup>. The county has a hospital in Oakham which provides inpatient and outpatient services. Rutland is also served by larger hospitals in Leicester, Peterborough, Grantham and Kettering. GP and dentists' practices are located in Oakham and Uppingham and some of the villages.

2.10 There are below average numbers of people in the 0-9 and 20-24 age groups (particularly females) and above average in the 15-19 and 55-90 compared with the East Midlands regional and national averages. 26.9% of the population of Rutland is retired which is a much larger proportion than the regional and nationally figures (12.6% and 12.9% respectively)<sup>10</sup>. The number of people over the age of 65 is expected to rise further. By 2036 it is anticipated that approximately 40% of our residents will be 60 or over, with the percentage of residents aged 80 or over nearly doubling during the life of the plan<sup>11</sup>. The proportion of non-white ethnic groups is low at 3%<sup>12</sup>.

2.11 The average house price in Rutland in March 2019 was £322,000 compared with the East Midlands regional average of £214,000 and East of England £288,494<sup>13</sup>. It is one of the least affordable areas in the region with median house price to median earnings ratio of 9.87 in 2018<sup>14</sup>.

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<sup>6</sup> [Ministry of Housing, Communities and Local Government](#) (2019), *English Indices of Deprivation 2019 – File 10 Local Authority district summaries*, Accessed: November 2019

<sup>7</sup> [Office for National Statistics via NOMIS](#) (2019) *Claimant count by sex - not seasonally adjusted* Accessed: November 2019

<sup>8</sup> [Department of Education](#) (2018) *Secondary School Performance tables in England: 2018 (revised)* Accessed: November 2019

<sup>9</sup> [Office for National Statistics](#) (2012). *Table KS301EW – 2011 Census: Key Statistics for local authorities in England and Wales*, Accessed: November 2019

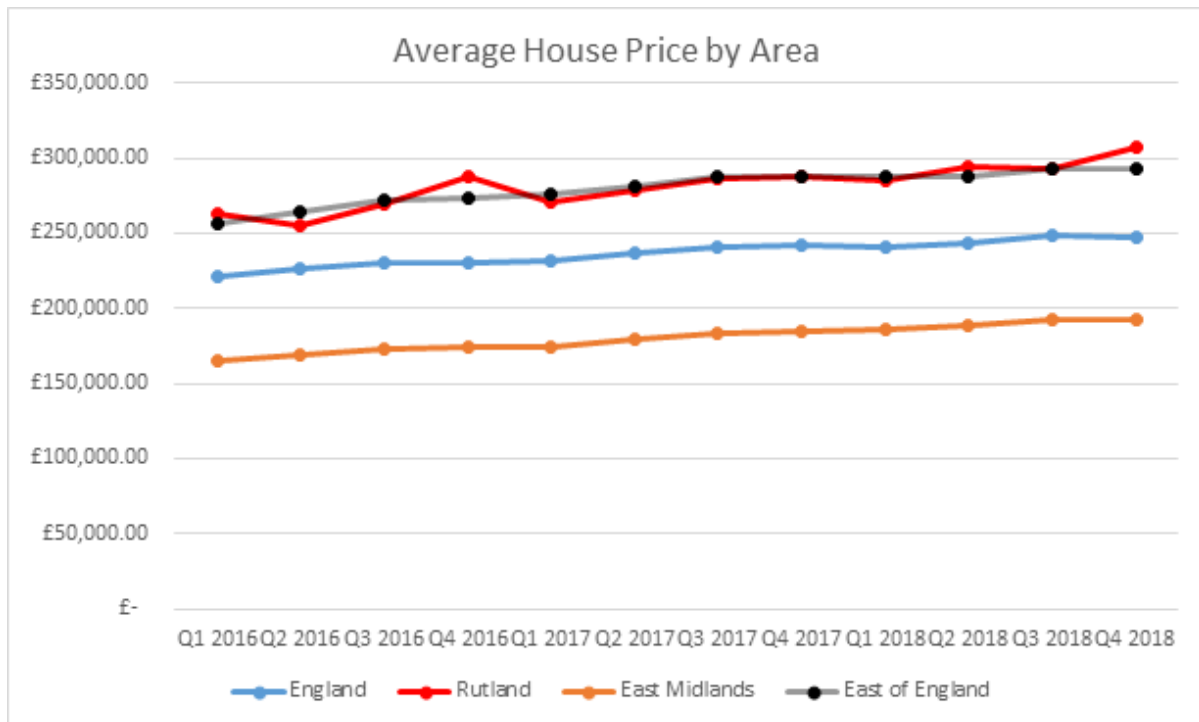
<sup>10</sup> [Office for National Statistics via NOMIS](#) (2019), *Nomis Labour Market Profile – Rutland* Accessed: November 2019

<sup>11</sup> [Office of National Statistics](#) (2018), *2016-based Subnational Population Projections for Local Authorities and Higher Administrative Areas in England*. Accessed: June 2018

<sup>12</sup> [EMSi](#) (2019) *Economy Overview Rutland- Emsi Q1 2019 Data Set*.

<sup>13</sup> [UK House price Index](#) (Feb 2019) Accessed: July 2019

<sup>14</sup> [Office for National Statistics via NOMIS](#) (2019) *Ratio of house price to workplace-based earnings (lower quartile and median), 1997 to 2018* - Office for National Statistics, (2019) Accessed: November 2019



**Figure 1 Average House Price by Area**  
(Source: UK House Price Index Feb 2019)

2.12 Rutland has a high proportion of detached and very large houses and properties owned outright compared with the rest of the region and a low proportion of local authority rented and mortgaged properties.

2.13 In 2019 the median gross weekly pay for Rutland residents in full time work was £607.30 compared with £547.40 for the East Midlands<sup>15</sup>. In comparison, the average house price in Rutland in concealed pockets of deprivation and housing affordability problems given the high house prices.

## Economy and Infrastructure

2.14 In 2018 the top three industries in Rutland were general secondary education, restaurants and mobile food service activities and beverage serving activities<sup>16</sup>. Agriculture, the traditional employer, is a minority employer and still declining.

2.15 Major employers with importance to the local economy include the Ministry of Defence establishments at Cottesmore and North Luffenham (although this site is due to close by 2022) and HM Prison at Stocken Hall, independent schools at Oakham and Uppingham, Hanson Cement at Ketton and Rutland County Council in Oakham. Small businesses also have an important role. Oakham Enterprise Park provides office, storage, light industrial and amenity/leisure accommodation on the 25 acre site formerly occupied by HM Prison Ashwell. The King Centre at Barleythorpe, formerly Rutland County College, provides serviced accommodation to around 30 businesses.

<sup>15</sup> [Office for National Statistics via NOMIS](#) (2017), Nomis Labour Market Profile – Rutland (2019) Accessed: November 2019

<sup>16</sup> [EMSi](#) (2019) *Economy Overview Rutland- Emsi Q1 2019 Data Set*. Accessed: November 2019

2.16 Economic activity rates for both men and women are above the East Midlands and national averages with very low levels of unemployment (Table 3). There is a high incidence of self-employment for men and women with 16.2% compared to the East Midlands average of 9.1% and a high proportion of the resident work force is managerial or professional (49.6%). Earnings of residents on average are higher than those for the region but lower than for Great Britain. For males, average earnings are higher than both the East Midlands and Great Britain but for females this is lower than both East Midlands and Great Britain.<sup>17</sup>

**Table 3: Economic Activity indicator statistics<sup>18</sup>**

<b>Indicator</b>	<b>Rutland</b>	<b>East Midlands</b>	<b>Great Britain</b>
<b>Unemployment levels</b> (July 2018- June 2019)	3.4%	4.6%	4.1%
<b>Self-employment for men and women</b> (July 2018- June 2019)	16.2%	9.1%	10.7%
<b>Average Resident Earnings 2019</b> (Gross weekly pay of full time workers)	£607.30	£547.40	587.00
<b>Average Male Resident Earnings 2019</b> (Gross weekly pay of full time workers)	£666.20	£590.30	£632.00
<b>Average Female Resident Earnings 2019</b> (Gross weekly pay of full time workers)	£468.40	£476.10	£528.90

2.17 The A1 passes through the eastern part of Rutland providing north-south road links. East-west connections are less good, although the A47, which traverses the southern part of Rutland, and A606 Stamford-Nottingham road including the Oakham bypass, provide east-west road links. Oakham has direct rail links to the east coast main line and Stansted Airport and Birmingham to the west and a direct once-daily return rail link to London via Corby. A number of long-distance footpaths pass through Rutland.

2.18 Car ownership within Rutland is higher than the regional average – with only 12.4% of Rutland households not having access to a car or van, compared to 22.1% of households in the East Midlands.<sup>19</sup> There are also high levels of out of county commuting with 39% of Rutland residents who travel to work going out of the county – primarily to Peterborough, South Kesteven, Leicester and Corby<sup>20</sup>.

## **Environment**

2.19 Rutland's towns and villages have approximately 1400 buildings listed of historic and architectural interest of which 28 are Grade 1<sup>21</sup>. There are a large number (34) of designated conservation areas providing a built environment with a historic and distinctive character. The county has approximately 30 scheduled ancient monuments and 2 registered Historic Parks and Gardens (Exton and Burley).

<sup>17</sup> [Office for National Statistics via NOMIS](#) (2017), Nomis Labour Market Profile – Rutland (2019) Accessed: November 2019

<sup>18</sup> Ibid

<sup>19</sup> [Office for National Statistics](#) (2011) Accessed: November 2019

<sup>20</sup> [The National Archives](#) (2013) Accessed: November 2017

<sup>21</sup> Historic England

2.20 The environmental quality of Rutland's landscape is high and the character of the landscape is varied with five different landscape character types. These range from high plateau landscapes across large areas of the north east and south west to lowland valleys in the centre and north west and on the county's southern border along Welland Valley.

2.21 Rutland has 19 sites of special scientific interest (SSSIs) including Rutland Water which is an internationally designated wetland site with importance for wintering and passage wildfowl. There are 284 local wildlife sites and important areas of calcareous grassland and ancient and broadleaved woodland in the county.

2.22 The limestone geology has importance for local quarrying and wildlife. Soils are largely loamy in the east and clayey in the west<sup>22</sup>. Agricultural land is largely grade 3 with some grade 2 centred on the south and pockets of grade 1 in the north.

## **Waste Management**

2.23 All forms of development and activities produce waste, this includes residential, commercial, industrial, agricultural, and construction. Just over 120,000 tonnes of waste is produced from within Rutland County each year.

2.24 Municipal waste accounts for around 22,000 tonnes, of which the majority is recycled (around 60% Household waste is recycled, this includes composting of green waste). The remaining waste exported to adjoining Counties for treatment at an Energy from Waste facility (around 40%) with a small amount disposed of to landfill (less than 1%). The county has two civic amenity sites.

2.25 Commercial and industrial waste accounts for around 24,000 tonnes. This waste is largely subject to private contracts with waste being collected and exported to adjoining counties for recycling (around 20%), treatment (around 50%) and disposal (around 20%). A small proportion of 'trade waste' is taken to Rutland's civic amenity sites.

2.26 Construction, demolition and excavation waste accounts for around 74,000 tonnes, of which the majority is reused, recycled or otherwise recovered (including inert recovery/fill associated with restoration of quarries) with less than 10% disposed of in non-hazardous landfill.

## **Minerals**

2.27 Mineral resources are concentrated almost exclusively in the eastern half of the county and consist mainly of Lincolnshire Limestone and siliceous clay. Some isolated pockets of glacial, sub-alluvial and river terrace sand and gravel deposits exist around the edge of the county, particularly in the Welland Valley.

2.28 Currently only limestone and siliceous clay are extracted within Rutland. Limestone is used for aggregate (as crushed rock) and non-aggregate purposes (e.g. building stone, agricultural lime, cement production) and clay is used for cement production. Rutland currently has five crushed rock (limestone) quarries from which

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<sup>22</sup> [The Leicestershire, Leicester and Rutland Historic Landscape Characterisation Project \(2010\)](#)

the majority of mineral is exported to surrounding authorities<sup>23</sup>. Estimated reserves cannot be published for confidentiality reasons - however, there are currently sufficient permitted reserves to maintain the government recommended ten-year landbank.

2.29 There are currently no sand and gravel quarries in Rutland and no evidence that this material has been worked in the past. Sand and gravel consumed within Rutland is imported from surrounding authority areas.

2.30 A small amount of recycled aggregate (from construction, demolition and excavation waste) is produced within Rutland. There are no facilities within the County for the production of secondary aggregates.

## **Issues to be addressed**

2.31 In general terms, Rutland is recognised as having a high quality of life, with an attractive and high quality environment, low levels of deprivation, unemployment and crime, high levels of life expectancy, health and educational attainment.

2.32 Nevertheless, it is not a universal picture of affluence and the attractive rural nature of the area gives rise to its own problems such as the high cost of housing and difficulties accessing services due to the dispersed pattern of settlement making it harder to deliver transport provisions.

2.33 The Council's Corporate Plan 2019-2024 sets out the Council's vision for a Stronger Rutland with high quality of life in vibrant communities. We will work for the residents of Rutland and use our resources wisely to protect and enhance our unique environment, create more homes and jobs for our residents, and ensure everyone can live well and safely together.

2.34 In order to deliver our vision of high quality of life in vibrant communities the Council has identified the following Priority Themes:

- Delivering sustainable development
- Vibrant communities
- Protecting the vulnerable
- Customer focussed services

2.35 Under each of our Priority Themes the Council has developed a clear set of Strategic Aims which identify what we are trying to achieve, supported by clear objectives that when delivered will ensure the Council delivers against our priorities. Item 1.6 includes for the adoption of a sound Local Plan for Rutland.

<b>PRIORITY THEME STRATEGIC AIM – WHAT WE ARE TRYING TO ACHIEVE</b>
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<b>1. Delivering sustainable development</b>
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| <ul style="list-style-type: none"> <li>• 1.1 Develop a 50 year vision for Rutland</li> <li>• 1.2a Support the delivery of high quality employment opportunities</li> </ul> |
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<sup>23</sup> Minerals Core Strategy & Development Control Policies (2010)

<ul style="list-style-type: none"> <li>• 1.2b Commit to the development of a strategic plan for Oakham Enterprise Park</li> </ul>
<ul style="list-style-type: none"> <li>• 1.3 Provide homes that young families can afford</li> </ul>
<ul style="list-style-type: none"> <li>• 1.4. Improve broadband and mobile service</li> </ul>
<ul style="list-style-type: none"> <li>• 1.5. Ensure that development is supported by services, facilities and transport infrastructure</li> </ul>
<ul style="list-style-type: none"> <li>• 1.6 Adopt a sound Local Plan to deliver a minimum of 160 homes each year</li> </ul>
<ul style="list-style-type: none"> <li>• 1.7 Develop an Environmental Policy to meet Rutland's needs and the challenge of climate change</li> </ul>
<b>PRIORITY THEME STRATEGIC AIM – WHAT WE ARE TRYING TO ACHIEVE</b>
<b>2. Vibrant communities</b>
<ul style="list-style-type: none"> <li>• 2.1 Protect, maintain, enhance and conserve what makes Rutland great.</li> </ul>
<ul style="list-style-type: none"> <li>• 2.2 Improve access for children and young people to be engaged out of school.</li> </ul>
<ul style="list-style-type: none"> <li>• 2.3 Explore new and improved cultural and leisure opportunities for Rutland.</li> </ul>
<ul style="list-style-type: none"> <li>• 2.4 Make our roads safer.</li> </ul>
<ul style="list-style-type: none"> <li>• 2.5 Work with partners to protect and enhance healthcare within our community.</li> </ul>
<ul style="list-style-type: none"> <li>• 2.6. To provide an inclusive and high quality learning offer, and to support the expansion of our schools and learning to meet need</li> </ul>
<b>PRIORITY THEME STRATEGIC AIM – WHAT WE ARE TRYING TO ACHIEVE</b>
<b>3. Protecting the vulnerable</b>
<ul style="list-style-type: none"> <li>• 3.1 Improve services that care for our children protect them from risk and harm.</li> </ul>
<ul style="list-style-type: none"> <li>• 3.2 Protect and improve the lives of vulnerable adults.</li> </ul>
<b>PRIORITY THEME STRATEGIC AIM – WHAT WE ARE TRYING TO ACHIEVE</b>
<b>4. Customer focussed services</b>
<ul style="list-style-type: none"> <li>• 4.1 Develop and implement a new Customer Services Strategy.</li> </ul>
<ul style="list-style-type: none"> <li>• 4.2 Develop customer responsive systems.</li> </ul>
<ul style="list-style-type: none"> <li>• 4.3 Develop a sustainable Medium Term Financial Plan to support service delivery</li> </ul>
<ul style="list-style-type: none"> <li>• 4.4 Enhance digital access to services - Launch My Account.</li> </ul>

2.36 In addition the Sustainability Appraisal (SA) process considers the issues arising from a range of baseline evidence and other relevant Plans and Programmes. These key sustainability issues should be addressed by the Local Plan Review. The Key Issues to be addressed by the local plan review are summarised below:

<b>Economic Issues</b>
<ul style="list-style-type: none"> <li>• High levels of car dependence and commuting with high proportion of Rutland residents who travel to work going out of the county to work.</li> </ul>
<ul style="list-style-type: none"> <li>• Need for the County to retain and grow existing businesses and</li> </ul>

attract new businesses, to create new jobs and secure inward investment.
<ul style="list-style-type: none"> <li>• Address the 'skills base' gap ensuring the right skills in those seeking to enter the labour market and that the demand for skills in our employment and access to training is appropriate.</li> </ul>
<ul style="list-style-type: none"> <li>• Having the right amount and type of employment land/business space and affordability and ensuring good access to key employment sites. There is currently a shortage of available serviced and well located allocated sites which is constraining the development of new employment opportunities in key locations</li> </ul>
<ul style="list-style-type: none"> <li>• To promote sustainable tourism whilst protecting the unique culture, environment and heritage of Rutland.</li> </ul>
<ul style="list-style-type: none"> <li>• Raising the awareness of Rutland as a place to visit, invest and do business.</li> </ul>
<ul style="list-style-type: none"> <li>• Support and ensure our market towns are vibrant and attractive to residents and visitors.</li> </ul>
<ul style="list-style-type: none"> <li>• A1, A47 and A606 provide strategic transport routes which provide economic opportunities for the County. There are also further opportunities to exploit our rail connections and proximity to the A1.</li> </ul>
<b>Social Issues</b>
<ul style="list-style-type: none"> <li>• Objectively Assessed need for housing over the period 2018-2036 of about 160 additional homes per annum.</li> </ul>
<ul style="list-style-type: none"> <li>• A mix of housing types and tenures required to meet needs, but particularly focussed on two and three bed properties to reflect continuing demand from newly forming households and older households downsizing.</li> </ul>
<ul style="list-style-type: none"> <li>• Numbers of older people in the county expected to increase by 50% over the plan period - this has significant implications for meeting housing, health and care needs.</li> </ul>
<ul style="list-style-type: none"> <li>• Increasing need to deliver specialist or extra care housing- both through new build and by addressing existing housing stock through adaptations.</li> </ul>
<ul style="list-style-type: none"> <li>• High house prices and shortage of affordable housing.</li> </ul>
<ul style="list-style-type: none"> <li>• Need to continue to support our Armed Forces community and recognise the contribution they make to the local economy and community.</li> </ul>
<ul style="list-style-type: none"> <li>• The Gypsy and Travellers Accommodation Needs Assessment has shown the need for up 13 residential pitches for Gypsies and Travellers and 10 plots for show people.</li> </ul>
<b>Environmental Issues</b>
<ul style="list-style-type: none"> <li>• Consider ways to increase tree and woodland cover as Leicester, Leicestershire and Rutland together form one of the least wooded areas of England.</li> </ul>
<ul style="list-style-type: none"> <li>• Make as much use as possible of previously-development or "brownfield" land past development rates indicate a low proportion of new homes are built on previously development land</li> </ul>
<ul style="list-style-type: none"> <li>• Need to protect and enhance wildlife and its habitats and important natural features. Leicestershire and Rutland are amongst the poorest counties in the UK for sites of recognised nature conservation value.</li> </ul>



<ul style="list-style-type: none"> <li>• Rutland Water is a designated RAMSAR site which needs to be protected, but also provides an important leisure and tourist destination which makes an important contribution to the counties economy.</li> </ul>
<ul style="list-style-type: none"> <li>• There are heritage assets at risk within the County</li> </ul>
<ul style="list-style-type: none"> <li>• Levels of waste arising likely to increase. Need to develop sustainable waste management practices.</li> </ul>
<ul style="list-style-type: none"> <li>• Waste recycling and landfill diversion rates have improved significantly but need to continue improvements to meet targets. Action may be required to meet the Water Quality Framework</li> </ul>
<ul style="list-style-type: none"> <li>• Minerals production is an important part of Rutland's economy but safeguards are needed to protect the local environment.</li> </ul>
<ul style="list-style-type: none"> <li>• Flooding from rivers is of limited extent in Rutland but surface water run-off may be an issue in some areas.</li> </ul>
<ul style="list-style-type: none"> <li>• Four wastewater treatment works in Rutland do not have capacity to accept further wastewater from growth without an increase in the volumes they are consented to discharge.</li> </ul>
<ul style="list-style-type: none"> <li>• To reduce and control pollution and the county's contribution to harmful carbon emissions and climate change.</li> </ul>

## Minerals Development

2.36 Minerals are essential to support sustainable economic growth and our quality of life. Ensuring a steady and adequate supply of minerals for aggregate use and to maintain cement production at the regionally significant Ketton cement plant, as well as the maintenance of landbanks (limestone) and stock of permitted reserves (cement production), needs to be considered. This means identifying how much is needed and where this need should come from. Although minerals can only be worked where they are found, where possible the relationship between minerals development and other forms of development should also be considered.

2.37 Other forms of development can hinder the future extraction of minerals and so the safeguarding of mineral resources and reserves, as well as associated facilities and infrastructure also needs to be considered.

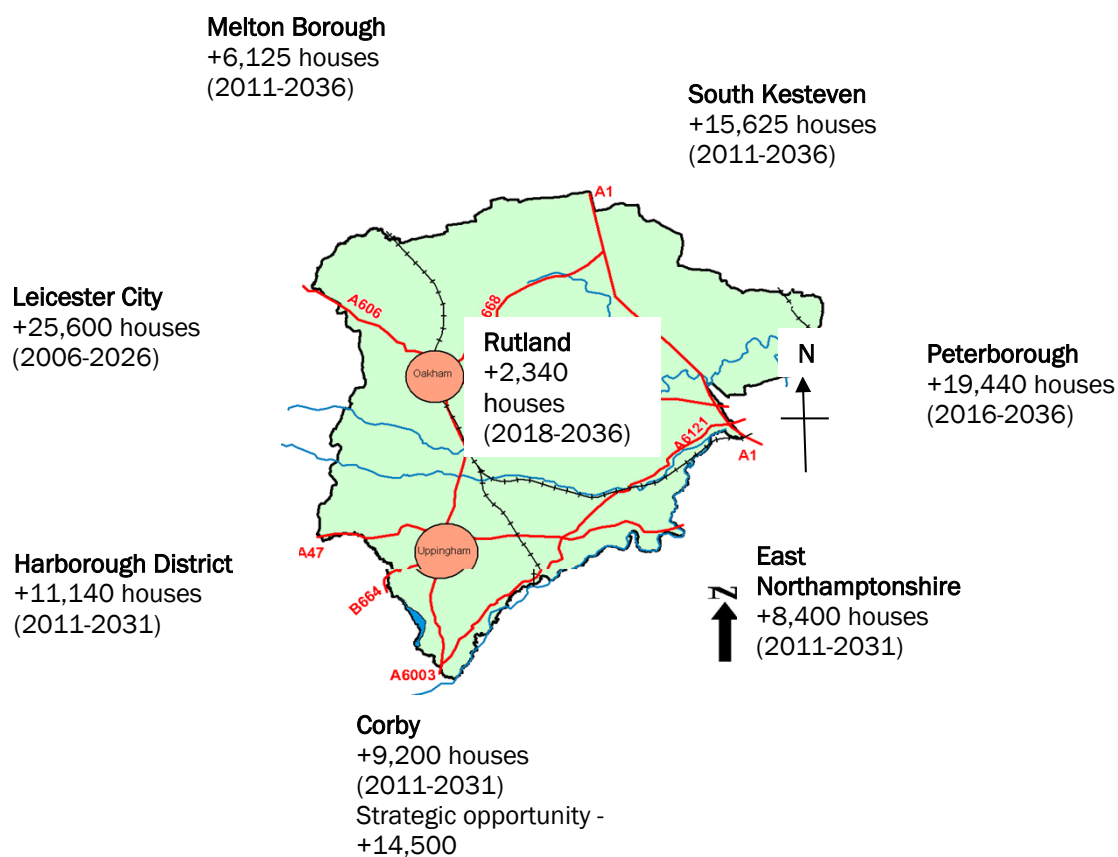
## Development in Neighbouring Areas

2.38 There are major proposals for new housing and employment growth in neighbouring areas that may impact on the demand for housing, employment and recreation facilities in Rutland in particular. Of particular relevance are proposals for housing growth in Leicestershire (in Melton Borough and Harborough Borough); South Kesteven District; Peterborough City; Corby and East Northamptonshire. (see Figure 2 below) Other effects are difficult to predict but will depend in part on:

- The success of surrounding areas in creating the required number of jobs and the type of jobs that are created;
- The price of market housing in neighbouring areas other expansion areas; and

- The policy of housing authorities in neighbouring areas towards affordable housing in general and social housing for people of working age in particular because this will affect labour supply.

**Figure 2: Scale of proposed new housing in local plans for neighbouring areas**



*Source: Local Plans and Local Development Documents of neighbouring authorities*

## Duty to Co-operate

2.39 The Rutland Local Plan takes into account the implications of planning policies of neighbouring authorities as spatial planning should not be constrained by Local Authority administrative boundaries. The County Council has consulted neighbouring authorities at all stages in the preparation of the Plan and will continue to do so as necessary and in particular on strategic cross boundary matters.

2.40 The Council has a “Duty to Co-operate” with the neighbouring authorities and will continue to work together to ensure that all strategic issues arising from this Local Plan Review, which may have cross boundary implications are appropriately considered. The Localism Act and 2012 Regulations set out which bodies the Duty to Co-operate applies to and the NPPF describes the issues which it should address. Paragraph 27 of the revised NPPF sets out that: “in order to demonstrate effective and on-going joint working, strategic policy-making authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these.”

2.41 The Council continues to work with neighbouring authorities and statutory bodies to satisfy the Duty to Co-operate. Relevant statements of common ground will be available on the Council’s website to coincide with the statutory public consultation on this Local Plan.

### **3. Vision and Objectives**

#### **The Vision**

- 3.1 The County of Rutland is a desirable place to live, work and visit. It has low crime rates, high life expectancy, high levels of academic achievement and attainment and provides an attractive environment with active and enriched community life.
- 3.2 This Plan provides an opportunity to protect the things which are important and special about Rutland, whilst shaping new development and managing change in a positive way which benefits all our residents, businesses and visitors. The Plan supports sustainable economic growth and the delivery of new homes and sets out the policy framework to ensure that development meets current and future needs in a way which is as attractive, inclusive and distinctive as that which has taken place in the past.
- 3.3 It is important that in planning to meet the growth needs of Rutland, the Plan recognises the county's wealth of natural, cultural, leisure and heritage assets and encourages sustainable growth which complements and retains the County's unique characteristics and high quality of life.
- 3.4 The Local Plan and the County Council cannot deliver development, growth and change directly but has a key role in shaping development to ensure that change takes place in a sustainable and appropriate way. This Local Plan is shaped by a vision of the County in 2036. This vision drives the spatial distribution of development and the policies and proposals within the plan.
- 3.5 Population and business growth must be supported by the delivery of critical infrastructure to ensure that development is sustainable. Effective prioritisation of modest funding available, including that from developer contributions and CIL, will be required to maintain investment in rural transport, improving access/removing barriers to social, health and educational facilities, creating training opportunities and increasing the range of skills to reduce out-migration to work. These are all challenging ambitions and difficult choices will have to be made.
- 3.6 The vision has been developed by the Council together with partners and stakeholders. It also reflects the vision set out in the Council's Corporate Plan (2019-2024) as well as the aims and objectives of other key strategies and delivery plans – such as the Housing and Homelessness Strategy; the Economic Development Strategy; the Local Transport Plan; and provides for Minerals and Waste.

### ***A Vision of Rutland in 2036***

A stronger Rutland providing a high quality of life in vibrant communities. Using our resources wisely to protect and enhance our unique environment, to create more homes and jobs for our residents, and ensure everyone can live well and safely together.

*A place where:*

- *sustainable growth will have resulted in the delivery of more homes which meet the identified need for a range of different housing of an appropriate size, type and cost, including homes that young families can afford.*
- *our population represents a more balanced age profile, with residents living in vibrant, thriving town and village communities - including a new garden community which provides affordable homes, local jobs and is supported by appropriate services, facilities and transport infrastructure;*
- *economic growth will have resulted in the availability of high quality employment opportunities and businesses which provide locally accessible employment; improved learning opportunities; and the delivery of appropriate support services and infrastructure;*
- *a steady and adequate supply of minerals to support sustainable development will have been provided for. Where communities and businesses have taken more responsibility for their own waste but also seeing it as a resource;*
- *the individual character and attractiveness of each town and village and the countryside will have been maintained and the quality of life for residents improved;*
- *we have responded to the challenges of climate change by ensuring that the impact of people and development on the environment is minimised by: the prudent uses of resources (including minerals and their safeguarding); sustainable construction and design; making the most effective use of previously developed or "brownfield" land; improved waste management and recycling; increased use of renewable energy, and by addressing the implications of flood risk and climate change;*
- *low crime rates, high life expectancy, high levels of academic achievement and attainments are achieved;*
- *the health and well-being of our community has been promoted and there is an active and enriched community life for everyone.*

## **Strategic Objectives**

- 3.7 The strategic objectives form the link between the vision and the strategy and are based on the issues identified in the evidence base and the priorities of the Council's Corporate Plan 2019-2024: **Establishing a cohesive spatial strategy**

### **Strategic Objective 1: Sustainable locations for development**

- To identify locations and sites suitable to accommodate development in a sustainable way. Providing an opportunity to access services and facilities locally; facilitate the provision of minerals, contribute towards waste management capacity needs, minimising the need to travel; reduce carbon emissions; promote the efficient use of land, making as much use as possible of previously-developed or "brownfield" land; and protecting the natural environment, heritage, landscape, the unique character and identity of the towns, villages and countryside.

### **Strategic Objective 2: Deliver a new garden community**

- To create a new planned settlement on the brownfield site of St George's Barracks, North Luffenham when it is vacated by the MOD in 2022. The new settlement will provide a new community, developed to meet garden village principles. It will incorporate high-quality homes with a mix of size, affordability and choice of ownership, together with locally accessible work spaces within a well-designed, healthy and sociable community, appropriately supported by community infrastructure and services. Creating a distinct settlement which is separate to (but complements) the historic villages of North Luffenham and Edith Weston and responds positively to local heritage, landscape and biodiversity assets.

### **Strategic Objective 3: Vibrant and prosperous market towns**

- To support the vibrant and prosperous market towns of Oakham and Uppingham by encouraging sustainable development that supports their function as service centres with a range of good quality housing, jobs, businesses, shops and services that meet the needs of local people, visitors, businesses and the wider rural hinterland.

### **Strategic Objective 4: Diverse and thriving villages**

- To maintain our diverse and thriving villages by encouraging appropriate, sustainable development where it supports the role of the larger villages as "service hubs" for the smaller villages and meets local needs in the smaller villages to maintain and improve their vitality and viability.

### **Creating sustainable communities**

### **Strategic Objective 5: Housing for everyone's needs**

- To deliver the Local Housing Need (LHN) of at least 130 new homes each year, in the right locations, providing a range and mix of housing size, type and tenure to meet the needs of the whole community including: affordable housing, elderly and specialist housing and to deliver sufficient pitch and plot provision to meet the identified needs for Gypsies and Travellers and Travelling Showpeople.

### **Strategic Objective 6: Healthy and socially inclusive communities**

- To support healthy and thriving communities by protecting existing and providing new, high quality local and accessible health, leisure, recreation, sport, green infrastructure and cultural activities.

### **Strategic Objective 7: A stronger and safer community**

- To develop a stronger and safer community by designing out opportunities for crime and implementing measures to improve road safety to ensure that people can live, work and relax where they feel safe and enjoy a better quality of life.

### **Building our economy and infrastructure**

### **Strategic Objective 8: Strong and diverse economy**

- To deliver new employment land and premises to help retain and expand existing businesses and attract inward investment to strengthen and diversify the local economy in order to provide a greater range and quality of employment opportunities locally and reduce commuting out of the County.

### **Strategic Objective 9: Rural economy and communities**

- To support our rural communities by encouraging development opportunities related to the rural economy including farm and rural based industries, sustainable tourism and promoting services and facilities in the Local Service Centres and other villages.

### **Strategic Objective 10: Sustainable transport and infrastructure**

- To develop a strong and vibrant community by delivering infrastructure which meets community needs and planned growth, in a timely manner. To strengthen communication links throughout the county and beyond and develop integrated and sustainable forms of transport including public transport, walking and cycling facilities which promote sustainable development patterns and help to reduce carbon emissions.

### **Strategic Objective 11: Town Centres**

- To maintain and promote our market town centres (Oakham and Uppingham) as vibrant and attractive places for residents and visitors to work, live and shop.

## **Strategic Objective 12: Safeguarding minerals and waste development**

- To safeguard mineral and waste commitments, associated facilities and infrastructure, along with mineral resources of local and national importance, from incompatible development to support the development of sustainable communities.

## **Sustaining our environment**

### **Strategic Objective 13: Natural and cultural environment**

- Safeguard and enhance the County's natural resources, landscape and countryside, cultural heritage and the diversity of wildlife and habitats, including green infrastructure and ensure the special protection of Rutland Water.

### **Strategic Objective 14: Built environment and local townscape**

- To protect and enhance the built environment and open spaces, historic environment and local townscape associated with the historic core of the market towns, listed buildings and conservation areas. To support the distinctive local identity of Rutland through the supply of locally sourced building materials and encourage their use for purposes for which they are most suitable.

### **Strategic Objective 15: High quality design and local distinctiveness**

- To ensure that design of new development is of the highest quality to provide attractive and safe places to live, work and visit and to reflect the local character, identity and distinctiveness of our towns and villages.

### **Strategic Objective 16: Resources and climate change**

- To reduce the impact of both development and climate change on Rutland's environment and communities, through:
  - sustainable design and construction;
  - encouraging the prudent uses of resources, including the re-use of previously developed land, re-use of secondary and recycled aggregates and safeguarding minerals,
  - managing waste as a resource and promoting recycling;
  - increasing use of renewable energy;
  - addressing the implications of flood risk and climate change;
  - and promoting sustainable transport.

### **Strategic Objective 17: Restoration of minerals sites**

- Secure the restoration and aftercare of mineral extraction sites at the earliest opportunity, to high environmental standards which should reflect local circumstances and deliver a net gain in biodiversity.



## 4. Spatial Strategy and Location of Development

### Sustainable Development Principles

4.1 Delivering sustainable development is at the heart of the planning and development. The NPPF (2019) establishes that local plans and decision making should apply the “presumption in favour of sustainable development”.

4.2 The policies and proposals in this Plan follow this principle by seeking to maximise opportunities to meet the development needs of the county, and by being flexible enough to respond to change. Development proposals which are in accordance with the policies in this Local Plan and made Neighbourhood Plans will be approved without delay.

4.3 Where there are no relevant policies in the Plan or relevant policies are determined to be out of date, the council will apply tests set out in paragraph 11 of the NPPF in relation to the presumption in favour of sustainable development. This includes the provisions of the relevant footnotes to paragraph 11.

4.4 Policy SD1 sets out the local issues which need to be considered when determining whether development is sustainable.

#### **Policy SD1 Sustainable development principles**

New development in Rutland will be expected to:

- a) Meet the county’s development needs in accordance with the defined settlement hierarchy and spatial strategy set out in policy SD2;
- b) Locate development where it minimises the need to travel and wherever possible promotes direct, safe and convenient access to services and facilities on foot, by bicycle or public transport;
- c) Make the most productive use of previously developed land in sustainable locations and supports the conversion or redevelopment of vacant and under-used land and buildings within or on the edge of settlements before development of new green field land, wherever practical and possible;
- d) Make efficient use of land by ensuring that the density of development is appropriate to the location (informed by the surrounding density and environment, and where available policies in made Neighbourhood Plans);
- e) Provide for a mix of types and tenures of quality homes to meet the needs and aspirations of existing and future residents in sustainable locations;
- f) Contribute towards creating a strong, stable, new and more diverse economy;
- g) Include provision of, or contribute towards the provision of services and infrastructure needed to support new development;
- h) Minimise the impact on climate change and include measures to take account of future changes in the climate;
- i) Ensure that adequate waste water treatment is already available or can be provided in time to serve new development ahead of its occupation
- j) Minimise the use of resources and strive for high environmental standards in terms of design and construction with particular regard to energy and water efficiency, the protection of ground and surface water quality, use of sustainable materials and minimisation of waste;

- k) Avoid development of land at risk of flooding or where it would exacerbate the risk of flooding elsewhere;
- l) Maintain and wherever possible enhance the county's environmental, cultural and heritage assets together with their setting;
- m) Respect and wherever possible enhance the character and setting of the towns, villages and landscape and where appropriate reference policy requirements of made Neighbourhood Plans;
- n) be financially viable and bring economic benefits for the County;
- o) safeguard existing waste (including sewage treatment works) and minerals related development from:
  - (i) other forms of development unless it can be demonstrated that that an alternative use would not be detrimental to the overall aim of regional self-sufficiency regarding waste management capacity or the provision of minerals within the County; or
  - (ii) incompatible development that may adversely affect the continued operation of the facility or prejudice the use of the site.
- p) prevent or mitigate against significant air, light, noise or other environmental pollution.

*Strategic Objectives met:*

*All*

## **The Spatial Strategy for Development**

4.5 The Spatial Strategy provides the overall framework for the quantity of development that should be planned for, and where this development is to be directed, linked to the roles of the towns and villages in Rutland.

4.6 The settlement hierarchy identifies settlements that are suitable locations for sustainable development and is a key factor underpinning the spatial distribution of development.

4.7 The NPPF advises plan makers that the supply of a large number of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided that they are well located and designed, and supported by the necessary infrastructure and facilities. Having assessed the sustainability of a range of options for meeting the County's future housing and employment needs it has been concluded that a new settlement, developed as a garden community, would provide an appropriate strategy for meeting our development needs for this plan period and beyond.

4.8 The new garden community will deliver a significant portion of the County's housing and employment development and provide supporting services including local shopping, education, and community and employment opportunities to meet the needs of the residents of the new community. As this development has yet to take place, it does not form part of the settlement hierarchy and will only fulfil its place in the hierarchy once there is appropriate provision of services and facilities at this location. It is envisaged that the new settlement will fulfil the role of a Local Service Centre within the plan period.

4.9 As a consequence of this proposal for a garden community the need for development within and on the edge of existing settlements is reduced with a consequential reduction of the impact of development on the character and setting of our existing towns and villages. This approach has the added benefit of reducing pressure on existing infrastructure in the medium to long term, whilst ensuring that appropriate new infrastructure can be delivered in an efficient and viable way as part of the development of the new community. The government decision to approve Housing Infrastructure Funding (HIF) for the proposed garden community will accelerate infrastructure provision on this site.

4.10 Whilst the new settlement will increasingly become the focus for a large part of the County's development needs for this plan period and beyond, it will still be important to allow for some modest growth in the towns of Oakham and Uppingham, and in the villages, particularly those which perform the role of Local Service Centre. This plan therefore allocates a range of small and medium sized sites in these locations. This will help to maintain the viability of these communities as well as provide a choice and range of development opportunities to support the local housing market.

4.11 There are also a number of villages spread across the County with fewer local services and facilities and/or poorer accessibility to higher order centres. Promoting development in these villages would not encourage sustainable patterns of growth.

These are designated as Smaller Villages, where development will be limited to small scale infill development on windfall sites within the defined planned limits of development, the conversion of buildings and development which can be demonstrated necessary to support the maintenance or enhancement of local community facilities. Any settlements or groups of villages not listed in the settlement hierarchy are considered to be “countryside” where development will be restricted.

4.12 Land in Rutland on the edge of Stamford will be considered suitable for the development as part of a single extension on the north site of Stamford in conjunction with land located within South Kesteven District. This will support the sustainable growth of Stamford. Stamford is tightly constrained by the District and County boundaries and consideration has been given to the need for development on its boundary to support sustainable growth. The Council has worked together with South Kesteven District Council and Lincolnshire County Council to assess the suitability of land and infrastructure needs around Stamford and has concluded that some land within Rutland should be allocated as part of a larger urban extension to meet the housing and economic needs of the town in the future. This site would not normally be allocated in Rutland.

4.13 The Uppingham Neighbourhood Plan, was made part of the Development Plan in January 2016 and covers the period to 2026. The Neighbourhood Plan allocated sites for housing and employment development. As this new Local Plan extends the plan period to 2036, additional housing and employment land will need to be allocated in Uppingham to meet the needs of the town for the extended plan period. The Neighbourhood Plan identified land to the west and north of Uppingham as the most desirable direction for future growth, however the Neighbourhood Plan group have committed to review their plan to bring it into conformity with the new Rutland Local Plan and will therefore make appropriate additional allocations to meet the housing and employment needs for the town as set out in this plan.

## **Policy SD2 – The Spatial Strategy for Development**

In order to contribute towards the delivery of sustainable development and meet the vision and strategic objectives of the Local Plan, new development in Rutland will be located as set out below.

The scale of development will reflect:

- the settlement’s role, as defined in the settlement hierarchy;
- the settlement’s character and setting;
- the need to deliver homes and jobs;
- the need to maintain or enhance services and facilities in villages; and
- the capacity of infrastructure within the settlement and the timeframe for any necessary investment and improvement.

- any environmental and policy constraints

### **Main Town**

Oakham (including Barleythorpe): Major allocations of land to deliver new homes, employment land and other uses where necessary

### Small Town

Uppingham: Allocations of land will provide for new homes and employment opportunities in accordance with the intentions of the existing and emerging revised Neighbourhood Plan.

### Local Service Centres

Small scale growth to support their service role through the allocation of sites and infill developments, redevelopment of vacant or previously development land and conversion or reuse of suitable redundant rural buildings

Local Service Centres are: **Cottesmore, Edith Weston, Empingham, Great Casterton, Greetham, Ketton, Langham, Market Overton, Ryhall and Whissendine**

### Smaller Villages

Small scale development on infill sites, redevelopment of previously developed land and the conversion or reuse of existing buildings. Development which is demonstrated to be necessary to support and/or enhance community facilities that are considered important to the maintenance or enhancement of a sustainable community will be supported.

Smaller Villages are: **Ashwell, Ayston, Barrow, Barrowden, Belmesthorpe, Belton, Braunston, Burley, Caldecott, Clipsham, Egleton, Essendine, Exton, Hambleton, Glaston, Little Casterton, Lyddington, Lyndon, Manton, Morcott, North Luffenham, Preston, Ridlington, South Luffenham, Seaton, Stretton, Teigh, Tickencote, Tinwell, Toll Bar, Whitwell and Wing.**

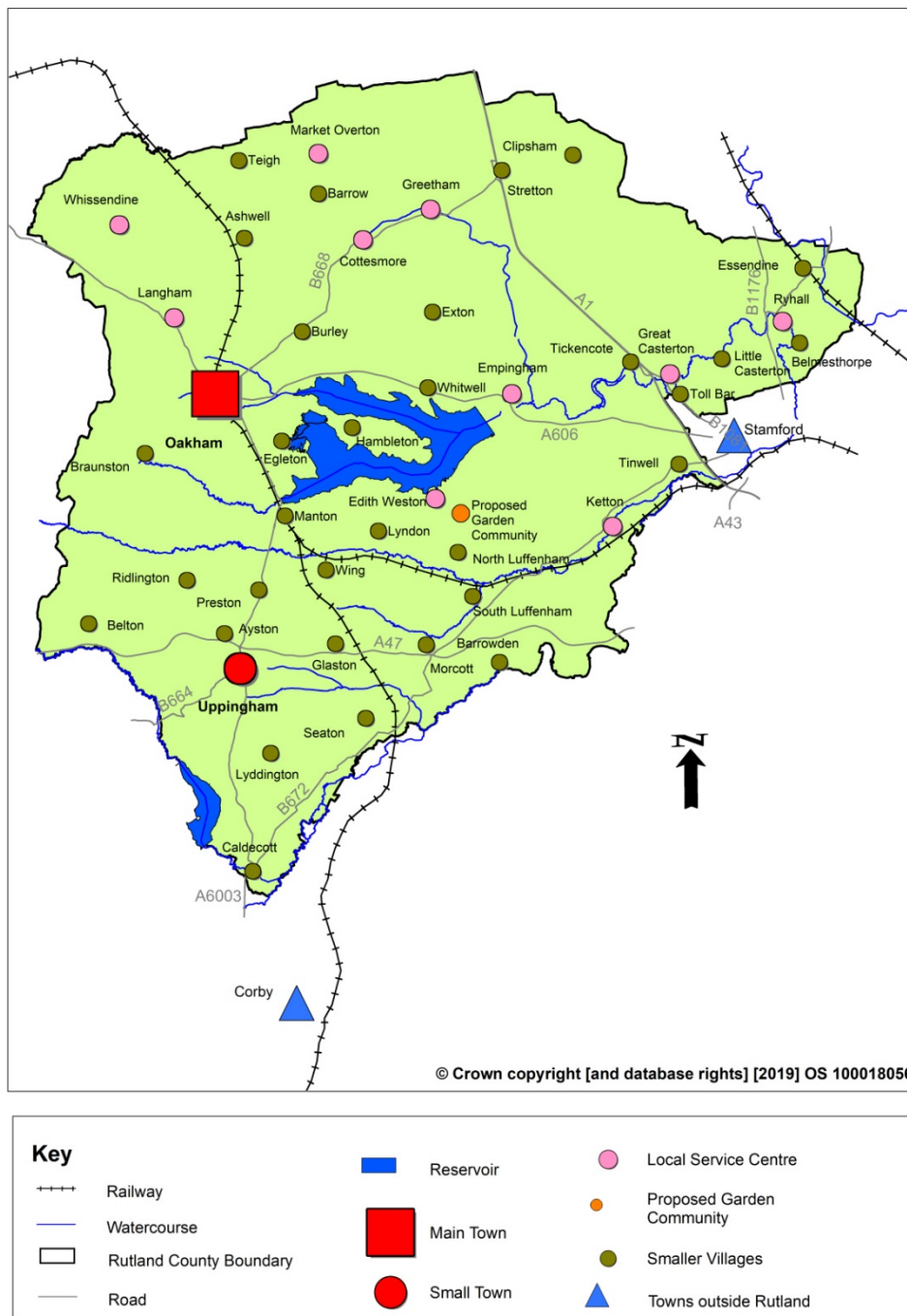
Places not identified in the settlement hierarchy above are considered to be part of the wider countryside where development will only be appropriate if permitted by other policies of this plan, a neighbourhood plan or national policy.

St George's Barracks provides an opportunity to reuse a major brownfield site to create a new garden community providing new homes together with employment, local services, retail and community uses. The development will fulfil the role of a Local Service Centre. Development will be brought forward in accordance with the development principles outlined in Policies H2 and H3.

Land in Rutland on the edge of Stamford will be considered suitable for development as part of a single extension on the north side of Stamford in conjunction with land allocated within South Kesteven District. This will support the sustainable growth of Stamford and will therefore contribute towards South Kesteven District Council's housing need. Development within Rutland will only be acceptable as part of a comprehensive urban extension to the north of Stamford and will be dependent upon the site being allocated and supported by South Kesteven District Council.

### *Strategic Objectives met:*

1. *Locations for development*
2. *New sustainable community at St George's*
3. *Vibrant and prosperous market towns*
4. *Diverse and thriving villages*
13. *Natural and cultural environment*



**Figure 4 Settlement Hierarchy and Spatial Strategy**

## **Planned Limits of Development**

4.14 The Planned Limits of Development (PLD) mark the limit of the built up area, beyond which is classed as open countryside. The Planned Limits of Development for a town, village or group of housing as shown on the Policies Map comprise:

- a) The curtilage of properties which form the main built up part of the settlement but excluding:
  - Any part of the curtilage of a property which is extensive and does not relate to the main built up part of the settlement;
  - Peripheral modern agricultural buildings;
  - Peripheral playing fields, except those abutted on three or more sides by existing development or approved development excluding modern agricultural buildings
- b) Any abutting land with the benefit of planning permission for built development excluding agriculture, affordable housing exception sites and rural exception sites covered under Policy H10 (Rural Exception Housing).
- c) Any land allocated in this plan for built development.

4.15 It should not be assumed that all land within the Planned Limits of Development has the potential for future development.

4.16 In addition to the residential site allocations, windfall sites for housing development will continue to be developed within the plan period. The NPPF defines windfalls sites as sites not specifically identified in the Development Plan. Normally, windfall sites comprise of previously developed sites such as infill sites that have unexpectedly come forward and will contribute towards meeting the housing requirement.

4.17 Infill development is defined as the filling of small gaps within the settlement and would normally involve development of a gap in a continuously built up frontage. Infill sites can make an improvement to the street scene where a gap has been left, or where it replaces lower quality development. The 'infill' dwelling should be of a similar size, scale and massing to those in the area with amenity and circulation space around it comparable to adjoining properties.

4.18 Infill development provides the opportunity to add to the local housing stock without spoiling the local character and rural nature of the village. Infill development within the villages is designed to ensure modest levels of growth whilst retaining the rural character.

4.19 Windfall sites will include the following types of development:

- Infill sites defined as the development of a gap in a continuously built up frontage within the Planned Limits of Development of the towns and villages;
- The re-use of buildings and previously developed land within the Planned Limits of Development of the towns and villages;
- The conversion of shops and other commercial A1 or A2 uses for residential use as allowed through National policy for Permitted Development;
- In some circumstances land to the rear of existing curtilages, known as backland or tandem development, can be satisfactorily used for new housing,

4.20 Government definition of Previously Developed Land excludes redundant agricultural farm buildings and farm yards and private gardens. However some form of development on these sites may be considered suitable for development in the appropriate circumstances and will therefore contribute to meeting the housing requirement:

4.21 The towns and villages in Rutland contribute to its distinctive sense of place, new development should help to preserve and enhance the built environment. New development should be in keeping with the character of the settlement and the local landscape in terms of its location, scale, siting and design. Proposals for residential development on the edge of the towns and villages will specifically need to demonstrate that they meet the requirements of Policy EN1- Landscape Character Impact.

### **Policy SD3 – Development within Planned Limits of Development**

Planned Limits of Development are defined on the Policies Map.

Proposals for development within the Planned Limits of Development of Oakham (including Barleythorpe), Uppingham and the villages defined in policy SD2 (Spatial Strategy for Development) will be supported provided that:

- a) It is appropriate in scale and design to its location and to the size and character of the settlement; and
- b) It would not individually or cumulatively with other proposals, have a detrimental impact upon the form, character, appearance and setting of the settlement or neighbourhood and its surroundings; and
- c) It would not be detrimental to features and spaces which contribute to the important character of the settlement or locality and which form an integral part of the existing pattern of development; and
- d) the amenity of new and neighbouring occupants will be safeguarded through adequate separation and design of the development; and
- e) adequate, safe and convenient access will be provided and that no unacceptable disturbance will arise from vehicular movements emerging from the site.



*Strategic Objective met:*

*3: Vibrant and prosperous market towns;*

*4: Diverse and thriving villages;*

*5: Housing for everyone's needs;*

*8: Strong and diverse economy;*

*9: Rural economy and communities;*

*11: Town Centres;*

*14: Built environment and local townscape;*

*15: High quality design and local distinctiveness*

## **Development in the Countryside**

4.22 The NPPF provides policy guidance on housing in rural areas. It is government policy that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances. This includes exceptions to be made where there is an essential need for a rural worker to live permanently at or near their place of work in the countryside and where the exceptional quality or innovative nature of the design of the dwelling meets with national planning policy guidance.

4.23 Consistent with the NPPF, the Local Plan applies a strategic approach at Policy SD2 (the spatial strategy for development) to generally limiting development in the countryside to that which has an essential need to be there. The settlement hierarchy clarifies that this approach is also applied within villages not identified in settlement categories and therefore without Planned Limits of Development.

4.24 It is the purpose of Policy SD4 (Residential Development in the Countryside) to apply the necessary detailed policy framework to ensure successful implementation of the Council's policy on development in the countryside.

4.25 New proposals for affordable housing on small sites will be considered as an exception to Policy SD4, in accordance with Policy H10 (Rural exception housing). These may include small numbers of market homes where essential to allow the delivery of affordable units, as allowed for in the NPPF. Further details are contained in Policy H8 (Affordable housing) and Policy H9 (Rural exception housing).

## **New housing to meet essential operational needs**

4.26 A nationally consistent approach to applying a technical appraisal to establish essential need for agricultural workers accommodation including, as appropriate, functional and financial tests, has been available and used by the Council since 2004. It is an approach that has secured effective management of development pressures in the Rutland countryside and it will therefore continue to be applied. Appendix 4 sets out guidance for the Council's application of the 'needs test' required under paragraph 79 of the NPPF.

## **Re-use or adaptation of rural buildings for residential use**

4.27 The NPPF expects a positive approach to be taken through local plan policies towards changes to residential use from commercial uses where there is an identified need for additional housing in the area, provided that there are not strong economic reasons why such development would be inappropriate.

4.28 There is potential for sensitive re-use of existing rural buildings in the countryside to contribute towards meeting housing needs whilst reducing the demand for more potentially intrusive new build development.

4.29 It should be noted that certain changes of use of agricultural buildings to dwelling houses and to commercial uses do not require planning permission subject to prior approval of the local authority in respect of certain matters. Further details are set out in the Town and Country Planning (General Permitted Development) (England) Order 2015.

## **Proposals to extend or replace dwellings in the countryside**

4.30 The Council recognises that housing needs to be adaptable to meet the changing requirements of family life and homeowners. However, in the countryside there are significant development pressures to create larger dwellings in desirable locations that threaten to reduce the stock of smaller dwellings that contribute to providing a range of types and sizes of properties and hence more mixed and balanced rural communities. It is essential therefore that proposed extensions and replacement dwellings in the countryside are of a scale and design compatible with the distinctive landscape character of the areas. Proposals for extensions to or replacement dwellings in the countryside will need to demonstrate that they have considered the impact upon the local landscape with reference to Landscape Character Impact (EN1).

In assessing residential development in the countryside, the Council will also have regard to the Council's SPD on garden extensions (March 2015)<sup>24</sup> and any subsequent updated guidance on this issue.

### **Policy SD4 – Residential Development in the Countryside**

#### **1. New Housing Development**

New housing development will be supported in the countryside where it provides:

- A) **affordable housing to meet an identified local housing need** as set out in Policy H9 (Affordable housing) and H10 (Rural Exception Housing).
- B) **new housing to meet essential operational needs**  
Applications for rural workers' dwellings will only be permitted where it can be clearly demonstrated that:

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<sup>24</sup> [Garden Extensions Supplementary Planning Document \(March 2015\)](#)

- a) there is clearly an established existing functional need in accordance with advice set out at Appendix 4 paragraph 4;
- b) the need relates to a full-time worker, or one solely or mainly employed locally in agriculture, forestry or an established enterprise requiring a rural location;
- c) the proposed dwelling is of a size commensurate with the functional requirement and financial capabilities of the enterprise;
- d) wherever possible, the dwelling is sited within, and designed in relation to the main building complex, or a nearby group of dwellings.

Further guidance on the application of the Council's 'needs test' and advice on how the Council will apply this policy is set out at Appendix 4 to this plan.

### **C) Re-use or adaptation of rural buildings for residential use**

The re-use or adaptation of buildings for residential use will only be permitted in the countryside where:

- a) the vacant building to be converted and re-used is a permanent structure capable of being converted without major re-construction;
- b) the building relates well to a town, local service centre or smaller service centre or is close to public transport service to such settlements;
- c) the creation of a residential curtilage does not have a detrimental impact on the character of the countryside.

Any historical, cultural or architectural contribution the building makes to the character of the area will be taken into account in the overall assessment of the proposal.

The development itself, or cumulatively with other development, should not adversely affect any nature conservation sites, or the character and landscape of the area, or cultural heritage.

### **D) Replacement of dwellings**

Proposals for the replacement dwelling in the countryside with a new dwelling will be permitted provided that, in the case of replacement:

- the existing property is completely removed and that the proposal does not significantly increase the volume or footprint of the original dwelling and is not visually intrusive in the landscape; and
- is accommodated within the existing curtilage of the dwelling being replaced, unless an acceptable significantly less visually intrusive location within the site is available

### **E) Subdivision of Dwellings**

Proposals for the subdivision of an existing dwelling in the countryside will only be permitted provided that:

- the existing property is of sufficient scale to allow subdivision without a significant increase in the volume or footprint of the original dwelling; and
- provision of sufficient amenity space to serve the number of dwellings provided

### **F) Exceptional Quality**

The Council is fully satisfied, through independent review\*, that the design is of exceptional quality, in that it:

- is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

\* the cost of the independent review will be borne by the applicant

## **2. Extensions to dwellings**

Proposals to extend dwellings, or for development which is ancillary to an existing dwelling in the countryside will be permitted where development:

- is within the existing curtilage,
- results in a modest increase in the volume of the original dwelling,
- is in keeping with the character, footprint, size and design of the original dwelling and
- is not visually intrusive in the landscape.

## **3. Extensions to the curtilage of dwellings**

Extensions to the existing curtilage of a residential property in the countryside will only be permitted if it is necessary to provide adequate levels of amenity for the occupancy of the dwellings and there is no adverse impact on the character of the area or on any adjacent built development, landscape, cultural heritage or wildlife.

All development proposals must also demonstrate that they meet the requirements of Policy EN1 Landscape Character Impact

*Strategic objectives met:*

*5. Housing for everyone's needs*

*9. Rural economy and communities*

## **Non-residential development in the countryside**

4.31 The Local Plan makes provision for development that is essential for the efficient operation of agriculture, horticulture, equestrian or forestry and that which has an essential need to be located in the countryside. The policy should be read in conjunction with Policy E4 – The rural economy, which provides further guidance to ensure that the siting of agricultural, horticultural and forestry buildings in the countryside is acceptable.

4.32 The NPPF supports the sustainable growth and expansion of all types of business and enterprise in rural areas, both through the conversion of existing buildings and well-designed new buildings. The Council will generally encourage the change of use of suitable existing buildings for agricultural purposes to related uses supporting rural growth such as small craft workshops. The Council will also permit additional, small scale extensions or ancillary new development where it can be achieved in accordance with the criteria set out in the Policy. In general terms to be ancillary the scale of new development would not be expected, either individually or cumulatively, to exceed 50% of both the volume and the footprint of the existing

building unless it is clearly demonstrated to the Council's satisfaction that a larger development is possible in accordance with this policy.

4.33 Policy SD5 also recognises that there are forms of outdoor recreational and sports development, including the expansion of existing facilities, which are of a land extensive nature such that the countryside is the only appropriate location. Development of this nature will generally be acceptable providing it meets the criteria set out below. A critical requirement for this type of activity is often likely to be avoiding development that is visually intrusive to the form and character of the wider countryside setting.

4.34 The policy also recognises that there is scope for agricultural diversification to provide waste related development (such as facilities for anaerobic digestion and other forms of composting) and mineral development, provided that essential criteria are met to ensure mitigation to acceptable levels of impact can be achieved.

4.35 It should be noted that certain changes of use of agricultural buildings to dwelling houses and to commercial uses do not require planning permission, subject to prior approval of the local authority in respect of certain matters. Further details are set out in the Town and Country Planning (General Permitted Development) (England) Order 2015.

#### **Policy SD5 - Non-residential development in the countryside**

Sustainable development in the countryside will be supported where it is:

- a) essential for the efficient operation of agriculture, horticulture, equestrian or forestry;
- b) essential for the provision of sport, recreation and visitor facilities and the countryside is the only appropriate location;
- c) essential investment in infrastructure including utilities, renewable energy and road side services required for public safety purposes;
- d) a rural enterprise comprising small scale alterations, extensions or other development ancillary to an existing established use appropriate to the countryside;
- e) new employment growth comprising small scale, sustainable rural tourism, leisure or rural enterprise that creates local employment opportunities and supports the local economy and communities;
- f) farm diversification that supports waste management development;
- g) mineral development that supports the provision of minerals for aggregate purpose, cement production, locally sourced building materials or processing of recycled aggregate

and provided that it is demonstrated that:

- i) the development cannot reasonably be accommodated within the Planned Limits of Development of towns and villages;
- ii) the amount of new build or alteration is kept to a minimum and the local planning authority is satisfied that existing buildings are not available or suitable for the purpose;

- iii) the development itself, or cumulatively with other development, would not adversely affect any nature conservation sites or be detrimental to the character and appearance of the landscape, visual amenity and the setting of towns and villages;
- iv) the development would not adversely affect the character of, or reduce the intervening open land between settlements, so that their individual identity or distinctiveness is undermined; and
- v) the development would be in an accessible location and not generate an unacceptable increase in the amount of traffic movements including car travel.

### **The conversion, re-use or replacement of buildings for employment use**

The conversion and re-use of vacant rural buildings for employment uses will be permitted if the building is a suitable permanent structure capable of being converted without major reconstruction and the proposal respects the form and character of the existing building.

The replacement of a rural building with a new building for employment use will only be permitted where the building to be replaced is of permanent design and construction and there would be significant environmental gain from the replacement of the building in terms of improvements to visual amenity, landscape impact, sustainability or pollution prevention, or the replacement building would significantly improve the setting of a listed building or an area of high landscape or conservation value.

Proposals for the replacement of a rural building in the countryside will only be permitted provided the existing building is completely removed. A replacement building must be similar in size and scale to the building that is being replaced and of a design that would be appropriate to the character or appearance of the surrounding area. The replacement building must occupy the site of the original building unless an acceptable significantly less visually intrusive alternative site is available.

In both cases the type and scale of the proposed use must be appropriate to its location; in particular the use should not generate significant traffic movements in unsustainable locations and should not conflict with neighbouring uses. Any associated external storage, parking and other associated paraphernalia must not appear visually intrusive in the landscape.

*Strategic objectives met:*

*7. Strong and diverse economy*

*11. Natural and cultural environment*

### **Military Bases and Prisons**

4.36 Operational facilities in Rutland currently include Kendrew Barracks at Cottesmore (formerly RAF Cottesmore), St George's Barracks at North Luffenham and HMP Stocken. The use of Kendrew Barracks is expected to change and expand during the plan period as it accommodates different military units. The base

currently includes extensive areas of ex-airfield land, technical buildings, community and leisure facilities for use by service personnel, as well as military housing.

4.37 In 2016, the Ministry of Defence announced it intended to close the St George's Barracks, which occupies the former RAF North Luffenham base. The Barracks is expected to close by 2022. This site includes extensive areas of airfield land, technical buildings, and housing and community and leisure facilities for use by service personnel. Since the announcement of the closure of the barracks, Rutland County Council has worked with the MOD to secure an appropriate future use for the site which also accommodates a Grade 2\* listed structure (Thor Missile site) and much of the area is identified as a minerals safeguarded area. A proposal for the creation of a new garden community on the site is included within this Local Plan and is covered separately by Policies SD2 Spatial Strategy for Development, H2 (St George's Garden Community Development and Delivery Principles) and H3 (St George's Garden Community Development Requirements).

### **Re-use of redundant military bases and prisons**

4.39 Proposals for the re-use of a redundant military base or prison other than St George's (which is covered by separate policies) are likely to be significant and may need to be considered via a review of the local plan or through the development of a separate Development Plan Document. Policy SD6 sets out the key requirements that need to be considered for any alternative uses of the remaining military base or prison setting out criteria relating to the re-use of existing land and buildings, disturbance to local communities, protecting the countryside, landscape and ecology, accessibility, design and construction, renewable energy and energy efficiency. The detailed requirements of any alternative uses would need to be the subject of a master plan or development brief (which may form a Supplementary Planning Document) or through a development plan document and must be based on robust evidence. The proposal will be subject to publicity and consultation. Major proposals, beyond those proposed within this plan, would need to be considered in the context of the spatial strategy and are likely to trigger the review of this local plan.

#### **Policy SD6 – Re-use of redundant military bases and prisons**

Any proposal for the re-use or redevelopment of redundant military bases and prisons should be planned and developed in a comprehensive and co-ordinated manner.

Proposals must be in accordance with an agreed development brief or masterplan setting out the main requirements of the scheme. This could form part of a supplementary planning document or a development plan document to be prepared in consultation with the landowner, prospective developers, the Council and local communities.

The key requirements for any proposals are that they should:

- a) re-use existing land and suitable buildings and where appropriate minimise any built development on undeveloped land within the curtilage; and
- b) minimise disturbance to nearby local communities through traffic, noise, other activities or uses;



- c) protect and where possible, enhance the countryside and character of the landscape, natural and cultural heritage;
- d) be subject to a transport assessment demonstrating that the proposal can be accessed satisfactorily, or mitigate unacceptable traffic impact on the surrounding road network and will be accessible or could improve access by public transport and include measures to encourage walking and cycling;
- e) incorporate high quality design and construction including the need for energy efficiency, renewable energy and waste management.
- f) Ensure appropriate new and/or improved physical, social and community infrastructure is provided to serve the needs arising from the proposed development and during construction;
- g) Be subject to a contamination and site condition survey

*Strategic objectives met:*

- 1. Locations for development
- 2. New Garden Community
- 6. Healthy and Socially Inclusive Communities
- 8. Strong and diverse economy

### **Use of military bases and prisons for operational or other purposes**

4.39 Development in connection with the operational use of military bases and prisons will normally require planning permission with the exception of some special arrangements for “Crown land” concerned with national security and defence, urgency and enforcement.

4.40 These facilities are often situated in relatively remote countryside locations where new development would normally be strictly controlled due to its sensitive location. It is recognised however that some flexibility may be needed where development is needed for the operational purposes of these establishments.

4.41 Policy SD7 allows for certain development within military bases and prisons where it is required for operational purposes. These areas are defined on the Policies Map and will be excluded from policies on development in the countryside that would normally apply to areas outside the Planned Limits of Development.

4.42 The policy also allows for the alternative use of an individual building or part of a military base or prison where it is small in scale and would not adversely affect the use of the area for operational purposes.

### **Policy SD7 – Use of military bases and prisons for operational or other purposes**

Development required for the continued operation of military bases or prisons will be acceptable within the areas shown on the policies map, provided that, wherever possible, it would:



- a) re-use previously developed land and buildings;
- b) keep the use of undeveloped land to a minimum and is justified on the basis of national prison or defence requirements;
- c) not lead to undue disturbance to nearby local communities through traffic, noise, military or prison activity;
- d) protect and enhance the countryside and character of the landscape, natural and cultural heritage;
- e) provide satisfactory access arrangements and not generate unacceptable levels of traffic on the surrounding highway network;
- f) incorporate high quality design which makes provision for energy efficiency, renewable energy and waste management;
- g) incorporate satisfactory water and wastewater arrangements ensuring there is no increased risk of flooding and pollution;
- h) ensure that potential risks from former uses of the sites are assessed and that soil and groundwater are cleaned up where necessary.

The small scale development of an individual building, or part of a military base or prison for alternative uses which are not required for the operation of the establishment, will be given favourable consideration provided that it complies with the key requirements set out in Policy SD6 (Re-use of redundant military bases and prisons) and that it would not adversely affect the operational use of the establishment.

*Strategic objectives met:*

*2. New Garden Community*

*5. Healthy and Socially Inclusive Communities*

*7. Strong and diverse economy*

## **5. Delivering Quality New Homes**

### **Meeting Housing Needs**

5.1 The Government has introduced a standardised method for calculating housing requirements for local authorities. This is called the Local Housing Need (LHN) and national planning policy dictates that this should be used as the basis to determine the minimum level of housing need for an area. This standardised calculation gives a minimum housing requirement for Rutland of an average of 127 dwellings per annum. The Local Plan will therefore make provision to meet this minimum requirement of 127 dwellings, rounded to 130 dwellings per annum, per annum over the period 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2036 (18 years); i.e 2,340 dwellings over the plan period.

### **Identifying a Housing Buffer**

5.2 The Council is concerned that limiting the housing supply to deliver the minimum requirement will significantly restrict the housing supply and therefore, amongst other issues, will raise house prices to levels which create cost barriers to local residents and workers. In response to this and in addition to meeting the minimum housing requirement, the Council proposes to provide for a buffer of additional housing land supply in this plan. Applying a 25% buffer to the housing requirement would lead to the Local Plan providing for 2,925 dwellings over the lifetime of the plan, equating to an average of about 162 dwellings per annum. This buffer will ensure delivery of the minimum housing need as well as to provide choice and contingency to the market, reflect current housing market signals in Rutland and address the issue of affordability, as reflected in the Strategic Housing Market Assessment.

5.3 Paragraph 60 of the NPPF (2019) states that “the minimum number of homes needed.....should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals”. The approach proposed in this plan is supported by the Strategic Housing Market Assessment (SHMA) Updated 2019<sup>25</sup>, which assesses a need for Rutland of 3,200 dwellings from 2016 to 2036. This equates to 160 new homes per annum over this period. This evidence assesses the additional housing needs of the County’s growing population over the whole plan period in more detail than the LHN. The Council considers that the Strategic Housing Market Assessment provides a more detailed and relevant analysis of local housing needs, taking account of market signals and affordability. Such an approach would respond to market demand as evidenced by recent rates of housebuilding in Rutland. The addition of a buffer to the minimum local housing need requirement would help address affordability issues and demographic trends as identified in the SHMA where various indicators point to pressures in Rutland.

5.4 Taking account of expected delivery from committed and completed development the remaining (net) minimum housing requirement, based on the LHN, for the remainder of the plan period is set out in Table 1 below:

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<sup>25</sup> [Strategic Housing Market Assessment \(SHMA\) Updated 2019](#)

Table 1: Calculation of Residual Minimum Housing Requirement, 2018-36

Housing requirement 2018-2036 (130 x 18)	2,340
Completions 2018-2019	211
Sites with planning permission @ 01-04-2019	600
<b>Residual minimum requirement</b>	<b>1,529</b>

## Housing Windfalls

5.5 In terms of housing supply, Government guidance indicates that Local Planning Authorities may make an allowance for windfall sites if they have compelling evidence that such sites have consistently become available. There is significant evidence within Rutland that windfall sites have historically and continue to make an important contribution to housing delivery within the County. It is recognised that windfall sites are finite and the opportunities for such sites to come forward are reducing. National policy changes regarding the change of use for agricultural and commercial buildings to residential use, together with policy changes included in this plan will, however, mean that a significant supply of new homes will be windfall sites during the plan period. A part of the known supply of sites with planning permission at 1st April 2019 are considered to be windfall sites and are expected to be delivered within the first three years of the plan period, therefore it is appropriate to make a windfall allowance for the remainder of the plan period beyond 2022. In light of the evidence of past delivery rates on small windfall sites in recent years, it is considered appropriate to include an allowance for 20 windfall sites per annum for the period 2022-2036.

5.6 Policy SD2 (Spatial Strategy for Development) sets out the revised spatial strategy for the plan period 2018-2036. A key element of this policy is to create a new garden community on the site of the St. George's Barracks at North Luffenham. The assessment of this proposal demonstrates that it is deliverable and viable with the benefit of Housing Infrastructure Funding. It is important to note that on its closure for operational use, the proposals for development on the site would take place on land, all of which constitutes previously developed land (a brownfield site) as defined in the NPPF, although it is acknowledged that in accordance with the definition, not all of the site should be considered suitable for development. Redevelopment of the site would therefore make a significant contribution to meeting the NPPF objective set out in Paragraph 117 of the NPPF 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". Any allocation here would also ease pressure to release greenfield land for development elsewhere within the County through the Local Plan. An assumed rate for the development of this site is 100 dwellings per annum for the period 2025 to 2036 (with the first 100 split 25 in 2025/26 and 75 in 2026/27). This assumed development trajectory for St. George's takes account of industry standard rates of development on large-scale sites<sup>26</sup>.

<sup>26</sup> Examples of large scale sites – Industry standard rates of development  
<http://lichfields.uk/media/1728/start-to-finish.pdf> and

5.7 A breakdown of housing completions, commitments and proposed sites by settlement category is set out in Table 2 below:

	Minimum Requirement @ 130 per annum	Net Completions (2018-19)	Commitments (as at April 2019)	Capacity identified in the Land Plan	Total supply
St. George's brownfield site*		0	0	1,000	1,000
Windfalls**				300	300
Oakham		99	409	382	890
Uppingham		34	85	200	319
Local Service Centres		66	53	249	368
Other Villages		12	53	0	65
<b>County Total</b>	<b>2340</b>	<b>211</b>	<b>600</b>	<b>2131</b>	<b>2942</b>

\* Assumes rate of delivery for the Garden Community of 100 per annum over the period 2025-36, (with the first 100 split 25 in 2025/26 and 75 in 2026/27 and any remaining development occurring beyond the plan period)

\*\* Assumes 20 per annum for 15 years 2021-36

5.8 The NPPF states that the overall strategic housing requirement policy in the local plan should set out a housing requirement for designated Neighbourhood Plan areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. To date, only the Uppingham Neighbourhood Plan body has indicated a desire to determine their own allocations. Therefore, this Local Plan establishes the strategy for the pattern and scale of development (in policy SD2) and has allocated suitable and deliverable sites in settlements across the County (excluding Uppingham) and the proposed allocations included in this Plan are considered to meet that requirement. Neighbourhood Plans can however, make provision for more housing development than that required in the strategic policy and the Council supports groups that wish to provide site allocations for housing development within their neighbourhood plans that go beyond the minimum requirement contained in the strategic policy, particularly those who assess their

local housing needs through an appropriate assessment and plan to meet it. As a general guide additional housing development should not exceed 5% of the number of existing dwellings in the Neighbourhood Plan area, or be no more than 20% greater than the minimum requirement already allocated in this Local Plan.

5.9 In making site allocations, Neighbourhood Plan groups should demonstrate how the selected site(s) meet the site appraisal methodology, including the Sustainability Appraisal which has been used to determine site allocations in this Local Plan and clearly set out how any additional local assessment criteria has been applied. In making additional allocations consideration should be given to delivering a proportion of this requirement as small/medium sites (of less than 1 hectare (ha)) for development by small scale local builders and as custom and self-build homes in accordance with Policy H8).

5.10 Annual monitoring of housing supply will be used to help monitor the rate of housing delivery on the allocated and windfall sites during the plan period in accordance with the housing trajectory set out in the Council's Authority Monitoring Report.

## **Housing Allocations**

5.11 The Council is committed to delivering its LHN as a minimum through the allocation of suitable, available and deliverable sites in this Local Plan. Taking account of commitments and completions since April 2018, the preferred site allocations proposed in Policy H1 meet the overall requirements for the amount and distribution of development set out in the Spatial Strategy.

5.12 The sites that are allocated have been identified as a result of an extensive site appraisals process, which included appraisal against the Sustainability Objectives from the Sustainability Appraisal. All sites put forward to the Council through the Call for Sites in 2015 and subsequent site submissions and outstanding Local Plan and Neighbourhood Plan allocations have been appraised where they are within and immediately adjacent to the towns and those villages identified as Local Service Centres.

5.13 The Site Appraisal process has considered each site against a consistent set of criteria which cover environmental, social and economic factors. In order to ensure that sufficient land is identified which is deliverable and in a suitable location to meet the housing needs of the County, the site appraisal process considers the likelihood of suitable sites being delivered during the plan period. This includes land ownership, and the site promoters intentions in terms of planning permission and releasing land; the involvement of developers; and predicted build out rates have been considered to try to ensure (as much as the Council can) that the sites which are allocated in the plan will be delivered.

5.14 The allocations in the Uppingham Neighbourhood Plan only address development needs to 2026. As this new Local Plan extends the plan period to 2036, additional housing and employment land will need to be allocated in Uppingham. The Uppingham Neighbourhood Plan Group has indicated its intention to review the Neighbourhood Plan and to make additional allocations to meet the

housing and employment need identified for the parish. Therefore no additional sites are allocated within this Local Plan for Uppingham.

5.15 Development principles to guide the form, layout, dwelling mix and infrastructure needs of each allocated site are set out in Chapter 10 – Implementation and monitoring.

## Policy H1 - Sites for residential development

The following sites are proposed for residential development over the plan period. Sites are also shown on the Policies Map and detailed development principles for each site are set out in the Site Specific Policies in chapter 10:

Policy Reference	Site Location	Site reference number	Site area (Ha)	Indicative number of dwellings to 2036 (net)
	<b>Oakham with Barleythorpe</b>			
H1.1	Land south of Brooke Road (former allotments)	OAK/12	1.90	<b>40</b>
H1.2	Land off Uppingham Road	OAK/05	4.13	<b>73</b>
H1.3	Land off Burley Road	OAK/13 a)	14.21	<b>200</b>
H1.4	Land south of Braunston Road	OAK/16	3.40	<b>61</b>
H1.5	Land off Main Street Barleythorpe	BAE/04	0.55	<b>8</b>
	<b>Total for Oakham</b>			<b>382</b>
H1.6	<b>Uppingham*</b>	<b>To be allocated in Neighbourhood plan</b>		<b>200</b>
H2	<b>St George's Garden community**</b>	EDI/04		<b>1000</b>
	<b>Local Service Centres</b>			
H1.7	Land off Main Street, Cottesmore	COT/01	1.21	<b>8</b>
H1.8	Officers Mess, Edith Weston	EDI/03	3.95	<b>70</b>
H1.9	West of 17 Whitwell Road, Empingham	EMP/01	0.17	<b>5</b>
H1.10	Southview Farm, Empingham	EMP/05	0.28	<b>6</b>
H1.11	Adjacent to Chater House, High Street Ketton	KET/06	1.23	<b>15</b>
H1.12	The Crescent, High Street, Ketton	KET/07	1.31	<b>35</b>
H1.13	Home Farm, Ketton	KET/08	1.11	<b>10</b>
H1.14	Main Street, Market Overton	MAR/04a )	0.91	<b>27</b>
H1.15	River Gwash Trout Farm, Belmesthorpe Lane, Ryhall	RYH/04 & RHY/08	0.84	<b>24</b>

H1.16	Land to the South-West of Belmesthorpe Lane, Ryhall	RYH/09	0.42	12
H1.17	Land off Melton Road, Whissendine	WHI/06b	0.48	12
H1.18	South Lodge Farm, Whissendine	WHI/09a	1.03	25
	<b>Local Service Centre Total</b>			<b>249</b>
	<b>County Total</b>			<b>1831</b>

\*It is expected that the Neighbourhood Plan body will work in partnership with the Council to identify suitable, sustainable locations for a minimum of 200 new additional homes over the Local Plan period. Should the Neighbourhood Plan not do this within the first three years of the Local Plan being adopted, the Local Plan will make any required allocations through its first review.

The capacity of sites has been calculated at an average net density of 30 houses to the hectare, based on the net developable site area in line with the Site Appraisal Methodology and the Strategic Housing and Employment Land Availability Assessment (SHELAA). An assessment has then been made based on the site appraisal process of the most appropriate density for each site to provide an indicative site capacity, taking account of detailed development principles for each site.

The net developable area is assumed to be 95% on sites of less than 1 ha, 80% on sites of 1-4 ha and 60% on sites of 4 ha or more.

\*\* Total site capacity for the proposed Garden Community at St.George's is estimated to be 2215 - the majority of this is expected to be delivered beyond this plan period.

**Please see detailed site specific policies included in Chapter 11 for the affordable housing target and development principles which apply to these sites.**

*Plan objectives met:*

1. Locations for Development
3. Vibrant and prosperous market towns
4. Diverse and Thriving Villages
5. Housing for everyone's needs
6. Healthy and socially inclusive communities

## **St George's Garden Community**

5.16 The Council's corporate objective is to deliver more new homes across the County which will help to bridge the affordability gap for housing, allowing younger residents and families to stay in the county, thereby helping to address issues associated with an ageing population and rapidly decreasing economically active workforce. To help achieve this objective a new Garden Village is proposed at the site of St George's Barracks North Luffenham which is due to be vacated by the Ministry of Defence in 2022. The proposed Garden



community would deliver about 2,215 new homes over the lifetime of the development together with at least 14ha employment land, and the associated education, health and community facilities required to support a new community, alongside extensive areas of open space. It is anticipated that development on site will commence in 2024 and that delivery will continue beyond this plan period.

5.17 The concept of the new settlement is based on the principles for garden communities set out by the Town and Country Planning Association<sup>27</sup>. These principles have been analysed and used to set out the framework that will support the design, development, delivery and long-term stewardship of the proposed new community at St. George's as follows:

- ensure that the potential development funds the delivery of appropriate services and facilities to support and benefit the wellbeing of both the new and existing, neighbouring communities;
- establishment of a Community Trust (which will be transferred to the new community with residents/Parish Councils as Trustees) to ensure the creation of a flourishing and vibrant community, making it a place where people want to live and work in the future;
- provide a genuinely mixed community with new homes of various types and tenures which meet the needs of residents in terms of size, affordability and choice of ownership including appropriate provision for local people to enter onto the housing market;
- provide a range of work choices to allow residents to choose to live and work at home, within the new community and the County, and act as a focal point for new enterprise;
- ensure the new settlement is developed within a set of high quality design principles concerning the use of appropriate styles and materials which ensures that the development respects both its immediate context and reflects its location within Rutland ;
- protect and, where possible, enhance the natural environment within the site through the creation of significant areas of public open space, a network of green corridors and the creation of new habitat to support an overall increase in biodiversity across the whole site and its relationship to the wider County;
- promote the incorporation of sustainably designed “future-proof” homes and workplaces;

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<sup>27</sup> Town and Country Planning Association – [Garden City Principles](#)

- as part of the first phase, develop a new local centre which will become the heart of the new community and the potential primary focus for cultural, recreational, education, health, shopping and leisure activities;
  - ensure that the layout of the development looks to facilitate safe routes for walking and cycling, particularly to the local centre, the related employment areas and provide linkages to the existing neighbouring community;
  - Ensure the protection and enhancement of designated heritage assets and their setting including consideration of non-designated heritage assets where appropriate;
  - ensure that, as far as possible, public transport opportunities are established and enhanced in order to provide convenient and accessible choices to the new community;
- 5.18 Proposals for the development of the site will need to consider all infrastructure requirement and any necessary matters of avoiding, mitigating or compensating for environmental impacts. This will include consideration of how proposals will contribute to the wider network of settlements, provide a focus for sustainable services and facilities within the new settlement and connect to and support services and facilities in the nearby settlements.
- 5.19 Proposals will need to be accompanied by a delivery strategy to indicate how and when development will be implemented, the design codes and development standards that are proposed, together with a comprehensive assessment of required infrastructure and its phasing for delivery. Community facilities including school and healthcare facilities should be provided at the start of development to establish sustainable travel patterns from the outset. It is recognised that the development of the site will result in an increase in the demand for travel. To alleviate this, it will be necessary to make appropriate access arrangements, consider any required improvements to transport infrastructure and encourage the use of other forms of travel away from the private car. The provision of superfast broadband through fibre to the premises (FTTP) for residents and businesses will be expected to be delivered as a minimum.
- 5.20 The St. George's site offers the opportunity to provide for appropriate employment, not only to meet the needs arising from the residents of the new community. At least 14 hectares of employment land is expected to be provided on this site on the basis of 9 hectares being required to support the new community and 5 hectares to contribute as part of the overall employment land provision in Rutland as set out in the Local Plan employment land review<sup>28</sup>.

## **Policy H2 – St George's Garden Community Development and Delivery Principles**

<sup>28</sup> [Employment Land Assessment Update](#)

A new garden community will be developed on the site of St George's Barracks.

The new community must be developed as a comprehensive proposal in accordance with a detailed masterplan prepared for the whole site and to be agreed by the local planning authority.

Prior to any planning application being considered a detailed masterplan will be prepared for and approved by the local planning authority. The masterplan should set out a clear vision for the development of the new community and be developed through wide community engagement.

The masterplan should demonstrate how the following principles will be addressed in the design, development and delivery of the garden community:

1. a balanced and inclusive community in terms of the type and tenure of housing, meeting the needs of all sections of the community and contributing to meeting the County's evidenced housing needs;
2. the provision and promotion of opportunities for employment to allow residents to choose to live and work at home, within the new community and the County and to act as a focal point for new enterprises;
3. a sociable, vibrant and accessible community with access for all to a range of community services and facilities including health, education, retail, community meeting spaces, sport and recreational facilities and multi-functional open spaces;
4. a connected community via multiple modes of transport particularly public transport, walking and cycling;
5. a sustainable community that incorporates high standards of sustainable design and resource efficiency and is resilient to climate change. Development will achieve the highest standards of energy efficiency, water efficiency and sustainable waste management;
6. creates a distinctive environment respecting the site's designated and non designated heritage assets with development proposals accompanied and influenced by a Heritage Impact Assessment identifying the potential impact of development on heritage assets and an evaluation of the known and potential archaeological significance of the area. In particular, the masterplan should demonstrate that the Thor Missile site (a grade II\* listed building) and the setting provided by the former airfield runways are satisfactorily protected;
7. reflects the area's natural environment including the creation of a network of green infrastructure with connectivity to existing green networks and corridors to enhance biodiversity;
8. responds appropriately to information and evidence about the potential effect of development (including mineral extraction) on Rutland Water SSSI/SPA/Ramsar, functional land and protected species;
9. a development underpinned by high quality urban design and place making principles, which ensures that the development respects both its immediate context and reflects its location within Rutland;
10. phasing of development and infrastructure both on-site and off-site to ensure that the latter is provided ahead of or in tandem with, the development it supports to address the impacts of the new garden village and meet the needs of residents.

The delivery of St George's Garden Community will include a mechanism for securing the establishment of appropriate and sustainable long term governance and

stewardship arrangements for community assets including green space, public realm, community and other relevant facilities.

### **Policy H3 – St George’s Garden Community Development Requirements**

Land at St George’s Barracks is allocated for the development of a new garden community as shown on the Policies Map.

The development will deliver a mix of uses to comprise around 2215 homes, of which at least 1,000 homes will be delivered by 2036, together with 14 hectares of employment land and the necessary community, utility, transport and green infrastructure to support a sustainable and thriving garden village community.

Planning applications must be consistent with the masterplan approved under Policy H2.

Development will be supported where it:

- a) provides a mix of housing types and tenures to meet evidenced local needs in the latest SHMA and GTAA including:
  - i) 30% of the site capacity as affordable housing in accordance with Policy H9;
  - ii) the requirements of Policy H7 regarding adaptable and accessible homes standards of part M4(2) of the Building Regulations;
  - iii) 2% of non-specialist housing to be delivered by small and medium sized local builders;
  - iv) 2% of housing capacity to be provided as self-build plots in accordance with Policy H8;
  - v) a minimum of 6 serviced Gypsy and Traveller pitches in line with Policy H11; and
  - vi) 10 plots for Travelling Show People in line with Policy H11.
- b) provides serviced employment land for appropriate B class uses in accordance with Policy E1;
- c) provides a local neighbourhood centre comprising community and leisure uses, appropriate local retail, service and food and drink facilities (use classes A1 to A5, B1, D1 and D5) including a multifunctional community centre and a new health and wellbeing centre. Residential use may be appropriate above retail or commercial units providing satisfactory residential amenity can be achieved. The centre shall provide a focal point for the new community with landmark buildings in appropriate locations and a high quality public realm;
- d) makes on site provision for a new, or expanded and relocated, primary school;
- e) responds positively to the site’s heritage in particular the Thor Missile site (grade II\* listed building) and its setting and where appropriate and possible, retains, integrates and enhances the significance of both designated and non-designated heritage assets and archaeology within the site;
- f) provides allotments, open space, sports facilities, play areas and recreation in line with the standards in Policy EN12;
- g) provides a network of quality multifunctional green

infrastructure, a country park and high quality open spaces with green access routes linking to nearby settlements and the wider countryside;

- h) protects and enhances the natural environment within the site through the creation of significant areas of public open space, a network of green corridors. and the creation of new habitat to support net gains in biodiversity, and includes opportunities for preserving and enhancing existing habitats of value and natural features, maximising opportunities to link into existing habitat on the site and its relationship to the wider county;
- i) incorporates a range of measures to facilitate sustainable transport choices including:
  - i) a network of direct, safe walking and cycling routes to enhance permeability within the site and to access neighbouring communities;
  - ii) the provision of electrical vehicle charging opportunities across the development;
  - iii) improvements to public transport routes;
- j) mitigates the transport impacts of the proposed development on the local and strategic road network and delivers other specific transport related infrastructure requirements identified through the Infrastructure Delivery Plan or informed by the latest Transport Assessment. The proposal must also provide a comprehensive Travel Plan;
- k) respects and protects the separate identity and character of the nearby communities of Edith Weston and North Luffenham, including through the protection of a broad 'green gap';
- l) provides a high quality environment, establishing an identity and defined sense of place through the design, layout and materials used;
- m) demonstrates that Rutland Water would not be adversely affected by development;
- n) provides improvements to the treatment waste water that meets the requirements of the Water Framework Directive and to secure improvements in water quality and surface water management;
- o) delivers a bespoke energy strategy for the site with appropriate provision of heat and electricity from renewable (such as PV panel) and low carbon sources;
- p) delivers the installation of superfast broadband for all businesses, community facilities and dwellings in accordance with Policy SC3 (Promoting Fibre to the Premises);
- q) safeguards the mineral resource and provides for the development of landscape buffers and structural planting to screen future mineral workings within the site; and
- r) provides for the timely delivery of all required on site and off site infrastructure.

Proposals should be accompanied by a phasing plan to demonstrate how delivery will be phased and managed.

*Strategic Objectives met:*

*2. New Garden Community*

*5: Housing for everyone's needs*

## Meeting Cross Boundary Housing Need

5.20 In addition to the site allocations made in Policies H1 and H2 above which meet Rutland's Objectively Assessed Need for housing, the County Council must have regard to the development needs of adjoining areas through the Duty to Co-operate.

5.21 The County boundary adjoins the western and northern edges of Stamford, with the parishes of Little Casterton, Ryhall and Tinwell. Stamford is a market town within South Kesteven District and is tightly constrained by the District and County boundaries. This means that there is a limited supply of appropriate land within South Kesteven to accommodate appropriate sustainable growth for the town.

5.22 In developing new Local Plans for both South Kesteven District Council and Rutland County Council, the two authorities have worked jointly to assess the need for, and suitability of land which spans the county boundary to the north of Stamford. This work has concluded that some land within Rutland will be needed as part of a larger urban extension to support the sustainable growth of the town and to facilitate an appropriate road connection and necessary infrastructure improvements to support the amount of growth proposed.

5.23 The portion of the development area known as Stamford North lies within Rutland is known as Quarry Farm. This site will **only** be brought forward for development in conjunction with the land in South Kesteven as a comprehensive mixed use scheme which delivers a new road connection between Ryhall Road in the east and the Great North Road to the west. As the Quarry Farm site is required to enable the delivery of sufficient land to meet the housing needs of Stamford and South Kesteven the number of houses delivered on this site will contribute towards meeting South Kesteven District's Local Housing Need rather than Rutland. Affordable housing, CIL monies and any specific S106 or onsite infrastructure provision directly related to Quarry Farm will however been made to Rutland County Council.

5.24 A part of the Quarry Farm site is identified as a candidate wildlife site and would not normally be considered appropriate for development. However, the wider economic and social benefits arising from a comprehensive development in this location which delivers this new road connection is considered to outweigh the potential impact of development on wildlife in this instance. The candidate status of the site is due to the identification of important flora on site. The Leicestershire County ecologist service has worked with the County Council to assess the potential impact of development on the wildlife interest and how this could be mitigated. The development proposal therefore requires the creation of a new wildlife site and the translocation of the notable species.

5.25 The developers and landowners of the sites which comprise "Stamford North" within RCC and SKDC have jointly prepared a Stamford North Delivery Statement which sets out a proposed means of delivering the scheme in an appropriate and coordinated manner to the benefit of the communities in both council areas.

Together they have prepared a draft masterplan which sets out how the requirements of both councils can be met on site. Alongside this a Traffic Assessment has been prepared which proposes improvements to relevant junctions and highways safely measures in the town. Both Local Planning Authorities will need to approve the details of the masterplan and the relevant highway authorities, including Highways England will need to be satisfied that the proposed highway improvements are appropriate.

#### **Policy H4 – Cross Boundary Development Opportunity – Stamford North**

Land at Quarry Farm, Little Casterton is allocated for development as part of a larger development opportunity extending eastwards known as Stamford North. The majority of this development site is allocated in South Kesteven District. The portion of land within Rutland is known as Quarry Farm and will **only** be brought forward for development in conjunction with the land in South Kesteven as part of a comprehensive mixed use scheme known as Stamford North.

A proposal for the development of the Quarry Farm site will only be supported where it is in accordance with an agreed masterplan (to be adopted as SPD) and as part of a single comprehensive planning application for the whole of Stamford North development area.

The masterplan/planning application is expected to include:

a) residential development of no more than 650 homes (on the site within Rutland) of mix of type, size and tenure as evidenced in the latest SHMA and in accordance with policy H6 and to include:

i. 30% of the site capacity as affordable housing to meet the need arising in Rutland;

ii. the requirements of Policy H7 (Accessibility Standards) for accessible and adaptable homes;

iii. 2% of site capacity to be provided as serviced self-build/custom build plots in accordance with policy H8 (Self build and Custom Build Housing).

b) country park incorporating the appropriate mitigation of potential harm to biodiversity and wildlife assets, including the translocation of the notable species;

c) a distributor road facilitating the connection of the Old Great North Road, Little Casterton Road and Ryhall Road and any associated junction improvements arising from this new road, including increasing capacity at the A1/A606 junction;

d) Localised traffic and highway safety measures in accordance with the requirements of an agreed Traffic Impact Assessment and a travel plan; and

e) appropriate community infrastructure to support the scale of development included on the site – through the payment of CIL and either by direct on site provision or as a site specific financial contribution to off-site provision serving the wider Stamford North development.

\*The entire Stamford North proposal can accommodate 1950 homes, including land within South Kesteven.



*Strategic Objectives met:*  
*4: Housing for everyone's needs*

## **Housing Density**

5.26 The NPPF states that local planning authorities should promote an effective use of land taking account of the need for housing and development within their area together with the local housing market and viability, the character and setting of an area and the importance of securing well designed attractive and healthy places. The evidence on density requirements for new development has been reviewed and shows that the previous policy requirements for density has not generally been met, the Council has decided that a better approach is to promote the efficient use of land in a way which responds to and reflects the local character and the opportunities presented by the site. This will result in a mix of high and low density development in different parts of the County.

5.27 Neighbourhood Plans may establish locally appropriate density standards where they have evidence that the standard(s) meets the requirements of national and strategic policies in terms of making the most effective use of land and delivering housing and other development needs; and that the density or densities are appropriate for the locality.

### **Policy H5 - Housing density**

New residential development is required to make the most efficient use of land whilst responding to local character, context and distinctiveness. Residential densities will vary dependent upon the local area context and character and the sustainability of the location, but generally should be no less than 25 dph (dwellings per hectare).

*Strategic Objectives met:*

*5: Housing for everyone's needs*



## Housing Mix

5.28 As well as clearly defining the amount of new homes needed within the County it is also important that there is a clear understanding of the size, type and tenure of housing needed for different groups in the community so that an appropriate range of housing that is required in particular locations, reflecting local demand can be planned for.

5.29 The Strategic Housing Market Assessment (SHMA) 2019 shows that Rutland has an existing housing stock which is biased towards larger housing within both owner occupied and rented tenures. Modelling of household projections for the plan period provides evidence about the mix of size and type of housing which will be required to meet the identified need. Housing provision in Rutland should be monitored against the following broad mix of market and affordable housing provision over the period to 2036:

	Broad mix within market housing	Broad mix within affordable housing (ownership)	Broad mix within affordable housing (rented)
1 bed	0-5%	15-20%	40-45%
2 bed	25-30%	35-40%	25-30%
3 bed	45-50%	35-40%	25-30%
4+ bed	20-25%	5-10%	5-10%

Source: [SHMA 2019](#)

5.30 The SHMA (2019) identifies that the number of older people in Rutland (aged 55+) is expected to increase substantially during the period 2018 to 2036, leading to a need for specialist housing for older people. Given that the number of older people is expected to increase in the future and that the number of single person households is expected to increase this would suggest (if occupancy patterns remain the same) that there will be a notable demand for smaller housing from the ageing population. In addition to homes for an ageing population, the Council's Older People's Accommodation Market Position Statement 2018<sup>29</sup> projects that existing residential and nursing care beds, taking account of vacant beds and a new home already with planning consent, will be sufficient until 2025. The annual additional demand from the SHMA 2019 is 16.55 beds (calculated from Figure 5.17), which for the 11 years 2025-36 projects a need for an additional 182 beds.

5.31 The specific requirements for dwelling mix on sites proposed for allocation are set out in chapter 10 of this Local Plan. This includes provision for an appropriate mix of housing size, type, tenure and design to meet the different needs arising from population and household changes demonstrated in the SHMA. The development

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<sup>29</sup> [Older People's Accommodation Market Position Statement](#)

principles included in these policies will guide the form, layout, dwelling mix and infrastructure needs of each site.

5.32 It may not always be feasible to provide a mix of housing types, particularly on smaller sites but larger sites (of 10 or more dwellings) will be expected to include a range housing types, sizes and tenures to ensure that the needs of all sectors of the community are met, including newly forming households, young couples and expanding households, as well as more specialist needs such as the elderly, learning disability and care leavers and those with physical disabilities.

5.33 Neighbourhood Plans can also play an important role in identifying where there is a particular need for a specific type, size or tenure of housing development. Where they have evidence to support such needs, they may choose to include a specific housing mix policy or allocate site or sites for specific types of development within their Neighbourhood Plan.

#### **Policy H6 Meeting All Housing Needs**

Development proposals for sites of 10 or more dwellings should provide a range of house types, sizes and tenures to meet the general and specialist needs for housing in Rutland as identified in the latest Strategic Housing Market Assessment or other up-to-date evidence of local housing need.

New housing proposals shall also:

- a. Enable older people to promote, secure and sustain their independence in a home appropriate to their circumstances, through the provision of specialist housing (as defined in the Glossary) across all tenures in sustainable locations. New housing proposals shall take account of the desirability, where practical, of providing retirement accommodation, extra care and residential care housing and other forms of supported housing; and
- b. Enable the provision of high quality family housing that meets changing household needs and responds to market demand; and
- c. Enable the provision of high quality and affordable housing for all and accommodation that considers specialist needs and ensures that people can chose to live close to their families and work opportunities within the district; and
- d. Increase choice in the housing market, including new build private sector rented accommodation (Build to Rent) across both rural and urban parts of the district

*Strategic Objectives met:*

*5: Housing for everyone's needs*

#### **Adaptable and accessible homes**

5.34 New homes should be high quality, accessible and sustainable. To achieve this, the Government has created new technical standards comprising changes to Part M of the Building Regulations. These changes include optional additional standards for water, accessibility and space. Local Planning Authorities can chose

to include these optional standards in the Local Plan - if included, these standards are additional to the Building Regulation Part M requirements.

5.35 The National Space Standards deal with the internal space within new dwellings. It sets out requirements for gross internal floor area at defined levels of occupancy as well as floor areas for key parts of the home, such as bedrooms, storage, and floor to ceiling heights. These standards are not part of the Building Regulations. In considering whether to impose the standards regard should be given to need for the standards in the area and the effect on viability.

5.36 Whilst there is evidence that current housing stock in the County particularly properties of 3 bedrooms or less, does not meet these standards, due to the impact on the lower end of the housing market and the relatively low bedroom occupation levels in Rutland it is not considered appropriate to include the National Space Standards in local policy at this time.

5.37 The introduction of optional accessibility standards may in practice help with dwelling space standards indirectly. The new Building Regulation M4 is in three parts<sup>30</sup>:

- M4(1) – Category 1 Visitable Dwellings (all dwellings)(Required)
- M4(2) – Category 2 Accessible and adaptable dwellings (optional)
- M4(3) – Category 3 Wheelchair user dwellings (optional)

5.38 The SHMA 2019 estimated that the projected need is for up to 150 homes designed to accommodate wheelchair users in Rutland up to 2036 and the number of residents with mobility needs is set to increase substantially. Whilst not every person with mobility needs will need a property to the higher M4(2) accessibility standard, people's needs may change over time and properties built to M4(2) provide greater flexibility compared with M4(1) which is the normal minimum required by the Building Regulations. This evidence is confirmed in the more recent update to the SHMA undertaken for the Council. Given the increased number of people with disabilities forecast in Rutland in the period to 2036, the M4(2) accessibility standard will be required where practicable for all specialist housing for older people and people with disabilities and at least 50% of all new residential development on sites of 10 dwellings or more. The SHMA 2019 also highlighted a smaller need for M4(3) dwellings, focussed on affordable housing. The Council has taken a viable approach towards meeting this need. This is by requiring, on sites totalling 100 or more dwellings, 3% of affordable rented dwellings to meet the M4(3) standard.

### **Policy H7 – Accessibility Standards**

Development proposals for all specialist housing for older people and people with disabilities and at least 50% of all new residential development on sites of 10 dwellings or more is required to be adaptable and accessible as defined in part M4(2) Category 2 Accessible and adaptable dwellings of the Building Regulations.

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<sup>30</sup> [Accessibility Standards](#)

On sites totalling 100 or more dwellings, a minimum of 3% of affordable rented dwellings is required to meet part M4(3) of the Building Regulations.

*Strategic objectives met:*

*5. Healthy and socially inclusive communities*

## **Self-Build and Custom Housebuilding**

5.39 The government's intention is that there should be a significant increase in self-build and custom housebuilding to 20,000 plots nationally by 2020 (see Glossary for definition). In 2016 the Government introduced a requirement for local planning authorities to maintain registers of people and organisations wishing to acquire plots of land for self-build and custom housebuilding projects. The Council is required to grant planning permission for a sufficient number of plots to meet the demand, as evidenced by the numbers of people on Part 1 of its Self-build and Custom Housebuilding Register. There were 45 people on the Council's Self build Register at 31<sup>st</sup> October 2019. Demand identified in the first two base periods has largely been met through a number of planning permissions granted. However there remains a shortfall in suitable plots and the demand for self-build plots is reflected in consultation with local estate agents as referenced in the SHMA 2019 which identifies a continuing demand for plots in the County.

5.40 Policy H8 below requires that 2% dwellings on larger sites of 50 or more dwellings should be for self or custom build and the policies in this plan support the development of individual plots and small sites for self and custom build homes, and many of these sites gaining planning permission as windfall development will be self-built.

5.41 Communities preparing Neighbourhood Plans will also be encouraged to consider the identification of sites specifically for self and custom-build projects within their neighbourhood plan area.

5.42 It is important that the policy approach is flexible and accounts for challenges associated with self-build and custom housebuilding. Consideration must be given to viability around delivering self and custom build plots on larger private schemes and the impact that self-build development can have on health and safety and compliance issues during site construction, or the potential negative impacts of significantly extending the construction phase on large sites; particularly where occupants have already moved in. The policy therefore provides a degree of flexibility to recognise these constraints and where it is evidenced, that the plots have been made available and marketed and priced appropriately for at least 12 months, serviced plots may be built out as conventional market housing by the developer. It is important that it is evidenced that plots have been appropriately marketed in local estate agents and through specialist custom build agents such as Buildstore and Plotsearch.

In deciding the location and scale of serviced plots on larger development sites regard should be given to the practicalities, attractiveness and deliverability of the self-build plots in relation to the market development and the impact that self-build development can have on health and safety compliance during site construction and

the impact of self-build construction on the construction of market development phases; in particular regard will need to be given to the impact of development where occupants have already moved in.

In site specific circumstances it may not be appropriate or deliverable to provide the serviced plots on site or at the same time as construction of market housing takes place. In such cases the Council will work with the developer to achieve an appropriate solution.

## **Policy H8 – Self-build and custom housebuilding**

Proposals for self and custom build housing, to be occupied as homes by those individuals, will be supported by the Council where they are in conformity with all other relevant local and national policies.

On sites of 50 dwellings or more, developers will be required to supply at least 2% of the site capacity as serviced plots for sale to self-builders and/or custom house building.

Where evidence is provided demonstrating that a plot has been appropriately marketed for a minimum period of 12 months but has failed to be sold for self-build development the Council will consider whether the plot(s) may be built out as conventional market housing by the developer.

*Strategic Objectives met:*

*5: Housing for everyone's needs*

## **Affordable Housing**

5.43 An adequate supply of housing which is affordable for local incomes is an essential part of creating sustainable communities and helps to support a thriving local economy and promote social inclusion. The planning system plays a central role in increasing the supply of affordable housing by creating mixed and balanced communities. Rutland suffers particular problems of affordable housing, having some of the highest average house prices in the country and a high proportion of large houses. The main method by which the planning system can help is by requiring developers to provide or contribute towards affordable housing as part of their developments and by allowing small developments solely for affordable housing as an exception to normal planning policies. The Council is required by the NPPF to meet the need for both market and affordable housing in its housing market area and policies for affordable housing should specify the type of affordable housing required. Other than in prescribed circumstances it is expected that affordable housing will be delivered on site.

5.44 Affordable housing is defined in the NPPF (2019) as housing for sale or rent for those whose needs are not met by the market (including housing which provides a subsidised route to home ownership and/or is for essential local workers). The NPPF goes on to define the following groups which meet this:

- Affordable housing for rent

- Starter homes

- Discounted market sales housing

- Other affordable routes to home ownership

(The NPPF provides a definition of each of these categories and should be consulted for clarity).

5.45 The Strategic Housing Market Assessment Update (SHMA) (2019) for Rutland analyses the need for affordable homes in all categories of the definition and has split this analysis between a 'traditional' need (which is mainly for

social/affordable rented accommodation and is based on households unable to buy or rent in the market) and the 'additional' category of need introduced by the revised NPPF/PPG (which includes housing for those who can afford to rent privately but cannot afford to buy a home). The SHMA concludes that there is an annual need for an additional 44 "traditional" affordable housing units in the 18 year period to 2036 and it is clear that there are a number of households likely to be able to afford to rent privately but who cannot afford to buy a suitable home. However, there are many households in Rutland who are being excluded from the owner-occupied sector. The analysis would therefore suggest that a key issue in the County is about access to capital (e.g. for deposits, stamp duty, legal costs) as well as potentially mortgage restrictions (e.g. where employment is temporary) rather than simply the cost of housing to buy. To address this issue the Council should seek to provide 10% of housing as affordable home ownership, or a similar product. This is due to the lower deposit requirements and lower overall costs (e.g. any rent that the rent would also be subsidised).

5.46 In order to meet this need, Policy H9 sets out a requirement for 30% affordable housing on new housing developments which meet the thresholds established by national planning policy. Onsite affordable housing is therefore required on all major housing proposals with a capacity for 10 dwellings (or potential capacity using the Councils average density of 30 dph) or more or where the site has an area of 0.5 hectares or more; or which are in the parishes of Oakham and Uppingham and have a Gross Internal Area of 1,000m<sup>2</sup> or more. With the exception of the parishes of Oakham and Uppingham, all parishes in Rutland are 'Designated Rural Areas' under Statutory Instrument 2004/418. In these locations housing proposals for six to nine dwellings will also be required to make provision for affordable housing which will normally be in the form of a commuted sum for off-site affordable housing provision.

5.47 In accordance with NPPF affordable housing provision should be made on site unless the off-site provision or an appropriate financial contribution can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities.

## **Demonstrating viability**

5.48 The Whole Plan Viability Study (2019)<sup>31</sup> assesses the viability of this requirement for a range of site types and locations in the County. The report concludes that this level of affordable housing should be viable across most site typologies. It is therefore assumed that the affordable housing requirement is viable and deliverable on all sites unless exceptional circumstances are demonstrated. The Council will use the guidelines set out in NPPG to determine whether exceptional circumstances apply to a specific proposal. Only in such circumstances will a site viability assessment be considered. The Council may have a viability assessment independently appraised. Where this occurs the cost of the appraisal will be borne by the applicant. In accordance with the NPPF affordable housing should be provided on site on major development proposals. The general presumption will be that the cost of providing affordable housing will be offset in the negotiation of the land purchase or option. The land value should include all costs including planning gain requirements. On larger sites affordable housing delivery may be phased over the lifetime of the development.

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<sup>31</sup> [Whole Plan Viability Study \(2019\)](#)



## **Commuted Sum in Lieu of on-site provision**

5.48 Where commuted sum payments are robustly justified, these will normally be used for providing affordable housing within the vicinity of the development site. Otherwise they will be pooled towards providing affordable housing elsewhere in Rutland. The sum payable will be calculated on the basis of the requirements set out in high level viability modelling and will vary according to the locality and circumstances of each site.

5.49 The Council's policy – and the calculation method used – is based on the commuted sum being broadly equivalent to the cost of on-site provision and may therefore contain elements of the construction and services cost as well as the land cost.

5.50 The SHMA (2019) recommends that approximately 90% of affordable housing should be for affordable rent and 10% affordable home ownership. This mix of affordable housing provision is slightly different from that which has been used in recent years, however there is scope for variation to reflect local circumstances where evidenced by local housing needs evidence. NPPF requires that major housing development proposals (sites of 10 or more homes) will be expected to provide at least 10% of the number of homes provided on the site as affordable home ownership. The SHMA Update 2019 reflects this advice with a recommendation that there is potentially sufficient demand for 10% homes to be provided at affordable home ownership products.

### **Policy H9 - Affordable housing**

An affordable housing target for each allocated housing site is set out in the Development Principles policies in Chapter 10, these targets reflect the conclusions of the whole plan viability report and are assumed to be viable in all cases.

All major residential developments comprising 10 or more dwellings (or greater than 1000m<sup>2</sup> gross internal area (GIA) within the parishes of Oakham and Uppingham will be required to make provision, on site, for 30% of the scheme's total capacity as affordable housing.

In the Designated Rural Areas (all parishes outside Oakham and Uppingham) developments of six or more dwellings will be required to make affordable housing provision for 30% of the schemes total capacity. Developments of between 6 and 9 inclusive dwellings may make contributions in the form of off-site contributions in line with the national Planning Practice Guidance.

Otherwise, in accordance with the NPPF, the Council will only accept affordable housing provision off site; or as a commuted sum in lieu of onsite provision, where it is robustly justified and where the agreed approach contributes towards creating mixed and balanced communities.

The affordable housing requirement together with all other policy requirements in this plan have been assessed as being viable for the development types and sites allocated in this plan, therefore it is assumed that all development proposals will be



viable. In exceptional circumstances, where robust evidence demonstrates that the specifics of an individual site and scheme justify the need for a viability assessment, consideration may be given to the viability assessment at the planning application stage. The Council will follow national guidance (set out in NPPG) to determine the exceptional circumstances where a site specific viability appraisal might be accepted. In such cases the viability assessment should be prepared in accordance with the approach set out in national planning guidance and will be made publicly available. Independent verification of the viability assessment will be sought by the Local Planning Authority and the cost of this work will be borne by the applicant. The Council will determine how much weight it gives to the viability assessment in each case.

Affordable housing must:

- a) be of a combination of sizes and affordable tenure which meets the proven local and affordability housing need, including the number of bedrooms, property type and floor space;
- b) where affordable home ownership is included, ensure the properties meet a range of relevant local demand and local affordability;
- c) be equivalent in standard and siting to typical open market properties of the same floorspace/number of bedrooms/general type;
- d) be well integrated with the open market housing through layout, siting, design and style (to promote sustainable communities, the size and location of groups of affordable homes should be discussed and agreed with the Council);
- e) on very large sites (of 100 or more homes) affordable homes should be in groups of no more than 10 homes in different locations around the site;
- f) homes for ownership, other than flats, should be available on a freehold basis and not subject to leasehold arrangements; and
- g) be supported by appropriate nomination agreements to be agreed with the Council.

The Council may refuse development proposals which, in its opinion, seek to under-develop or split sites in a way that is likely to reduce the affordable housing contribution and/or promote off-site provision.

*Strategic objectives met:*

*5. Housing for everyone's needs*

## **Rural Exceptions Housing**

5.51 Policy SD2 establishes the spatial strategy for the County. This allows for larger scale housing development within the Towns and Local Service Centres through allocated sites and by small scale infill development. Local housing need, including some of the need for affordable housing in these locations will generally be delivered through the application of Policy H9 Affordable Housing. However in the Smaller Service Centres and Small Villages housing will primarily be delivered through small scale infill sites and rural exception sites.

5.52 National policy encourages Local Planning Authorities in rural areas to be responsive to, and plan for, housing development to reflect local needs, including

where appropriate rural exceptions sites. In all cases rural exceptions sites should be small in scale and located within or immediately adjacent to villages and will be an exception to normal policies of restraint.

5.53 Policy H10 (Rural Exception Housing) also allows for small sites for affordable housing within or immediately adjacent to villages as an exception to normal policies of restraint provided that they meet certain requirements in terms of meeting affordable housing needs and local affordability. This should be evidenced by a local housing need survey for the village, parish or group of villages, and could be carried out as part of preparing a Neighbourhood Plan. Homes provided through this policy should remain affordable in perpetuity.

5.54 NPPF requires planning authorities to support the development of entry level exception sites for first time buyers (or those looking to rent their first home) where the need for such homes is not already being met. Rutland has a demonstrable need for such development and the council will support proposals for sites for this development where it meets the requirements of national planning policy (paragraph 71 of the NPPF).

### **Market housing within rural exception sites**

5.55 In normal circumstances a rural exception site will be solely for affordable housing. However, in exceptional circumstances, the Council will consider an element of market housing within a rural exception site in order to cross-subsidise affordable housing. For the purposes of this policy a 'market' dwelling is any dwelling which is not affordable housing as defined in the NPPF.

5.56 The number of affordable homes provided on a site should not exceed the proven need and the number of market houses proposed must be determined by submission of a robust viability assessment which shows the minimum number of market houses that would be required to make the scheme viable and therefore guarantee successful delivery of the affordable housing component. Viability assessment should meet the requirements set out in National Planning Policy Guidance (NPPG) including ensuring that land values reflect the nature of an exception site and are robustly evidenced. In no circumstances should the proportion of market dwellings exceed 30% of the overall dwellings on site. The Council will have any such viability assessment independently verified at the applicants cost.

5.57 Where exception sites include market housing, the combined gross internal floor area of those market homes must not exceed the combined gross internal floor area of the affordable housing for rent. It is envisaged that the average gross internal floor area of the market homes is unlikely to be less than that of the affordable housing for rent, but in any case the number of market homes must not exceed the number of affordable housing for rent.

5.58 The requirement for a viability assessment will help to maximise the delivery of affordable homes in relation to market homes. Exception sites which contain market homes but no rented homes that are affordable will not be permitted.

5.59 Exception sites which contain market housing must meet all their affordable housing provision on the development site, to demonstrate their viability and promote sustainable communities. Similarly, an exception site containing market housing must not be subsidised by another development seeking to make off site provision on the exception site, either through commuted sum or off site provision in kind.

5.60 Successful delivery of these exceptional schemes will require Section 106 agreements including trigger points linking the delivery of market homes to the delivery of affordable homes. These will not restrict the price or include residency restrictions for open market homes but will require the home to be occupied as the sole or principal residence of an owner-occupier or tenant. It may also restrict the future increase in floor area, directly or indirectly, where this would not be in line with the policy below.

### **Policy H10 - Rural Exception Housing**

Small sites for affordable housing (which meets the NPPF definition of affordable housing) may be permitted within or adjoining villages as an exception to normal policies of restraint provided that they:

- i) are justified by evidence of need from a local housing needs survey;
- ii) meet the needs for affordable housing of households who are currently resident, or have a local connection as defined in the Council's published housing allocations policy;
- iii) should have access to a basic range of services appropriate to the form of housing proposed;
- iv) have appropriate safeguards in place to ensure that the housing will remain affordable to successive occupiers in perpetuity; and
- iv) are supported by appropriate nomination agreements to be agreed with the Council.

Exceptionally the Council will consider provision of market housing as a means of cross subsidising affordable housing as part of a rural exception sites where:

- a) the provision of market housing to cross-subsidise the affordable housing is essential and proportionate; and
- b) the development meets the identified affordable housing requirement on site and not additional needs from elsewhere; and
- c) the land value for the affordable homes does not exceed the level that would have normally been paid for a rural exception site (to be confirmed by an independent valuer commissioned by the Council at the applicant's expense); and
- d) the land value for the market homes is not (adjusting for the size of the plot) 50% or more greater than the level that would normally have been paid for land on a rural exceptions site (to be confirmed by an independent valuer commissioned by the Council at the applicant's expense); and
- e) the proposal has not and will not receive any public subsidy for its development; and
- f) the site must be within, or immediately adjacent to, the Planned Limits of Development of a local service centre, a smaller service centre or a small village, as defined in Policy SD2 and the number of market homes must in no circumstances exceed 30% of the overall homes on the site and that the total

<p>g)</p> <p>h)</p> <p>i)</p>	<p>internal floor area of the market homes does not exceed the total internal floor area of the affordable homes for rent</p> <p>all sites must include affordable homes for rent; and</p> <p>the number of market homes must not exceed the number of rented homes that are affordable; and</p> <p>they are supported by appropriate nomination agreements to be agreed with the Council.</p>
	<p><i>Strategic objectives met:</i></p> <p><b>5. Housing for everyone's needs</b></p>

## Gypsies and Travellers

5.61 Government Planning Policy for Traveller Sites (2015)<sup>32</sup> is that local planning authorities should make their own assessment of the need for sites and that Local Plans should include fair, realistic and inclusive policies. They should set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople, setting a 5 year supply of deliverable sites and identifying a longer-term supply of developable sites or broad locations for growth.

5.62 The Council has commissioned jointly with South Kesteven District Council, an assessment of the accommodation needs of Gypsies, Travellers and Travelling Showpeople in its area<sup>33</sup>. Paragraph 9.31 of the Study notes that there are families within the study area who would like to increase the number of pitches and plots and/or number of caravans allowed per pitch or plot on existing site/yards and considers that the expansion of sites with adequate space would contribute towards meeting existing need. The report concludes that there is an overall shortfall in Rutland over the next 20 years of some 13 residential pitches for Gypsies and Travellers and 10 plots for Travelling Show People. It supersedes previous studies undertaken for the Council in 2012 and 2013. The need for 13 residential pitches does not take account of 4 additional pitches allowed in 2016 accommodated within an existing site to meet their need.

5.63 Given the future need in Rutland arises from the growth of existing families that are already resident in the County, the Council's approach will be to respond to those needs where they arise and the extension of existing sites together with any suitable policy compliant application should be considered before new sites are allocated. The Council will work with stakeholders to ensure that this need is met. Therefore the broad locations for future residential Gypsy and Traveller sites in Rutland should reflect the existing location of sites and the nearest most sustainable settlements.

5.64 The identification of a new garden community in this local plan provides the opportunity to address some of the identified need for Gypsy and Traveller pitches and plots for Travelling Show People as part of the new community. Policy H3 establishes the requirement for this site to make provision for at least 6 pitches for Gypsies and Travellers and 10 plots for Travelling Show People as part of the master planning process. In discussion with the Local Planning Authority and their

<sup>32</sup> [Planning Policy for Traveller Sites \(2015\)](#)

<sup>33</sup> [South Kesteven & Rutland – Gypsy, Traveler and Travelling Showpeople Accommodation Needs Study](#)

specialist advisers, provision to meet this requirement may be provided by the developer off site, subject to the identification of an appropriate site or sites.

5.65 The Council has previously adopted a criteria-based policy towards sites for gypsies and travellers and this has been successful in ensuring that sufficient sites have come forward to meet the need for sites for gypsies and travellers that has been identified. The Council works with the Multi-Agency Traveller Unit (MATU) in Leicester to support the travelling communities within the County. Evidence from MATU suggests that much of the current need for pitches and plots in Rutland arises from the need to accommodate existing families and may be better met through extension to existing sites or on new sites of sufficient size to accommodate the whole family. As such, it is likely that the some of the need for Gypsies and Travellers and Travelling Show People will be met through planning applications.

5.66 The purpose of Policy H11 is to set out a criteria-based policy for use in the assessment of potential sites.

#### **Policy H11– Gypsies and Travellers**

The Council will seek to meet the need identified in the Gypsy, Traveller and Travelling Show People Accommodation Assessment (GTAA) 2016 for the period 2018-2036.

- 9 pitches for Gypsies and Travellers
- 10 plots for Travelling Show People

Provision will be delivered through

- safeguarding authorised sites and
- extending existing sites

Proposals for sites for Gypsy and Traveller and/or Travelling Show People which meet identified need within the County will be permitted provided that:

- a) in the case of permanent sites, there is reasonable and convenient access to schools, medical services, shops and other community facilities; and
- b) the site is well located and provides safe and convenient vehicular, pedestrian and cycle access and adequate parking, and will not result in a level of traffic generation which is inappropriate for roads in the area;
- c) the impact on heritage assets, landscape character and/or sites/areas of nature conservation value including the internationally designated nature conservation site of Rutland Water is minimised;
- d) the site provides adequate on-site facilities for parking, storage, play and residential amenity (including basic essential services);
- e) the site is not visually intrusive and will not have a detrimental effect on the amenities of adjacent occupiers;
- f) adequate levels of privacy and residential amenity for occupiers will be provided.
- g) site shall only be occupied by people who meet the definition of Gypsies and Travellers or Travelling Show People<sup>i</sup>

h) no significant barriers to development exist in terms of flooding, poor drainage, poor ground stability or proximity to other hazardous land or installation where other forms of housing would not be suitable

Specific provision is made as part of the new garden community at St.George's to accommodate a significant part of the need identified in the GTAA.

*Strategic Objectives met:*

*5: Housing for everyone's needs*

## 6. Employment and Economic Development

6.1 The Local Plan aims to meet the objectives of the Council's Economic Growth Strategy (2014-2021)<sup>34</sup> to achieve strong and sustainable local economic growth in Rutland together with maximising the potential of creating a new sustainable settlement on the brownfield site at St Georges, to deliver new employment opportunities within the County. It also seeks to take account of the aims of national guidance by ensuring that well located, good quality employment land which is attractive to businesses is allocated in appropriate, accessible and sustainable locations. This Local Plan is both aspirational and realistic in supporting job creation and prosperity by taking a positive approach to sustainable local economic growth.

6.2 National policy requires planning policies to encourage sustainable economic growth and should not act as an impediment to it. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of businesses and support an economy fit for the 21st Century. A large part of Rutland is rural in nature, and the plan reflects national planning policies to support economic growth in rural areas in order to promote a strong rural economy.

6.3 Rutland forms part of the Greater Peterborough functional economic area which is aligned to the Strategic Housing Market Area covering the local authorities of Peterborough, South Holland, South Kesteven and Rutland. This area in turn forms part of the Greater Cambridge and Greater Peterborough Local Enterprise Partnership (GCGP LEP).

6.4 The Economic Growth Strategy for Rutland highlights an approach to economic growth based on four key principles:

**Principle 1:** To play to our strengths, building on the area's wealth of natural, cultural, leisure and heritage assets;

**Principle 2:** To maximise public and private investment outcomes;

**Principle 3:** To encourage sustainable growth whilst still retaining Rutland's unique characteristics and high quality of life; and

**Principle 4:** To recognise and support actions for sustainable growth at a community level.

6.5 The strategy outlines four thematic areas used to summarise the key challenges set out in the local issues section, with a key objective for intervention within each theme, as follows:

**Theme 1: Enterprise and Innovation** to retain, attract and grow successful businesses;

**Theme 2: Education, Employment and Skills** to maximise prosperity for all;

**Theme 3: Land, Development and Infrastructure** to provide the right physical environment for sustainable growth; and

**Theme 4: Inward investment** to raise the profile of Rutland as a place to visit and do business.

6.6 Rutland has remained relatively resilient during the last recession and there are considerable strengths and opportunities to build on. However in order to

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<sup>34</sup> [Economic Growth Strategy \(2014-2021\)](#)



ensure a sustainable growth to the local economy there is a need for the County to succeed in retaining, growing and attracting new jobs and securing inward investment.

6.7 The Employment Land Assessment Update (January 2016)<sup>35</sup> assessed the supply, need and demand for employment land and premises in Rutland. Its key recommendations were:

- that the County needs an additional 29.09 ha of land to 2036 and includes 9.85 as a five year “buffer” beyond the plan period;
- there is a need to protect its employment sites from non-employment uses, such as housing or retail;
- that the Council should designate seven key employment sites and areas to be Safeguarded for B Class Uses and other employment uses;
- there is an identified need for further start-up and micro business accommodation, particularly to meet workshop and storage needs; and
- that the Council should review and monitor the employment land and premises position and undertake the study again in about three years, as 2036 is a long time in the future and much will happen before then.

6.8 A further update to this study was conducted in May 2018. The Employment Land Report sets out two scenarios which show widely differing results. The short term take up scenario indicates an existing over-supply of employment land in Rutland. However, the alternative long term take up scenario shows that there is a requirement to provide an additional 25 ha of employment land in addition to existing committed employment sites. The consultants also conclude that: “Rutland County Council maintain a flexible employment land supply, which can meet the full range of needs to 2036, provide choice and flexibility in supply, allowing for likely further losses”. The Council considers that moving towards this longer term scenario is an appropriate approach to make in this Local Plan in order to cater for growth arising from the proposed level of housing set out in this plan, to provide choice and flexibility in the supply to the market, and ensure that sufficient land is available to meet the Council’s aspirations for the local economy. This is also supported by recent evidence from the take-up of managed workspace through Council initiatives at Oakham Enterprise Park and The King Centre. The Council will monitor the take-up of employment land regularly and consider the level of employment land provision through the first review of this plan.

6.9 The Local Plan therefore proposes allocations of approximately 27 hectares so that there is sufficient employment land available in the right places to support a strong and growing economy. The plan also aims to provide flexibility and choice to the market in seeking to facilitate high levels of growth, capitalising on the strengths and opportunities in Rutland. Overall, the employment policies aim to meet the following objectives:

- Providing choice to the market so that business and job growth is not constrained by the lack of suitable available sites;
- Making it easier for key growth sectors and growing businesses to achieve their potential;

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<sup>35</sup> [The Employment Land Assessment Update \(January 2016\)](#)



- Encouraging new inward investment as well as the growth of indigenous businesses; and
- Supporting innovation and enterprise.

6.10 There is a need to ensure a continuous supply of general employment land to provide a choice of sites in terms of size, quality and location and to safeguard the existing industrial estates and employment areas that are important for providing local jobs and for sustaining the local economy and the wider community in the county. The Employment Land Review (2016) identified a number of Key Employment sites which should be retained. The Local Plan seeks to make better use of existing employment land and encourage redevelopment and intensification of general employment uses when suitable sites become available.

6.11 The spatial strategy for new employment development focuses economic development on the towns and local service centres and promotes a significant new employment area as part of the creation of a new Garden Community. In doing so, it is recognised that some of the employment land allocation at St. George's may take place beyond the end of the plan period. The Local Plan seeks to maintain high levels of employment and a thriving local economy that would be consistent with the Council's vision and the Strategic aims and objectives set out in the Corporate Plan 2019-2024.

## Sites for Employment

6.12 The Local Plan seeks to build on the healthy rate of business formations and the number of small firms in the county. Small firms and the highly skilled, knowledge based businesses, which tend to have a low environmental impact, are likely to be most appropriate for the market towns and local services centres where they can take advantage of existing buildings and previously developed land. Sites identified for general employment development will help to meet the needs of local businesses, business start-up and relocations of businesses.

6.13 In accordance with the NPPF, Economic Development is defined as development, including those within the B Use Classes\*, public and community uses and main town centre uses (but excluding housing development). It can therefore include retail development (including warehouses, clubs and factory outlet centres); leisure and entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities). All of the above generate employment, however it should be noted that many of these uses are main town centre uses which should be concentrated within the defined town centre. Proposals for such uses would be subject to a sequential test to determine whether development was taking place in an appropriate location. Other uses, not listed above, can also be classified as employment generating, e.g. care homes.

\* B use classes are office, research and development, light industrial, general industrial and storage and distribution

6.14 The Council recognises that employment generation does not only relate to the B Use Classes, and therefore proposes that a range of employment generating uses may be appropriate on existing and proposed employment sites.

### **Policy E1 - New provision for industrial and office development and related uses**

The following sites (as shown on the Policies Map) are strategic employment allocations. Proposals for new B1, B2 and/or B8 uses on these sites will be supported;

Policy Reference	Site Location	Site reference number	Site area (Ha)
<b>E1</b>	Land at St Georges as part of the proposed new settlement	SGB EZ	14 ha (over the lifetime of the development)
E1.1	Land at Uppingham Gate, Uppingham	UPP/02	6.8 ha
E1.2	Land off Hackamore Way & Panniers Way,	OAK/10	4.7 ha

	Oakham		
E13	Land at Pit Lane, Ketton	KET/11	1.4 ha

Permission may also be granted for other employment generating uses on these sites where the following criteria are satisfied:

1. the proposed use will generate new employment opportunities and will achieve economic enhancement of the County;
2. It is demonstrated that the proposed scheme will make a significant contribution to the local economy through the generation of a range of additional jobs;
3. The alternative use would not have a detrimental impact on the overall supply and quality of employment land within the County; and
4. An end user for the proposed development has been positively identified.

In addition to the allocated sites, support will be given to proposals for:

- a) New office development within the defined town centres where it is appropriate to the scale and role of the centres;
- b) New employment development proposals within the planned limits of development defined for the towns and local service centres which are of a scale, use and nature appropriate to their location;
- c) The redevelopment and intensification of existing low density, underused or poor quality employment sites for higher value employment uses, particularly in the towns and local services centres.

*Strategic objectives met:*

*8: Strong and diverse economy*

### **Policy E2 - Expansion of existing businesses**

The expansion of existing businesses across the county will be supported, provided that:

- a) existing buildings are re-used where possible;
- b) it is demonstrated that vacant land on existing employment sites has been considered first but it is not considered to be suitable or available for the proposed use;
- c) the expansion does not conflict with neighbouring land uses;
- d) the expansion will not result in a severe impact on the local and/or strategic highway network; and
- e) the proposal will not have an adverse impact on the character and appearance of the area and the amenity of neighbouring occupiers.

### **Policy E3 - Protection of existing employment sites**

The following key employment sites and areas will be safeguarded for B Class uses:

1. Hanson Cement Works, Ketton
2. Market Overton Industrial Estate, Market Overton
3. Oakham Office Park, Oakham

4. Oakham Enterprise Park, Oakham
5. Pillings Road Industrial Estate/Lands End Way, Oakham
6. Uppingham Gate, Uppingham
7. Wireless Hill, South Luffenham.

Proposals for non-B Class uses on existing areas of employment will only be supported where it is demonstrated that:

- the proposed use will generate new employment opportunities and will achieve economic enhancement of the County; and
- an alternative use would not be detrimental to the overall supply and quality of employment land within the County; and either
  - site is vacant and no longer appropriate or viable as an employment site;
  - redevelopment will deliver wider regeneration benefits; or
  - an alternative use would resolve existing conflicts between land uses.

*Strategic objectives met:*

*7: Strong and diverse economy*

## **The Rural Economy**

6.15 Traditional rural employment in agriculture, forestry and horticulture has declined over the last few decades and now accounts for less than 1% of employment in the county. National policy recognises the need to support sustainable growth and businesses in rural areas both through conversion of existing buildings and well-designed new buildings, and through diversification of agricultural and other land-based rural businesses to ensure the continuing vitality of rural areas.

6.16 Local authorities should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances, it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable. The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

6.17 Rural economic development should be focused on the needs of existing rural businesses. New development for small scale employment proposals in rural area as well as essential community infrastructure will be directed towards the Local Service Centres and smaller villages, wherever possible taking advantage of existing buildings and previously developed land.

6.18 The Plan generally supports the principle of development which contributes to the rural economy provided it is in the right location and at an appropriate scale and nature. In many cases rural business uses can be the best alternative use for existing buildings in the countryside and villages. Subject to the criteria of detailed

policies the following uses will generally be considered appropriate in the rural parts of the County:

- a) agricultural, horticultural, equestrian and forestry enterprises and farm diversification projects ;
- b) sustainable rural tourism and leisure developments which respect the character of the countryside
- c) the provision of a steady and adequate supply of minerals;
- d) waste management development as set out in Policies WST1, WST2 and WST3;
- e) improvement and expansion of existing businesses (Policy E2);
- f) small scale developments for employment purposes in the Local Services Centres and smaller villages;
- g) the conversions and re-use of appropriately located and suitably constructed rural buildings in the countryside; and
- h) support the retention and development of local services and community facilities, such as local shops and public houses.

#### **Policy E4 – The rural economy**

Proposals for the expansion of existing businesses and proposals for new employment-generating uses within or on the edge of the defined Local Service Centres will be supported, provided that:

1. the scale of the proposal is appropriate to its location and sensitive to its surroundings and
2. it will not have an adverse impact on the character and setting of the village; and
3. it will not have an unacceptable impact on local roads; and
4. it will not have an unacceptable impact on neighbouring land uses through visual, noise, traffic or pollution considerations ; and
5. it exploits any opportunities to make a location more sustainable.

In other locations, small scale proposals will be supported where it is demonstrated that the proposal:

- i. is necessary to meet the needs of farming, forestry, recreation, tourism or other rural enterprises; and
- ii. has an essential requirement for a rural location; and
- iii. will help to support or regenerate a sustainable rural economy or supports the local delivery of services and retention of local shops and pubs;

*Strategic objectives met:*

**9. Rural economy and communities**

## Tourism

6.19 The market towns of Oakham and Uppingham, the stone-built villages, attractive countryside and Rutland Water combine to make Rutland a desirable destination to visitors. The visitor economy is an important sector of the Rutland's local economy, attracting over 1.7 million visitors a year, generating over £113 million and supporting 1,600 jobs. In addition to major attractions, the rural parts of the County provide attractions through walking and cycling routes, waterways, and other varied attractions. Policy E5 seeks to encourage the sustainable growth in the County's visitor economy and supports sustainable rural tourism and leisure developments where these will benefit rural businesses, communities and visitors and enrich the character of the local area.

6.20 Employment related tourism in Rutland includes a wide range of activities catering for visitors including overnight accommodation (e.g. hotels, bed and breakfast, self-catering establishments and camping and caravan sites), pubs and restaurants, visitor attractions and Rutland Water which provides sailing, fishing, walking, cycling and bird watching facilities. In addition, Oakham and Uppingham with their historic character, weekly markets and other retail attractions contribute to the local tourism economy.

6.21 The Council's Tourism Vision 2016-2019 <sup>36</sup> identifies tourism as a sector of the local economy which is capable of increasing economic growth all year round by attracting a range of different types of visitors throughout the year. It acknowledges the need to increase the number of permanently employed staff in tourism jobs and to raise the profile of jobs in tourism.

6.22 The Council supports high quality, tourism development in Rutland in the most sustainable locations which optimise and respect the benefits of Rutland's heritage and the character of its building and landscape. This will be achieved by supporting the tourism role of Oakham and Uppingham through the retention and improvement of existing visitor facilities and attractions and the provision of new facilities and services in sustainable locations. Tourism development that meets these requirements and encourages the extension of the tourist season throughout the year will be particularly supported. Recreation and tourism development in the vicinity of Rutland Water is addressed in Policy E6.

### **Policy E5 Local Visitor Economy**

Proposals which support the local visitor economy, which are in accordance with the Spatial Strategy of Policy SD2, will be supported where they:

- a) make provision for visitors which is appropriate in use and character to Rutland's settlements and countryside; or
- b) support or enhance existing tourist and visitor facilities; or
- c) support the retention and enhancement of existing overnight accommodation and the provision of new overnight accommodation; or

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<sup>36</sup> [Tourism Vision 2016-2019](#)

d) provide new tourism provision and initiatives in Oakham and Uppingham and villages which would also benefit local communities and support the local economy

Sustainable rural tourism development of an appropriate scale and use which utilises the conversion of existing buildings and well-designed new buildings in the countryside will also be supported where they are located adjacent to or closely related to the towns, local services centres and smaller services centres and which respect the setting and character of the location.

Proposals which generate high levels of visitor traffic or increased public use, such as large scale sport and leisure facilities should only be permitted within or on the immediate edge of the towns and local service centres, or where they can be easily accessed by public transport, foot and cycle.

*Strategic objectives met:*

*8. Strong and diverse economy*

*9. Rural economy and communities*

## **Rutland Water**

6.23 Rutland Water is an important reservoir providing water supplies to the East Midlands and areas to the south and east. It is an internationally important site for nature conservation with a major role as a recreational facility with importance for tourism and the local economy.

6.24 The reservoir and its immediate surrounds has been designated a Site of Special Scientific Interest, a RAMSAR site and Special Protection Area with national and international importance for passage and breeding waterfowl. As such, it receives statutory protection and any development will be subject to strict controls to ensure that it does not adversely affect the integrity of the site.

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

6.26 The NPPF requires that planning policies should recognise the hierarchy of international, national and locally designated sites of importance for nature conservation. It also seeks to promote a strong rural economy by supporting the sustainable growth and expansion of rural business. This includes supporting rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors and which respect the character of the countryside.

6.27 The policy approach to the Rutland Water has been largely successful since the 1970's in protecting nature conservation interests of the reservoir and retaining the unspoilt and tranquil nature of the area, while accommodating recreation and tourism needs. A Landscape Review of the Rutland Water Area (2019)<sup>37</sup> was undertaken to provide robust up-to-date evidence to underpin the identification of the Rutland Water Area and its boundaries, and the Recreation Areas inset within it, as

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<sup>37</sup> Landscape Review of the Rutland Water Area (2019)



required by the NPPF. The study provides the evidence and reasoned justification to support the identification of the Rutland Water Area in the Local Plan as a 'valued landscape'.

6.28 The Rutland Water Area designation provides special protection for Rutland Water under Policy E6. Within the defined Rutland Water Area (RWA) around the reservoir and its immediate environs, strategic policy allows for carefully managed limited development of certain specified uses carefully designed and located to ensure that it respects the nature conservation features of this internationally important site and does not have an adverse impact on the landscape and wildlife interests and the general tranquil and undisturbed environment of Rutland Water. Small scale recreation, sport and tourist uses are permitted within five defined Recreation Areas (RAs) around the shores of the reservoir within the RWA where this is directly related to the use and enjoyment of Rutland Water or for operational uses (by Anglian Water) and appropriate in scale, form and design to its location.

6.29 Policy E6 sets out the overall approach to development around Rutland Water. This permits small scale development within the five defined recreation areas and the wider Rutland Water area for certain specified uses related to the enjoyment of Rutland Water or for operational uses.

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

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

6.32 The whole of the Rutland Water Area including the defined Recreation Areas is also within the countryside as defined in the Local Plan and will be subject to policies relating to development in the countryside.

### **Policy E6 - Rutland Water**

Development in the defined Rutland Water Area should be carefully designed and located to ensure that it respects the nature conservation features of this internationally important site and does not have an adverse impact on the landscape and wildlife interests and the general tranquil and undisturbed environment of Rutland Water.

The Council will support proposals which involve the function and operation of Rutland Water Reservoir, its treatment works, associated networks and supporting infrastructure within the defined Rutland Water Area subject to the criteria below.

New development will be limited to small scale recreation, sport and tourist uses or essential for Anglian Water operational requirements within the five defined Recreation Areas only.



In all cases the applicant must demonstrate that the development within the designated Recreation Areas would:

- a) be in keeping with its surroundings in terms of its location, scale, form and design and would not detract from the appearance of the shoreline and setting of Rutland Water;
- b) be compatible with other uses of land and leisure activities;
- c) not be detrimental to the special nature conservation interests of Rutland Water (including the conservation objectives for the RAMSAR site, Special Protection Area and Site of Special Scientific Interest and the requirements of the Habitats Regulations);
- d) not be detrimental to local amenity including the level of traffic movements and, parking in the Rutland Water Area not having a severe adverse impact on road safety or amenity and
- e) not be detrimental to highway considerations.

New construction should be modest in scale and existing buildings utilised wherever possible and appropriate, particularly those of architectural or historic interest or of environmental value.

Outside the five defined recreation areas, new development will be only be acceptable where it is demonstrated that it is essential for nature conservation or fishing or essential to the operational requirements of existing facilities, subject to it being appropriate in terms of location, scale, design and impact on the landscape.

Caravan and camping sites will only be acceptable within the defined recreation areas of Sykes Lane, Normanton and Gibbet Lane where appropriate to the area in terms of its scale, location and impact on the surrounding area.

Minerals development, which is likely to have an unacceptable adverse impact on the environmental and recreational value of Rutland Water and its setting and the supply of water from the reservoir, will not be permitted unless the reasons for development outweigh the likely adverse impact, taking into account the requirements of relevant legislation and guidance.

*Strategic objectives met:*

*6. Healthy and socially inclusive communities*

*13. Natural and cultural environment*

## **Eyebrook Reservoir**

6.33 Eyebrook Reservoir lies on Rutland's southern border and straddles the boundary with Leicestershire County and Harborough District Councils. It is designated as a Site of Special Scientific Interest and therefore has statutory protection.

6.34 Policy E7 sets out the criteria that will apply to help protect the nature conservation interests and the setting and the shoreline of the reservoir and other considerations. The Council also recognises the need to co-ordinate policy and site management with Harborough District Council in Leicestershire to ensure a complementary approach is secured for the wider Eyebrook Reservoir Area.

### **Policy E7 - Eyebrook Reservoir Area**

Only small scale recreation, sport and tourist facilities will be acceptable at Eyebrook Reservoir subject to them being closely associated with the existing leisure activities of the area and not detracting from the setting and shoreline of the reservoir and environmental, amenity and highway considerations.

Development must not be detrimental to the special nature conservation interests of Eyebrook Reservoir (including the conservation objectives for the Site of Special Scientific Interest and Regionally Important Geological Site).

Caravan and camping sites will not be permitted.

*Strategic objectives met:*

*11. Natural and cultural environment.*

### **Caravan and Camping Sites, Lodges, Log Cabins, Chalets and similar forms of Self-Serviced Holiday Accommodation**

6.35 There continues to be considerable demand for camping, glamping and caravanning facilities in Rutland, as evidenced by enquiries to Rutland Tourism, particularly in locations well related to Rutland Water. Whilst such development can provide a welcome form of accommodation for tourists and other visitors to the area, it can have a major impact on the local environment, visual amenity and on levels of car usage in the local area.

6.36 Policy E6 (Rutland Water) makes it clear that caravan and camping sites will not be acceptable within the defined Rutland Water Area except in the three defined recreation areas of Sykes Lane, Normanton and Gibbet Lane subject to such development being appropriate to the area in terms of its scale, location and impact on the surrounding area. Policy E7 (Eyebrook Reservoir Area) makes it clear that caravan and camping sites will not be acceptable within the defined Eyebrook Reservoir Area.

6.37 In the countryside there is evidence of increased demand for self-catering accommodation in static holiday caravans, camping, glamping and holiday lodges, cabins, chalets or similar buildings or structures not designed as appropriate for use

as permanent residences. The siting, scale and intensity of use of sites for such uses must be carefully considered in order that a proposal minimises its impact on the landscape, the environment and surrounding uses.

**Policy E8 – Caravans, camping, lodges, log cabins, chalets and similar forms of self-serviced holiday accommodation**

In areas outside the Rutland Water and Eyebrook Reservoir Areas, Caravans, Camping, Lodges, Log Cabins, Chalets and other similar forms of self-serviced holiday accommodation will only be acceptable where all of the following criteria are met:

- a) they are well related to an existing tourism attraction or recreation facility;
- b) provision is made to minimise disruption and prevent pollution;
- c) they are located with convenient access to supporting facilities;
- d) they would not result in an unacceptable increase in the amount of car travel;
- e) they are not detrimental to environmental, amenity and highway considerations; and
- f) they are not detrimental to visual amenity and the appearance of the landscape.

Where planning permission is granted for this type of development planning conditions and/or through legal agreement will be used to prevent the accommodation being used as a permanent residence.

*Strategic objectives met:*

*9. Rural economy and communities*

*13. Natural and cultural environment*

## **Town Centres and Retailing**

6.38 The NPPF includes the principles of retail and town centre development set out in the 'Ensuring the vitality of town centres' section. Paragraph 85 continues the 'town centre first' principle which recognises centres as being at the heart of communities. It requires planning policies to positively promote competitive town centre environment.

6.39 The main town centre uses considered suitable for Oakham and Uppingham town centres based on the NPPF definition include retail and leisure development.

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

6.41 The NPPF requires local planning authorities to identify a range of suitable sites to meet the scale and type of retail (and leisure, commercial, office, tourism, cultural, community and residential development) needed in town centres. Where town centre sites are not available, then appropriate edge of centre sites should be identified for main town centre uses.

6.42 The Local Plan sets out the retail hierarchy in line with government guidance and the strategic objectives in order to promote the town centres' long-term vitality and viability and develop vibrant and prosperous market towns and villages and support sustainable communities with locally accessible services.

6.43 The vitality and viability of Oakham and Uppingham town centres will need to be maintained and enhanced. The identification of additional comparison floorspace is necessary to protect the town centres whilst securing additional retail development in order to provide local residents with an improved retail offer, reduce leakage of retail spending from the town centres and improve the local economy commensurate with the level of housing growth proposed in the Local Plan.

6.44 Local neighbourhood shops are important in providing for the day-to-day needs of local communities in both urban areas and rural villages. Typically these include a small range of shops of a localised nature such as a small convenience store and newsagent. These existing uses will be protected and where a need is established, new shops to meet day to day needs within communities will be supported.

6.45 A Retail Capacity Assessment Update (2016)<sup>38</sup> was undertaken for Rutland which forms part of the evidence base for the Local Plan. The report updated the previous retail capacity evidence base undertaken in 2010 and 2013 and provides an updated assessment of the vitality and viability of the two main centres of Oakham and Uppingham and the quantitative and qualitative 'need' for additional floorspace in the County over the period to 2036.

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<sup>38</sup> [Retail Capacity Assessment Update \(2016\)](#)

6.46 The town centre strategy for Rutland aims to provide a high quality shopping 'experience', maximising the benefits of tourist trade, and improving the mix of retail and non-retail outlets to increase length of stay and spend.

6.47 The towns of Oakham and Uppingham should promote unique attractions such as their heritage assets, historic buildings and cultural features which can differentiate a centre and improve its attractiveness. To ensure that the town centres have a viable function moving forward they must provide an attractive shopping and leisure experience.

6.48 Both Oakham and Uppingham town centres are well-positioned to take advantage of this trend (particularly Oakham with its proximity to Rutland Water). The growth of the café/restaurant sector is important to the future vitality and viability of the town centre but this should not come at the expense of its core shopping function.

6.49 A wider strategy must deliver a mix of town centre uses to enhance the attraction of a centre, and increase frequency of visit and dwell time. A vital component of this will be making town centres as accessible as possible, with sufficient and affordable car parking, as well as investment in public realm and place marketing initiatives.

6.50 New retail development will be directed to the Oakham town centre area allowing it to develop and strengthen its role as the principal comparison shopping destination in the county. A variety of town centre uses will be encouraged, including food and drink, leisure, and cultural uses that add to the liveliness, attractiveness, and economic resilience of the centre.

6.51 This strategy allows for the retail needs to be met on sites in or close to the edge of the existing retail centre of Oakham town centre, through the identification of sites on the edge of the town centre to accommodate additional comparison goods development of an appropriate scale along with a bulky goods-format allocation in an out-of-centre location.

6.52 The strategy does not preclude development opportunities from coming forward in Uppingham, but any schemes will be expected to be relatively small-scale appropriate to the role and function of the town, and should not detract from the focus of the strategy being on Oakham as the higher-order centre.

6.53 Given the small size of Oakham and Uppingham, all planning applications upwards of 500 m<sup>2</sup> for proposed retail developments in edge and out-of-centre locations will be required to undertake an Impact Assessment. The assessment will be in accordance with the NPPF and examine the impacts of the proposal on the existing town centre.

6.54 Ensuring that the market towns remain vibrant and attractive to both residents and visitors is a Council priority. Oakham, is for the most part, an attractive town centre and the historic quality of the centre should be preserved and enhanced where possible.

6.55 Commercial leisure uses, particularly cafes and restaurants, are making an increasingly important contribution to the vitality and viability of Oakham and Uppingham town centres, and applications which seek to further enhance provision should be supported in principle. Support will be given for suitable planning applications for residential or office purposes above ground floor retail level and for the development of an 'evening economy' including complementary leisure uses such as cafés and restaurants in order to diversify the offer of the centres and support the vitality and viability outside of retail trading hours.

6.56 In assessing development that will impact on the shop fronts in Rutland, the Council will have regard to the Council's SPD (March 2015) on shops fronts including signs and shop security,<sup>39</sup> the Uppingham Neighbourhood Plan and any subsequent updated guidance on this issue.

### **Policy E9 – Town Centres and Retailing**

Main Town Centre uses\* will be supported where they are located in accordance the following retail hierarchy:

- Oakham: Main Town Centre – serving the whole of Rutland
- Uppingham: Town centre – serving Uppingham and the surrounding rural catchment and tourists

The Town centres are defined on the policies map. Where proposals for main town centre use developments are not located within the defined town centres a sequential approach will be followed with preference given first to sites on the edge of the defined town centres prior to the consideration of out-of-centre sites.

Proposals for all town centre and retail uses should:

- a) support the vitality and viability of the defined town centres;
- b) support the 'evening economy' and complementary leisure uses outside the primary shopping frontage;
- c) demonstrate they will not have an adverse impact on the town centre through an Impact Assessment (for retail proposals of 500m<sup>2</sup> gross or more and for town centre uses outside of the defined town centres). Where the Council requires an independent review of this work the cost will be borne by the applicant;
- d) consider the use of upper floors above shops and commercial premises for residential or office purposes where appropriate;
- e) demonstrate good shop front design in accordance with the Council's adopted Shop Front Design Guide.

\* main town centre uses are defined in Annex 2 of the [NPPE](#)

*Strategic objectives met:*

*3. Vibrant and prosperous market towns*

*8. Strong and diverse economy*

*11. Town centres*

<sup>39</sup> [Shop Fronts supplementary Planning Document \(March 2015\)](#)

## **Town centre areas and primary shopping areas**

6.57 The NPPF states that local planning authorities should pro-actively promote competitive town centre environments that provide customer choice and a diverse retail offer. The NPPF also advises that policies should define the extent of the town centres and primary shopping areas and set policies that make clear the range of uses which will be permitted in such locations, as part of a positive strategy for the future of town centres.

6.57 Policy E10 sets the overall approach to town centres and retailing which is intended to ensure the vitality and viability of the town centres is maintained and enhanced so they continue to provide a range of retail, leisure and business uses.

6.58 The Policies Map defines the extent of the Oakham and Uppingham town centre areas and identifies primary shopping areas where loss of retail floor space for other purposes would be opposed where it would contribute to damaging the vitality and viability of the town centre.

6.59 In line with the recommendations of the [Retail Capacity Assessment Update \(2016\)](#), the Main Town centre uses should be maintained and enhanced through the primary shopping area policy and as such no further changes are warranted to the primary areas in Oakham.

6.60 Policy E10 provides guidance on the extent to which non-retail uses may be permitted in the primary shopping areas. Proposals involving a change of use of ground floor premises in the primary shopping areas must complement the retail offer and should not lead to an over dominance of non-retail uses, which would detract from the overall retail experience in the central part of the town centres. It is important to manage the proportion of non-A1 uses in the primary shopping areas to ensure that they support, and do not come to dominate, the predominantly A1 retail function of this area.

6.61 Non-retail A1 uses (see Glossary) which may be appropriate in the primary shopping areas are banks, building societies and other financial services covered by A2 Use class, A3 uses such as restaurants and cafés, some A4 and A5 uses such as public houses and hot food takeaways which complement the function of the area and do not compromise the amenity of surrounding residents. Outside of A Use Class, other main town centre uses will usually be more appropriate elsewhere within the town centre boundaries where a more diverse mix of uses is encouraged.

## **The Implications of changes to permitted development**

6.62 The Town and Country Planning (General Permitted Development) (England) Order 2015 has introduced greater flexibility to enable a more straightforward change of use within shopping frontages. Of particular relevance, the amendments allow permitted change from retail premises (A1) to financial services (A2), and restaurants and cafes (A3) without a time limit on that change of use. The move is designed to reduce vacancies on high streets.



6.63 The Council's policy framework has effectively protected and enhanced the primary shopping area in recent years. If it is considered the permitted development changes of use are having a detrimental impact on the primary shopping areas i.e. the dilution of A1 uses underpinning footfall and connectivity across the town centres, then the Council may consider the use of Article 4 directions necessary to assist in the protection of primary shopping areas for Oakham and Uppingham town centres. The use of an Article 4 direction would prevent such a change of use where considered inappropriate and harmful to the vitality and viability of the shopping frontage.

6.64 In assessing development that will impact on the shop fronts in Rutland, the Council will have regard to the Council's SPD (March 2015) on shop fronts including signs and shop security<sup>40</sup> and any subsequent updated guidance on this issue.

### **Policy E10 Primary shopping areas**

A1 retail uses will be supported within the Primary Shopping Area. Proposals for non-retail uses in the primary shopping frontages will only be permitted where it is demonstrated that the proposal:

- a) will not result in an adverse cluster of non-retail A1 uses in the primary shopping area;
- b) will retain a 'shop-like' appearance with an active frontage;
- c) will not harm the predominantly retail character of the primary shopping areas, and
- d) will provide a direct service to the public.

*Strategic objectives met:*

*3. Vibrant and prosperous market towns*

*8. Strong and healthy economy*

*11. Town centres*

### **Sites for retail development**

6.65 The Retail Capacity Assessment (April 2016) updated the retail capacity figures for Rutland with respect to convenience goods, comparison goods and bulky goods.

### **Convenience Goods Floorspace Requirement**

6.66 There is very limited quantitative 'need' for new convenience goods floorspace, with a negative requirement up to 2030 and a requirement for only 100 sq.m net at 2036. However, applications which seek to develop further convenience goods provision (either extensions to existing stores or provision of new retail facilities) may be supported in principle provided that proposals are of an appropriate scale and can demonstrate compliance with relevant national policy 'sequential' and 'impact' tests.

<sup>40</sup> [Shop Fronts Supplementary Planning Document \(March 2015\)](#)



6.67 There is only one supermarket in Uppingham, as such, there is scope to improve choice in the town. The Retail Capacity Update (2016) identifies a qualitative need to improve convenience goods provision in Uppingham, in order to reduce the amount of convenience goods expenditure which is spent outside the town and in turn facilitate more sustainable patterns of shopping.

### **Comparison Goods Floorspace Requirement**

6.68 The updated study identifies a quantitative 'need' for up to 4,700 sq. m net additional comparison goods floorspace for Rutland for the plan period to 2036. The comparison goods capacity forecasts are based on a 'constant market share' approach, i.e. assuming that current patterns of shopping remain unchanged. The study findings were informed by a new (2016) household telephone survey of shopping patterns, which have established where residents in the defined 'survey area' were undertaking their comparison and convenience goods shopping, and patterns of commercial leisure visits.

6.69 The study identifies the Council should plan for between 2,300 sq.m and 3,500 sq.m net comparison goods in the County over the periods 2011 to 2026 with a total comparison goods capacity of 4,700 sq.m net by 2036. As, the majority of the comparison goods requirements do not arise until later in the Plan period (post-2025) it is considered the allocation R1 at the Coop, Burley Road will satisfy the requirement.

6.70 Comparison goods proposals should be directed towards Oakham town centre in the first instance. It is important that any new development is of a scale appropriate to the role and function of the town as a small market town. Applications for retail development of an appropriate scale in Oakham town centre should be considered on the merits of the application.

6.71 Uppingham is unsuitable for development of a significant scale for comparison goods due to its more limited size and has less opportunity for development in the town centre. However, applications for retail development of an appropriate scale in Uppingham town centre should be considered on the merits of the application.

6.72 The approach to comparison goods would allow both Oakham and Uppingham town centres to improve their retention in sectors such as clothing and footwear as well as specialist comparison goods shopping.

### **Bulky Goods**

6.73 There is a qualitative requirement to improve 'bulky goods' format retail provision in Rutland. 'Bulky goods' are retail warehouses and require larger, modern units. This may be appropriate in Oakham as there is currently a lack of such provision in the County. However a lack of suitable land within the town centre and the format of this type of retail uses (which often require larger retail floorspace with on-site car parking) means that it is more likely to be appropriate on the edge of the town centre.

6.74 It is considered that other centres in the County are unsuitable locations for new retail and town centre uses, although applications which seek to deliver local-

scale enhancements to shopping provision (typically under 300 sq.m net floorspace) may be acceptable.

6.75 Taking into account the retail commitments, and the retail capacity assessment update (2016), the forecasts for floorspace requirements up to 2036 will be monitored and kept under review.

6.76 The site allocation to accommodate comparison floorspace provision in E11 will be identified on the accompanying Policies Map. The map also sets out town centre boundaries and primary and secondary shopping frontages in Oakham and Uppingham town centres.

### **Policy E11 - Site for retail development**

To meet the identified need for new retail development proposals for Non-food retail - Use Classes A1 at ground floor level with other appropriate town centre or residential uses at upper floors will be supported in the following location (as shown on the Policies Map).

#### **Oakham**

R1 - The Co-op site, Burley Road 0.15ha

*Strategic objectives met:*

*1. Locations for Development*

*3. Vibrant and Prosperous markets towns*

*11. Town centres*

## 7. Sustaining our Environment

### Landscape Character in the Countryside

7.1 The NPPF requires that valued landscapes in the countryside are protected and enhanced by the application of planning policy. New development will be expected to reflect the local landscape character which has been identified in the Leicestershire, Leicester and Rutland Landscape Characterisation Assessment and the Landscape Character Assessment of Rutland (2003)<sup>41</sup>. The main locations for growth in the County have also been subject to a landscape sensitivity and capacity study in order to ensure that any new development minimises impact on the landscape. This robust evidence base is formed by Landscape Sensitivity and Capacity Studies for the land around Oakham, Uppingham, the Local Service Centre villages and land on the edge of Stamford, undertaken in 2012, 2017 and 2018.

7.2 The studies consider the landscape character and setting in the wider landscape, along with the settlement form and pattern and visual considerations. This identifies where there is capacity within the landscape to absorb new development, where it could be mitigated against and where development would have a considerable impact on the local landscape.

7.3 The Council will use this evidence base to assess the landscape capacity to accommodate the impact of the development proposed and any future development on the edge of settlements and within open countryside in accordance with the following policy.

7.4 The restoration of mineral extraction sites presents opportunities for enhancing the landscape. The Rutland Landscape Character Assessment and Rutland Historic Landscape Characterisation Project should be taken into consideration in determining the most appropriate after use(s) in line with Policy MIN10 (Restoration and aftercare).

#### **Policy EN1 – Landscape Character Impact**

The distinctive character of Rutland's landscape will be conserved and, wherever possible, enhanced.

Development will be expected to enhance the distinctive qualities of the landscape character types in which it would be situated, including the distinctive elements, features, and other spatial characteristics as identified in the Council's current Rutland Landscape Character Assessment and Landscape Sensitivity and Capacity studies.

All development proposals will be expected to demonstrate how they respond to the recommended landscape objectives for the character area within which it is situated and should respect existing landscape character and features including:

- 1) Distinctive topography;
- 2) Important trees and hedgerows;
- 3) Ponds, reservoirs, watercourses and wetland areas;

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<sup>41</sup> [Landscape Character Assessment of Rutland \(2003\)](#)

- 4) Important views and settings;
- 5) Local distinctiveness and sense of place.

New development on the edge of a settlement or within open countryside which meets the spatial strategy (Policy SD2) will only be acceptable where it is designed so as to be sensitive to its landscape setting; regard should therefore be given to the recommendations of the relevant Landscape Sensitivity and Capacity study.

Proposals for minerals and waste development should undertake a landscape impact assessment in order to identify the existing landscape character, potential impacts and appropriate avoidance and/or mitigation measures required to reduce potentially adverse impacts to an acceptable level. Such measures may include (but are not limited to) buffer zones or stand-off distances, landscaping, design features, planting and screening (including in advance or commencement of works). Such proposals should demonstrate how the landscape impact assessment has informed the siting and screening of development and the longer term restoration of the site.

*Strategic objectives met:*

*11. Natural and cultural environment*

*12. Built environment and local townscape*

## **Place Shaping**

7.5 Planning plays a critical role in creating a sense of place and cohesive communities, ensuring that development proposals create connected, characterful, healthy and sustainable places that people will enjoy for years to come. Sustainability, health, wellbeing, communities, local pride, tourism and economic prosperity can all flourish in well designed, people-friendly places. Poorly designed places, can, and often do, lead to social, economic and environmental decline. Good design brings together and improves many of the Council's key services, aspirations and statutory responsibilities, addressing large scale issues such as protecting and enhancing the unique character of Rutland for residents and visitors, attracting new investment, tackling crime, anti-social behaviour, road safety and social exclusion, improving health and wellbeing, strengthening communities and connecting them together. Smaller scale, but equally important issues, include designing out potential problems with parking and bin collections.

7.6 In order to create sustainable places, all development will be assessed against Rutland's Place Shaping Principles set out in Policy EN2. As well as shaping development proposals, these principles should be used to help structure discussions between local communities, the local planning authority, the developer and other stakeholders. This builds upon the National Design Guide<sup>42</sup> published by the Government in October 2019.

## **Policy EN2 – Place Shaping Principles**

All new development must be appropriate in scale and design to the location, character and features of the setting and landscape within which it is situated.

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<sup>42</sup> [National Design Guide \(2019\)](#)

All development proposals will be assessed in relation to:

1. statutory, national and local designations of landscape features and heritage assets and their settings and the condition of the local landscape;
2. local distinctiveness and sense of place;
3. character, pattern and quality of the built fabric and its setting;
4. the layout, design and scale of proposed buildings and spaces;
5. biodiversity and ecological networks within the landscape;
6. public access to and community value of the landscape and open spaces;
7. visual intrusion and impact on remoteness and tranquillity;
8. air, noise, dust and light pollution; and
9. Neighbourhood plan policies, Conservation Area Appraisals, the Design SPD and site specific design guides and design codes, where these have been adopted by the Council.

## **Delivering Good Design**

7.7 A key element of the Place Shaping agenda that underpins the Plan is the importance of good design. The design of residential areas has a big impact on people's everyday lives and quality of life. New housing accounts for a large proportion of new development within the County, providing a good opportunity to reflect Rutland's special character. It is therefore very important that the design of new housing is of a high quality. 'Building for Life' is a well-founded and commonly understood methodology for assessing the design of new residential areas, and all new housing development of 10 dwellings or more will be expected to perform well against it, or any successor standards. Proposals for development will be encouraged to achieve the Built for Life quality mark<sup>43</sup>.

7.8 The quality of development can be reviewed by an independent panel of professionals through an Accredited Design Review. In Rutland this is provided by OPUN (Design Midlands Limited), the regional architecture centre alongside the National Panel operated by Design Council/CABE. Major schemes and schemes that are considered sensitive in design terms by the County Council will be encouraged to be assessed by OPUN's design advice and review services. Schemes should also take account of all relevant national policy and guidance regarding good design of new development.

7.9 Applicants are encouraged to work collaboratively with the County Council and engage in pre-application discussions. The Council's Place Shaping Principles can be used to guide pre-application discussions. Design and access statements, when required, should illustrate how the stages of the design process have been followed and in what manner the design principles have been addressed. Strong urban design skills can help to produce high quality site assessments and scheme visions. These skills can also help to create 'places', rather than simply delivering developments. The Council strongly encourages development teams to enlist urban design skills.

7.10 The implementation of this policy will be assisted, when appropriate, by further local studies and design guidance, including urban characterisation and

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<sup>43</sup> [Build for Life homes](#)

landscape characterisation studies, design briefs, design codes and Supplementary Planning Documents. This local evidence will be used to inform and guide planning decisions. Where new areas of development span county boundaries, joint collaborative working between Local Planning Authorities and also between different developers will be encouraged. In order to adhere to Rutland's Place Shaping Principles within this policy, land ownerships and development sites should not prejudice the development of neighbouring land or create landlocked sites. Master-plans that span the full extent of growth areas are encouraged and would guide development within these areas. Design briefs and design codes could also be used to aid coherence and help achieve a more consistent design quality.

7.11 Development should respect and enhance local character by ensuring that it responds to its topography, wider context, the landscape setting within which it is located, and the local streetscape and local building materials. This does not preclude innovative designs that can raise quality. A design-led approach is considered to be the most appropriate approach to determining densities on a site by site basis having regard to the objective of securing the efficient use of land and the particular characteristics of a site and the area in which it is located. Further detail on housing density is set in the Housing chapter of this plan and more specifically in Policies H5 and H6.

7.12 Rutland has many locally distinct and important features, including small historic towns and rural villages with a strong local vernacular style. New development will be expected to relate positively to the context of the development site and the special characteristics of the County and its neighbouring settlements.

7.13 The Department for Transport in its Local Transport Notes (1/082 and 1/113) and the Manual for Streets documents (2007 and 2010) advocate the need for a flexible and balanced approach to be taken towards highway design. They clearly state that streets should be designed to be functional, whilst also considering the visual quality of the streetscape. This guidance also highlights that many locations, particularly residential areas, have much greater place making needs than vehicle movement needs and should be designed accordingly – placing the needs of pedestrians and cyclists ahead of vehicles. These streets form the surroundings within which people live, work and spend leisure time, and thus a different design philosophy is required. The implementation of this guidance requires collaborative working between planners, urban designers, landscape architects and highway designers.

7.14 The concept of universal design should ideally be applied to all development – ensuring that the default standard design solution is one that can be used comfortably by people of all ages and abilities. (For example, low floor buses are now the standard design and are accessible to all.) The Council will expect applicants to demonstrate that homes have been suitably designed for the maximum number of occupants and the expected amount of furniture. Places should be designed to consider the needs of different demographic groups. The proportion of older people in society is rapidly increasing and the needs of this ageing society must be comprehensively catered for. Policy H6 sets out further detail on the policy requirements for adaptable and accessible homes.

7.15 Development needs to respond to climate change through its design, considering measures such as sustainable travel, landscape, planting for biodiversity, and sustainable drainage. It will also be important to consider the impacts on the wider natural environment.

7.16 The way that new development is designed has a major opportunity to influence behaviour, social circumstances and environmental factors such as air quality. Sport England have acknowledged that there is a close relationship between the design and layout of where we live and people's health with a detailed report: Active Design: Planning for health and wellbeing through sport and physical activity (2015)<sup>44</sup> Development should ensure that new places are designed to be safe and healthy, responding to the needs of people of all ages, both within the proposed site, and in surrounding existing places. Designing places where people can be active, have places to meet and play, seeking to design out crime and ensuring that appropriate community and fire safety design considerations are incorporated within new development schemes will contribute towards the long-term sustainability and resilience of developments as well as ensuring community safety and cohesion.

7.17 Incorporating ecologically sensitive design and features for biodiversity within a development scheme can achieve significant improvements for biodiversity. By addressing ecological and green infrastructure aspects early on, design aspects such as site layout, including wildlife corridors can be tailored to provide enhancements and improvements for biodiversity that may not be possible later on within the design process. Measures to encourage biodiversity can include green roofs, planting and landscaping, the use of native species, setting up bird, bee and bat boxes and sustainable drainage systems and the use of rainwater harvesting technologies.

7.18 The County Council intends to prepare and adopt a Design Supplementary Planning Document which will provide more detailed guidance on Policies EN2 and EN3 as well as the above statements.

### **Policy EN3 - Delivering Good Design**

1. To ensure high quality design is achieved throughout the County, all development proposals will be expected to :
  - a) Make a positive contribution to the local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the street scene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area; and
  - b) Ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and have regard to features that minimise crime and the fear of crime; and
  - c) Provide sufficient private amenity space, suitable to the type and amount of development proposed; and

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<sup>44</sup> [Active Design: Planning for health and wellbeing through sport and physical activity \(2015\)](#)



d) take account of requirements of the Design SPD and made Neighbourhood plans.

2. Development proposals should seek to:

- a) Retain and incorporate important on site features, such as trees and hedgerows and incorporate, where possible, nature conservation and biodiversity enhancement into the development; and
- b) Provide well designed hard and soft landscaping; and
- c) Effectively incorporate onsite infrastructure, such as flood mitigation systems or green infrastructure, as appropriate.

3. All major development (as defined in the Glossary) must demonstrate compliance with:

- a) Manual for Streets guidance and relevant Rutland County Council highways standards and guidance; and
- b) Development should enable flexible use and adaptation to reflect changing lifestyles, having an adaptable layout for sites and/or buildings that takes into account the needs of future users; and
- c) For new residential proposals, development should perform positively against Building for Life 12.

4. Character and visual attractiveness:

Development must establish or maintain a strong sense of place, creating an attractive, welcoming and distinctive place by ensuring that it:

- a) Responds to the site's immediate and broader context and local character to create new streets, spaces and buildings which draw on the best of that local character without stifling innovation;
- b). Is of a density, scale, form, massing and height that is appropriate to the local context of the site and to the surrounding landscape and/or streetscape character;
- c). Responds to valued landscape, townscape and heritage characteristics, including views, vistas and topography;
- d). Includes high quality and creatively designed public realm that utilises measures such as bespoke street furniture, memorable features and incidental play spaces;
- e) Is visually attractive, appropriate and possesses a high standard of architectural and landscaping quality; and
- f). Is, where appropriate, communicated clearly with the use of innovative new visual tools to promote better design and quality, helping to make sure new development fits in with its surroundings.

5. Designing for streets and spaces:

New development should ensure that streets and spaces are attractive, safe, easy to use and navigate and that they encourage people to walk and cycle by:

- a) Relating to their context, with a balance being struck between place-making needs and vehicle movement needs;
- b) Prioritising the needs of pedestrians, cyclists and public transport users;
- c) Being active, overlooked, feeling safe and promoting inclusive access;
- d) Creating legible places which make it easy for people to find their way around;
- e) Ensuring that streets and spaces achieve continuity and enclosure within the street scene, being continuously enclosed by buildings, or by strong landscaping with well-defined public and private space;



- f) Ensuring that parking is well integrated and does not dominate the street scene; and
- g). Ensuring safe and easy access for emergency vehicles.

#### 6. Designing for diverse and adaptable places:

New development should ensure the creation of diverse, adaptable and flexible places that are easy to use and manage by:

- a) Creating distinctive and varied neighbourhoods which provide for local needs through a mix of uses, unit sizes and tenures;
- b) Mixing land uses and densities within settlements;
- c) Ensuring that streets, spaces and buildings can be used by all;
- d) Being able to adapt to changing social, environmental, technological and economic conditions, including the needs of an ageing society;
- e) Enabling flexible use and adaptation of new buildings to reflect changing lifestyles, having an adaptable layout for sites and/or buildings that takes into account the needs of future users;
- f) Ensuring that the evolution of the design of the scheme has been informed by early, proactive engagement with the community and the local planning authority
- g) Ensuring that cycle and vehicle parking and bin storage and collection facilities are fit for purpose, convenient, comfortable and easy to use and are in accordance with the parking standards set out in Appendix 4; and
- h) Designing development so that it is easy to maintain and manage, including having clear demarcations between public and private spaces.

#### 7. Designing for safer and healthier communities:

New development should seek to create safer and healthier communities where people can enjoy a good quality of life by:

- a) Ensuring that people feel comfortable and safe by seeking to design out antisocial behaviour and crime and reduce the fear of crime through the creation of safe environments that have regard to the principles of 'Secured by Design' including good natural surveillance, defensible spaces and other security measures;
- b) Ensuring that there are no adverse impacts on the amenity of the wider environment, neighbouring uses and occupiers of the proposed development in terms of overlooking, loss of privacy, loss of light, pollution (including contaminated land, light pollution or emissions), odour, noise and other forms of disturbance;
- c) Ensuring that design and layout promotes inclusive and accessible places, walkable neighbourhoods, social interaction, active travel, physical activity, contact with nature and high quality sports and play facilities which promote health and wellbeing; and
- d) Ensure the design and use of the place allows for safe and easy access for emergency vehicles.

#### *Strategic objectives met:*

*7. A stronger and safer community*

*15: High quality design and local distinctiveness*

*16. Resources, waste and climate change*

## **Sustainable Building and Construction**

7.19 The National Planning Policy Framework (NPPF) sets out that planning plays a key role in delivering reductions to greenhouse gas emissions, minimising vulnerability and providing resilience to climate change. The NPPF also notes that planning supports the delivery of renewable and low carbon energy and associated infrastructure. The spatial strategy and other policies of the plan address the causes and effects of climate change through a range of measures including locating development where it minimises the need to travel, promoting alternative means of travel to the private car, promoting green infrastructure and development which minimises flood risk.

7.20 The conservation of fuel and power and water efficiency are matters that are covered by building regulations; however, planning can deliver higher rates of efficiency over and above the levels set out in the Building Regulations. In order to help meet national targets for renewable energy and to plan for the phasing out of fossil fuels by 2050, a high level of energy efficiency will be encouraged in all new developments. Energy efficiency will be encouraged in domestic and non-domestic buildings and new buildings such as schools, hospitals and offices will be encouraged to meet a minimum Building Research Establishment Environmental Assessment (BREEAM) rating of “very good”. It is recognised that development should also prepare for the introduction of the Future Homes Standard proposed by Government and should be looking towards achieving zero carbon homes.

7.21 The energy hierarchy classifies energy options and sets out that organisations and individuals should pursue energy options in the following order (it should be noted that it is not possible to implement all of these through planning regimes):

- Reduce the need for energy
- Use energy more efficiently
- Use renewable energy
- Use low carbon sources
- Use conventional energy

7.22 The Council wants to improve the sustainability of all development coming forward, by ensuring that all housing is as water efficient as possible, and that new housing development should go beyond mandatory Building Regulations requirements. Rutland lies within the Anglian Water Area which is identified as an area of serious water stress where household demand for water is (or likely to be) a high proportion of the current effective rainfall available to meet that demand. It is therefore considered appropriate to include a policy of setting the Building Regulations optional requirement target of 110 l/h/d (litres per head per day). Anglian Water and the Environment Agency have produced an advice note on the water efficiency standard. This demonstrates that the cost of including such measures would be as little as £6-£9 per dwelling.

7.23 The Government also expects local authorities to encourage electric vehicle charging infrastructure in new developments where this does not affect its overall viability. Inclusion of such infrastructure is likely to become a requirement of building regulations during the plan period, however a policy requirement is included to ensure new development begins to design this infrastructure into developments so

that home recharging can be supported by workplace recharging, with a targeted amount of public infrastructure where it will be most used, allowing people to make the journeys they want. Electric vehicles are a relatively new and evolving technology. Take up of electric vehicles is to date fairly limited and the lack of supporting charging infrastructure is seen as a deterrent to increased take up. This situation may change significantly during the plan period, new products may emerge and the cost of electric vehicles and their associated charging infrastructure may decrease as the technology is further developed. The Council is committed to electric and ultra-low carbon vehicles and it is recognised that electric vehicles make an important contribution to reducing the UK's greenhouse emissions.

7.24 It is recognised that for development of residential apartment blocks or communal parking areas it may not be suitable to require charging points because of the cost of providing the points, the management arrangements, security and servicing. The NPPF recognises the role of electric and ultra-low carbon vehicles as a sustainable transport mode. Installing a charge point during development can future proof the property and ensures the property owner is 'electric car ready'. This gives the option of buying and using an electric car in the future without the cost of installing a charge point.

7.25 The implications of energy efficient and renewable energy measures for historic buildings require special consideration. Historic buildings perform in different ways to modern buildings and measures need to be compatible with an individual building's characteristics as well as its heritage significance. There are opportunities in many historic buildings to improve energy conservation without causing harm, such as through primary and secondary glazing, appropriate loft insulation, low energy lighting and fuel efficient boilers. It may also be possible for renewable energy technologies to be installed without causing harm. When proposals will have a potentially negative impact on heritage assets the alternative solutions which cause no or less harm should be considered. Where conflict between climate change objectives and the conservation of heritage assets is unavoidable then the public benefit of mitigating the effects of climate change will be weighed against the harm to the significance of the heritage assets.

#### **Policy EN4 – Sustainable Building and Construction**

All development proposals will be expected to mitigate against and adapt to climate change, and will be expected to be designed to comply with present and future national policy requirements as well as contributing to local targets on reducing carbon emissions and energy use unless it can be demonstrated that compliance with the policy is not viable or feasible.

Appropriate proposals for energy efficient and renewable energy measures for historic buildings which adequately safeguard their heritage significance will be permitted.

##### **1. Energy consumption**

New homes should be designed towards achieving zero carbon homes and all development will be expected to demonstrate how carbon dioxide emissions will be minimised from design and construction phase through to the ongoing use of the building, in accordance with the following energy hierarchy:

- a. Using less energy through energy efficient building design and construction, including thermal insulation, passive ventilation and cooling;
- b. Utilising energy efficient supplies – including connecting to available heat and power networks; and
- c. Maximising use of renewable and low carbon energy generation system.

## 2. Water Resources

New development should seek to achieve a 'water neutral position' and promote enhanced sustainability. To achieve this, the following standards will be expected from new development:

- a. New housing is expected to be as water efficient as possible. Proposals should meet the Building Regulations optional requirement target of 110 l/h/d (Litres per head per day). Water reuse and recycling, surface water harvesting and rainwater harvesting should also be incorporated wherever feasible to reduce demand on mains water supply and sewerage infrastructure.
- b. Non-domestic buildings will be expected to reach 'Very Good' BREEAM status as a minimum.
- c. Major development schemes: will be expected to provide a programme of water efficiency promotion and consumer education, as part of the new development with the aim of behavioural change with regards to water use.

## 3. Contributing to Low-Carbon Travel

All new development should demonstrate how they can support low-carbon travel and will be expected to meet the following requirements for electric vehicle charging points.

Houses	One dedicated electric vehicle charging point per house with garage or driveway within the curtilage of the property. Designed to enable the safe, accessible and convenient charging of electric vehicles
Flats	At least 10% of parking bays should be provided with dedicated electric vehicle charging points. All other parking spaces to be provided with passive wiring to allow future charging point connection.
Other Development (<50 Bays)	At least two parking bays should be marked out for use by electric vehicles only, together with charging infrastructure and cabling.
Other Development (>50 Bays)	Dedicated parking bays totalling 5% of the total provision marked out for use by electric vehicles only, together with charging infrastructure and cabling.

### Phasing

Subject to agreement with the local planning authority, standard provision may also require installation of groundwork / passive wiring at the outset in order to enable further future installation to match demand.

Exemptions will be considered for residential apartments with communal parking areas or where it is demonstrated that it is not technically feasible or viable for the existing electricity network to support the requirement. In such cases the installation of groundwork / passive wiring may be required in order to enable future installation when network capacity issues have been resolved.

Strategic objectives met:

5. Healthy and socially inclusive communities

11. Natural and cultural environment

14. Resources, waste and climate change

### **The water environment and reducing the risk of flooding**

7.26 The Council wishes to ensure that all development proposals should demonstrate that water is available to serve the development and adequate foul water treatment and disposal already exists or can be provided in time to serve the development. It will be expected that all planning applications should be accompanied by a statement of how surface water is to be managed and in particular where it is to be discharged, including allowing for climate change effects. Surface water connections to the public sewerage network should only be made in exceptional circumstances. Encouragement will be given to water re-use and on site-attenuation and infiltration will be required as part of any new development wherever possible. Opportunities must be sought to achieve multiple benefits, for example through green infrastructure provision and biodiversity enhancements in addition to their drainage function. Surface water management should be undertaken, wherever practicable through the utilisation of appropriate SuDS techniques which mimic natural drainage patterns, and where appropriate achieve net gains for nature through the creation of ponds and wetlands onsite or within close proximity.

7.27 Surface water flooding arises from sewers, drains and ditches during heavy rainfall in urban areas. It also includes overland flows originating from groundwater springs. Sustainable drainage systems (SuDS) are used to reduce the risk of flooding caused by surface water drainage by replicating the way that water drains in nature, rather than relying solely on traditional piped drainage. SuDS can also provide green/blue infrastructure and contribute towards biodiversity net gain through the creation of wet habitats such as floodplain grazing marsh, floodplain meadows, wet woodland and ephemeral and permanent ponds. It is essential that the design, construction and future maintenance of SuDS is carefully planned in advance, using a comprehensive understanding of the existing catchment, hydrological processes and existing drainage arrangements. Rutland County Council, is the Lead Local Flood Authority (LLFA), and therefore a statutory consultee to the planning process. The Council is responsible for reviewing surface water drainage systems for all major development applications and should be consulted early in the planning process, to ensure that an appropriate drainage solution can be delivered.

### **Policy EN5 – Surface water management, water supply, foul drainage and Sustainable Drainage Systems**

Development proposals should demonstrate that water is available to serve the development and adequate foul water treatment and disposal already exists or can be provided in time to serve the development. Foul and surface water flows should be separated where possible.

All planning applications should be accompanied by a statement of how surface water is to be managed and in particular where it is to be discharged, including allowing for climate change effects. Topographical survey information should be used to inform the layout and design of a development in consultation with the Lead Local Flood Authority.

Surface water connections to the public sewerage network should only be made in exceptional circumstances. Water re-use and on site-attenuation and infiltration will be required as part of any new development wherever possible. Opportunities must be sought to achieve multiple benefits, for example through green infrastructure provision and biodiversity enhancements in addition to their drainage function. The long-term maintenance of structures such as swales and balancing ponds must be agreed in principle prior to permission being granted.

Surface water management should be undertaken, wherever practicable through the utilisation of appropriate SuDS techniques which mimic natural drainage patterns, and where appropriate achieve net gains for nature through the creation of ponds and wetlands onsite or within close proximity.

The Council will require the provision of SuDS techniques in all built development proposals and change of use applications, unless it is demonstrated to be technically unfeasible to provide a solution which follows SuDS principles.

Details of the proposed SuDS measures must be provided in a Water Management Strategy (WMS), which must also identify long-term ownership and maintenance strategy for all elements of SuDS techniques proposed within a scheme, including adequate proposals for the regular maintenance and management of such measures over the life expectancy of the development.

Major development proposal (schemes of 10 or more homes and site areas of 1ha or greater) should demonstrate that they can be implemented without detriment to the quality or quantity of existing water and the wider environment. Development proposals that significantly threaten groundwater resources will not be permitted. Supporting documentation to accompany planning applications for major developments which explain how contaminated water arising during the construction process will be addressed. Mitigation measures will be required to minimise resultant pollution within new development. Ponds and wetlands will be encouraged where feasible, along with other SuDs measures such as infiltration trenches and filter drains

Suitable access should be maintained for water resource and drainage infrastructure.



7.28 The NPPF states that inappropriate development in areas of flooding should be avoided by directing development away from areas of highest risk. Where development is necessary in such areas, it should be made safe without increasing flood risk elsewhere.

7.29 This plan applies a risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:

- applying the Sequential Test;
- if necessary, applying the Exception Test;
- safeguarding land from development that is required for current and future flood management;
- using opportunities offered by new development to reduce the causes and impacts of flooding; and
- where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.

7.20 The Sequential Test is a decision-making tool designed to ensure that sites at little or no risk of flooding are developed in preference to sites at higher risk, so avoiding the development of sites that are inappropriate on flood risk grounds. Where this cannot be avoided, application of the Exception Test allows for the possibility of some development in flood risk areas taking place if flood risk is clearly outweighed by other sustainability drivers.

7.31 The Sequential Test is applied at all stages in the planning process, both between different flood zones and within a flood zone. All opportunities to locate new developments (except Water Compatible) in reasonably available areas of little or no flood risk should be explored, prior to any decision to locate them in areas of higher risk.

7.32 The Exception Test is a method to demonstrate and help ensure that the flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available. For the Exception Test to be passed:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, and
- A site-specific Flood Risk Assessment (FRA), informed by a Level 2 SFRA where one has been prepared, must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

#### **Policy EN6 – Reducing the risk of flooding**

The Development should be located in the lowest areas of flood risk in line with areas defined by the Environment Agency.

Where this is not possible the sequential approach to development will be applied. Where the requirements of the sequential test are met, the exception test will be applied, where necessary.

A Flood Risk Assessment (FRA) will be required for all development in Flood Zones 2 and 3

and for sites greater than 1 hectare in Flood Zone 1, and where a development site is located in an area known to have experienced flood problems from any flood source, including critical drainage.

All development must avoid increasing flood risk elsewhere. Runoff from the site post development must not exceed pre-development rates for all storm events up to and including the 1% Annual Exceedance Probability (AEP)\* storm event with an additional allowance for climate change. The appropriate climate change allowances should be defined using relevant Environment Agency guidance.

Where development takes place in Flood Zones 2 and 3, opportunities should be sought to:

- a. Reduce flooding by considering the layout and form of the development and the appropriate application of sustainable drainage techniques;

- b. Relocate existing development to land in zones with a lower probability of flooding; and

- c. Create space for flooding to occur by restoring functional floodplains and flood flow pathways and by identifying, allocating and safeguarding open space for storage.

- d. design buildings to minimise the impact of a flooding event.

\*1% Annual Exceedance Probability (AEP): 1 in 100 chance of flooding in any one year

Strategic objectives met:

14. Resources, waste and climate change

## **Pollution Control**

7.33 The NPPF sets out the need for local authorities to consider the impact of new development on noise, air, light and dust pollution. The aim of the NPPF is to ensure that new developments do not harm existing residents, future residents or the natural environment. This includes minimising air, noise, light pollution, managing odour and maintaining or improving water quality to ensure that new developments are not harmful to other land uses, human health, tranquillity or the natural and built environment. The NPPF states that the local plan should seek to avoid and mitigate the impacts of pollution associated with development.

7.34 Potentially noisy developments will be expected to be accompanied by an appropriate noise assessment. Developers will be required to demonstrate the potential impact of proposals on the environment and on residential amenity and the ability to mitigate to an acceptable level.

7.35 Light pollution refers to the effect of excessive or intrusive lighting arising from poor or insensitive design. The Council will seek to reduce light pollution by encouraging the installation of appropriate lighting and only permitting lighting



proposals which would not adversely affect amenity or public safety, however a planning application for lighting proposals can only be required where it is considered that the installation materially affects the character of the building. Lights should be appropriately shielded, directed to the ground and sited to minimise any impact on adjoining areas, and of a height and illumination level of the minimum required to serve their purpose

7.36 There are no Air Quality Management Areas (AQMAs) within the County of Rutland. However, air quality will be considered when assessing development proposals, where appropriate. The Council is committed to improving air quality in Rutland and, where relevant, will follow the guidance in the East Midlands Air Quality Network Air Quality and Emissions Mitigation Guidance for Developers June 2017 (or other relevant guidance).

### **Policy EN7– Pollution control**

Development should seek to minimise pollution and where possible contribute to the protection and improvement of the quality of air, land and water. In achieving this development should be designed from the outset to improve air, land and water quality and promote environmental benefits.

Development that, on its own or cumulatively, would result in significant air, light, noise, dust, land, water or other environmental pollution or harm to amenity, health well-being or safety will only be permitted if the potential adverse effects can be mitigated to an acceptable level by other environmental controls, or by measures included in the proposals. It should also be ensured that new development proposals do should not have an adverse impact on existing operations.

Development that would lead to deterioration or may compromise the ability of a water body or underlying groundwater to meet good status standards required by the Water Framework Directive will not be permitted.

Where development is situated on a site with known or high likelihood of contamination, remediation strategies to manage this contamination will be required.

Subject to the Policies in this Plan, planning permission will be granted for development on land affected by contamination where it can be established by the proposed developer that the site can be safely and viably developed with no significant impact on either future users or on ground and surface waters.

Strategic objectives met:

- 6. Healthy and socially inclusive communities
- 13. Natural and cultural environment
- 16. Resources, waste and climate change

## Low Carbon Energy Generation

7.37 The NPPF states that local planning authorities should have a positive strategy to promote energy from renewable and low energy sources and design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts.

7.38 The Policies Map shows areas considered suitable for wind turbine developments based on the landscape and visual impact parameters set out in the Rutland Landscape Sensitivity and Capacity Study (Wind Turbines)<sup>45</sup>. This study identified areas with “high” landscape capacity to accommodate wind turbine developments according to the scale and size of grouping of the wind turbines concerned. These areas are strategic, although it must be recognised that the suitability relates to landscape capacity only and does not account for or prejudice other material planning considerations, such as effects on designated sites and their interest features. For example, the strategic areas may therefore include existing settlements and built up areas. Where this occurs it should be noted that the provisions of Policy EN1 and EN8 will usually prevent turbines being considered acceptable.

7.39 Further guidance and details of the matters that will be taken into account in considering proposals for wind turbine developments are provided in the Wind Turbines Supplementary Planning Document (2012)<sup>46</sup>. More detailed guidance on other renewable energy developments may be provided through the preparation of supplementary planning documents or by other means as appropriate.

7.40 Work undertaken by the Council in 2019 has indicated that there are currently limitations on the ability of the power network to receive energy generated from renewable energy proposals.

### Policy EN8 - Low carbon energy generation

#### 1. Wind turbine developments

Areas identified as being potentially suitable for wind turbine developments based on the landscape and visual impact parameters set out in the Rutland Landscape Sensitivity and Capacity Study (Wind Turbines) are shown on the Policies Map. The suitability classification does not prejudice other material planning considerations, such as effects on designated sites and their interest features. Within these areas, wind turbine developments of an appropriate scale and size of grouping (including access to the turbines throughout both construction phase and when operational) will be permitted provided that environmental, economic and social impacts can be addressed satisfactorily including:

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<sup>45</sup> [Rutland Landscape Sensitivity and Capacity Study \(Wind Turbines\)](#)

<sup>46</sup> [Wind Turbines SPD](#)

- a) impact on the landscape, having regard to the findings of the Rutland Landscape Sensitivity and Capacity Study (Wind Turbines);
- b) visual impact;
- c) cumulative impact;
- d) shadow flicker;
- e) noise;
- f) separation distances from:
  - i) residential dwellings in order to protect residential amenity and to minimise any impact of noise or shadow flicker;
  - ii) public footpaths and bridleways;
  - iii) power lines, roads and railways;
- g) the natural environment having particular regard to effects on bird species associated with Rutland Water SPA / Ramsar and the permeability of the landscape for birds moving to and from the site (both alone and cumulatively with other developments);
- h) the local economy and tourism;
- i) the historic and cultural environment;
- j) grid connection;
- k) air traffic and radar;
- l) form and siting;
- m) mitigation;
- n) de-commissioning and reinstatement of land at the end of the operational life of the development.

## **2. Solar farms and low carbon energy generating developments**

Proposals for photovoltaic panels, solar farms and other low carbon energy generating developments will be supported where they are acceptable in terms of:

- a) impact on residential amenity;
- b) landscape and visual effects;
- c) the natural environment;
- d) the historic and cultural environment;
- e) noise;
- f) emissions to ground, watercourses and air;
- g) odour;
- h) vehicular access and traffic;
- i) proximity of generating plants to the renewable energy source;
- j) grid connection;
- k) form and siting;
- l) mitigation;
- m) the decommissioning of the development and reinstatement of land at the end of its operational life.

*Strategic objectives met:*

*14: Resources, waste and climate change*

## **The Natural Environment**

7.41 NPPF requires that planning should recognise the intrinsic character and beauty of the countryside. Local plans should take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure and ensure that planning decisions contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, recognising the intrinsic character and beauty of the countryside, minimising the impact on and providing net gains for biodiversity, and remediating and mitigating despoiled, degraded and derelict and contaminated land.

7.43 Statutory protection is already provided for designated sites of national and international importance for biodiversity and geological conservation, which include the Rutland Water internationally designated site (Special Protection Area (SPA) and a number of other Sites of Special Scientific Interest (SSSIs). National policy protection is also in place for protected species and habitats.

7.44 Policy EN9 sets out how new development in Rutland will be expected to contribute to and enhance the natural and local environment including its landscape and sites of biodiversity importance at an international, national and local level. Where appropriate, new development should promote conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and should secure opportunities for a net gain for biodiversity.

7.45 National policy guidance on conserving and enhancing the natural environment and the criteria that will apply to sites of national and international importance for biodiversity and geological conservation is set out in the NPPF.

7.46 Areas of importance for biodiversity and geological conservation are shown on the Policies Map.

7.47 Proposals that are likely to affect an SSSI or are within an area of particular natural sensitivity or interest will be subject to consultation by the Council with Natural England under statutory procedures.

7.48 Areas of Local Importance include Local Wildlife Sites, Local Nature Reserves and candidate Local Wildlife Sites which meet the Leicester, Leicestershire and Rutland Local Wildlife Sites criteria. Rutland has a wide range of sites of importance or interest for biodiversity including ancient woodlands, sites of special scientific interest and the internationally designated wildlife site of Rutland Water.

7.49 Irreplaceable habitats include heathland, ancient parkland, veteran trees, ancient semi-natural woodland and mature broadleaved plantation woodland, species rich and ancient hedgerows, species-rich grasslands, significant wetland systems and floodplains and natural watercourses.

7.50 The Council and its partners will carry out further work, where resources permit, to identify and map, where appropriate, any areas in Rutland for habitat

restoration and creation, Nature Improvement Areas and ecological networks, including wildlife corridors and stepping stones between them.

7.51 The Leicestershire, Leicester and Rutland Biodiversity Action Plan (BAP)<sup>47</sup> has identified priorities for improving biodiversity in Rutland which will include protecting and creating calcareous grassland and protecting hedgerows and mature trees as wildlife sites. The BAP also identifies priorities for improving biodiversity in Rutland that includes the restoration, management and creation of local BAP habitats and the creation of new wildlife habitat in the wider countryside.

7.52 Minerals extraction in particular has the potential to cause adverse impacts on the environment due to the nature of operations. It is essential therefore that due regard is given to the potential adverse impacts on the natural environment and appropriate avoidance and/or mitigation measures identified, or as a last resort, compensatory mitigation measures identified. Nevertheless, mineral extraction has the potential to also bring significant environmental benefits through site restoration. In all cases restoration should be sought in line with Policy MIN10 (Restoration and aftercare).

### **Policy EN9 - The natural environment strategic policy**

The Council will seek to achieve net gains for biodiversity and will proactively seek habitat creation as part of development proposals and will protect and enhance biodiversity, ecological networks and geological conservation interests across the County.

Working in partnership with all relevant stakeholders, the Council will facilitate the conservation, enhancement and promotion of the County's biodiversity and geological interest of the natural environment. This includes seeking to enhance ecological networks and seeking to deliver a net gain on all proposals where possible.

New development will be expected to maintain, enhance, restore or add to biodiversity. Opportunities should be taken to achieve positive gain through the form and design of development. The built environment should be viewed as an opportunity to fully integrate biodiversity within new development through innovation.

All major development proposals must include an assessment of the potential impact of the development on the natural environment both on site and on the surrounding area, and identify measures to mitigate any potentially adverse impacts. This should include an assessment of the effects on any non-designated habitats that may be functionally critical to the integrity of sites designated for their nature-conservation value.

Proposals that are likely to have a significant impact on sites designated, nationally or locally for their biodiversity and geodiversity importance; or on species populations or habitats identified by any relevant local Biodiversity Action Plan, Geodiversity

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<sup>47</sup> [The Leicestershire, Leicester and Rutland Biodiversity Action Plan \(BAP\)](#)

Strategy or through the Natural Environment and Rural Communities (NERC) Act 2006 will only be permitted in exceptional circumstances:

In the case of National Sites (alone or in combination) where the benefits of development in that location clearly outweigh both the impact on the site and any broader impacts on the wider network of National Sites.

In the case of Local Sites (e.g. Local Wildlife Sites) or sites which meet the designation criteria for Local Sites, the reasons for development must clearly outweigh the long term need to protect the site or where appropriate mitigation, including the translocation of important species, can be satisfactorily incorporated into the development proposal.

In exceptional circumstances where detrimental impacts of development cannot be avoided (by locating development to an alternative site) the Council will require appropriate mitigation to be undertaken by the developers or as a final resort compensation. Where none of these can be achieved then planning permission will be refused. Where any mitigation and compensation measures are required, they should be in place before any development activities start that may affect protected or otherwise conservation notable species.

Planning permission will be refused for development resulting in the loss, deterioration or fragmentation of irreplaceable habitats, including ancient woodland and aged or veteran trees, unless the need for, and benefits of, the development in that location clearly outweigh the loss or harm.

Development proposals that cannot exclude the possibility of significant adverse effects on the integrity of any internationally designated site following an appropriate assessment, either alone or in combination, will not be permitted unless it is unequivocally demonstrated that there are no alternative solutions; that there are imperative reasons of overriding public importance for the development to proceed; and that all necessary compensatory measures are fully secured.

Planning permission will be granted for development proposals which:

- a) Deliver net biodiversity gains on site where possible, if not on site within the immediate area;
- b) Provide habitat creation areas and tree planting on site;
- c) Provide the appropriate level of protection to legally protected sites and species (in accordance with the most appropriate statute or national planning policy);
- d) Protect ancient woodland, other irreplaceable habitats, and aged or veteran trees found outside ancient woodland except where the need for and benefits of the development in that location clearly outweigh the loss;
- e) Maintain and where appropriate enhance conditions for “priority habitats and species” identified in the Leicestershire, Leicester and Rutland Biodiversity Action Plan;
- f) Maintain and where appropriate enhance recognised geodiversity assets;
- g) Maintain and where appropriate enhance other sites, features, species or networks of ecological interest and provide for appropriate management of these;

- h) Maximise opportunities for the restoration, enhancement and connection of ecological or geological assets, particularly in line with the Leicestershire, Leicester and Rutland Biodiversity Action Plan;
- i) Identify measures to avoid and/or reduce any potentially adverse impacts on the natural environment to acceptable levels (commensurate with the status of specific sites where applicable);
- j) Do not result in significant harm to sites of local importance for biodiversity or geodiversity, unless appropriate mitigation or compensation measures are in place which result in equal or greater value being created;
- k) Does not result in the loss of trees and hedgerows of biodiversity importance unless it is demonstrated that the trees and hedgerows are dead, dying, diseased or dangerous; and
- l) Mitigate against any necessary impacts through appropriate habitat creation, restoration or enhancement on site or elsewhere.

*Strategic objectives met:*

*13: Natural and cultural environment*

## **Blue and Green Infrastructure**

7.53 Blue/Green Infrastructure is a network of multi-functional green spaces. For the purposes of this Local Plan, it consists of all public and privately owned land and water networks including – allotments, amenity green space, green corridors, parks and gardens, trees and woodlands, rivers, reservoirs and canals, play areas, natural and semi-natural areas, sports fields and cemeteries. Public rights of way and bridle paths also form part of the network of blue/green infrastructure.

7.54 Successful Blue and Green Infrastructure complements the built infrastructure and contributes to natural environment. Amongst a list of benefits it can improve sustainability, health and wellbeing, provide flood prevention and/or mitigation measures, sustainable drainage, provide recreational and sporting opportunities, support and enhance biodiversity, create habitat and support ecosystems and improve environmental quality. Therefore, it is an integral part of planning within the Local Plan and contributes towards effective spatial planning.

7.55 A review of open space, sport, recreation facilities and green infrastructure in Rutland was undertaken in 2009 and an [Open Spaces Assessment was undertaken in 2015 \(Sport and Recreation Facility Study \(2015\)\)](#). The 2015 report reviewed and updated the open space standards for parks and gardens; amenity green space; children's play and youth provision; and kick about areas. The findings of the 2009 reports for the other open space typologies are considered to still be sound and therefore did not require a review at this time.

7.56 The 2009 and 2015 reviews considered the quantity, quality, accessibility and adaptability of provision, but most importantly, it considered the local needs of the population and the potential demands that may be placed on provision as the population grows. Rutland contains a variety of built and natural environment green



infrastructure assets that promote an active and high quality experience for residents, visitors and wildlife.

7.57 Nevertheless, it will be important to protect and increase this provision in the future, to meet the future needs associated with development. There will be opportunities for provision and/or improvement to existing green infrastructure, in association with new development, either on or off-site depending on the scale of the development and feasibility and restoration of mineral extraction sites.

7.58 Making full use of existing facilities, such as schools and village halls, is also important. There is a need to work in partnership with schools to make facilities available to the wider community by maximising the range, quality and effectiveness of joint use provision.

7.59 Policy EN10 reflects the importance of blue and green infrastructure and its value for health, biodiversity, landscape and regarding climate change. It addresses the Council's approach to protecting and improving the green infrastructure network in Rutland including identifying areas of value for open space, sport and recreation purposes and protecting them from development.

#### **Policy EN10 – Blue and Green infrastructure**

The existing blue / green infrastructure network will be safeguarded, improved and enhanced by further provision to ensure accessible multi-functional green spaces and water features by linking existing areas of open space. This will be achieved by:

- a) the development of a network of green spaces, public rights of way, footways and paths, bridleways and cycleways in and around the towns and villages;
- b) requiring new development to make provision for high quality and multifunctional open spaces of an appropriate size and will also provide links to the existing blue/green infrastructure network;
- c) resisting development resulting in the loss of blue/green infrastructure or harm to its use or enjoyment by the public; proposals involving the loss of green infrastructure will not be supported unless there is no longer a need for the existing infrastructure or an alternative is provided to meet the local needs that is both accessible and of equal or greater quality and benefit to the community;
- d) resisting the loss of sport and recreation facilities where they are deficient and supporting the provision of additional new facilities in an equally accessible location as part of the development, particularly where this will provide a range of facilities of equal or better quality on a single site or provide facilities that may be used for a variety of purposes.

Strategic objectives met:



6. Healthy and socially inclusive communities  
13. Natural and cultural environment  
16. Resources, waste and climate change

### **Protecting Agricultural Land**

7.60 The NPPF requires plans to take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is considered, the Council should seek to use areas of poorer quality land in preference to higher quality, subject to other sustainability considerations.

7.61 The need to identify and maintain an appropriate supply of land for development creates some pressure for development of agricultural land despite a focus on bringing forward brownfield sites where possible development.

### **Policy EN11: Protecting Agricultural Land**

Planning permission for development which would lead to the loss of Grade 1 or 2 agricultural land will only be permitted where:

- a. The land is allocated for development in the Local Plan; or
- b. It has been clearly demonstrated that there are no other more suitable and sustainably located sites available and that the needs for development are sufficient to override the need to protect Best and Most Versatile agricultural land.

Strategic objectives met:

13. Natural and cultural environment  
16. Resources, waste and climate change

## Important open spaces and frontages

7.62 Open spaces and frontages are an integral part of the built environment of settlements and add to the rural character of the market towns and villages by affording views into the countryside, providing the setting and relationship between buildings and providing openness to the settlement. These open spaces also add to the distinct character of a settlement and their removal could dramatically alter the character and setting of buildings of a village or town. It is therefore important that the value of these open spaces is safeguarded.

7.63 The NPPF advises that access to high quality open spaces can make an important contribution to the health and well-being of the communities and should not be built on unless they are surplus to requirements, the loss would be replaced by better provision or the development is for alternative sports and recreation provision.

7.64 Important frontages can include stone walls, high hedges, and a belt of trees or other features of significance to the character of an area or settlement. Their disruption would often adversely affect this character and their retention is therefore important.

7.65 Sites have been identified in the Review of Important Frontages and Open Spaces (2017) <sup>48</sup> on the basis of the following criteria having regards to whether the land or frontage:

- a) is of intrinsic environmental value by virtue of its landform, vegetation and tree cover, or the presence of any special features such as streams, ponds, important wildlife habitats and walls;
- b) enhances the attractiveness of the town or village setting when viewed from surrounding land, particularly the approaches to the built-up area;
- c) affords views and vistas out of and within the town or village important to its character and attractiveness;
- d) is transitional or peripheral land which should remain open to preserve the form and character of the town or village;
- e) while not in itself of particular environmental value, is an essential feature, possibly in conjunction with other areas, in creating the overall character and attractiveness of the town or village;
- f) is an essential element in the street scene, important to the form and character of the town or village in terms of the relationship of buildings and structures one to another, to other areas of open space and to natural features e.g. trees;
- g) is important in the contribution it makes to the setting of a building or group of buildings, or important natural features.

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<sup>48</sup> [Review of Important Frontages and Open Spaces \(2017\)](#)

7.66 Important Open Spaces or Frontages are only identified within Planned Limits of Development and can be viewed in the Policies Map attached to this document.

### **Policy EN12– Important open space and frontages**

Development will only be acceptable where it does not have an adverse impact on an Important Open Space and/or Important Frontage as shown on the Policies Map having regards to:

- a) its intrinsic environmental value by virtue of its landform, vegetation or tree cover, or the presence of any special features such as streams, ponds, important wildlife habitats or walls;
- b) its contribution to enhancing the attractiveness of the town or village setting when viewed from surrounding land, particularly the approaches to the built up area;
- c) the views and/or vistas out of and within the town or village that contribute to the character and attractiveness of the settlement;
- d) its peripheral or transitional open character in contributing to preserving the form and character of the settlement;
- e) its contribution, possibly in conjunction with other areas, to creating the overall character and attractiveness of the settlement;
- f) its contribution to the form and character of the settlement in terms of the relationship of buildings and structures one to another, to other open spaces or natural features;
- g) its contribution to the setting of a building or group of buildings or important natural features.

Strategic objectives met:

13. Natural and cultural environment

### **Local Green Spaces**

7.67 A Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. Parish and Town Councils, through Neighbourhood Plans, can identify green areas of particular importance to them for special protection as Local Green Spaces. By designating land as a Local Green Space local communities will be able to rule out new development other than in very special circumstances.

7.68 The NPPF identifies that the Local Green Space designation will not be appropriate for most green areas or areas of open space and should only be used where:

- The green space is in reasonably close proximity to the community it serves;
- The green space is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

- The green area is local in character and is not an extensive tract of land.

7.69 The proposed designation of spaces must be based on evidence to demonstrate why the green area is demonstrably special to a local community and holds a particular local significance. Blanket designation of all/most green areas or open space within an area is not appropriate.

7.70 The National Planning Policy Guidance (NPPG) asserts that sites nominated by the public for Local Green Space need to meet the NPPF criteria. Whether to designate land as Local Green Space is a matter for local discretion. The Council has published Neighbourhood Planning Guidance on the designation of Local Green Spaces to support Neighbourhood Plan Groups who wish to designate green spaces.

7.71 It is considered that most areas of open space in Rutland will already have some form of protection on them through the Council's planning policies such as Policies EN8 - Blue and Green infrastructure, sport and recreation strategic policy and EN12 – Important open space and frontages.

### **Policy EN13 – Designation of Local Green Spaces**

When Neighbourhood Plans are being prepared or reviewed, consideration may be given to the designation of green space which are of particular importance to the community for special protection as Local Green Spaces.

The Neighbourhood Plan should be accompanied by evidence which demonstrates that identified spaces are:

- a) Within or immediately adjacent to the Planned Limits of Development;
- b) demonstrably special to the local community and holds a particular local significance;
- c) local in character and scale and is contained with clearly defined boundaries;
- d) not already subject to a planning permission or an adopted local plan allocation;
- e) not already protected by another designation or strategic planning policy; and
- f) physically or visually accessible in some form.

Strategic objectives met:

5. Healthy and socially inclusive communities
13. Natural and cultural environment

### **Provision of new open space**

7.72 Access to high quality open spaces and opportunities for sport and recreation make an important contribution to the health and well-being of the residents of and visitors to Rutland, and also provide a range of benefits including biodiversity, green infrastructure and visual amenity. National guidance recognises the important role that the planning system has in facilitating healthy communities through providing

access to high quality facilities for sport and recreation, including open spaces for informal recreation.

7.73 Provision of the new facilities should be made within the development site itself and in perpetuity. Where it is demonstrated that on-site provision is wholly or partially infeasible, a financial contribution will be required and collected through our adopted Community Infrastructure Levy. The future management of open space and/or facilities provided on site will need to be agreed with the Local Planning Authority to ensure that residents can enjoy the benefits of them in the long term.

7.74 A review of open space, sport and recreation facilities and green infrastructure in Rutland was carried out in 2009 and subsequently updated in 2015. This study provides a quantitative and qualitative assessment of public open space<sup>49</sup>.

7.75 Planning standards for sport and recreation facilities are no longer required by national planning policy. Planning standards are still necessary to future-proof the strategy, and to help assess the impact of new housing proposals which have not been anticipated to date which come forward before the Sport and Recreation Strategy has been updated.

7.76 The quantitative standards identified in Policy EN14 refer to the amount of open space required for every 1,000 people. New open space provision should, as a priority, be provided on-site within the new development where the Council can evidence the need. It may also be the case that the local town or parish council is able to fund off-site provision on land or property it manages for sports, leisure and recreation using its share of CIL. Policy SC4 (Developer contributions) sets out further guidance on how planning obligations and CIL will be used in the County for open space provision.

7.77 An explanation of the types of open space required by Policy EN14 can be found in Appendix 6. Further details regarding the distances to and from development, minimum size, characteristics and intended use for the provision for children and young people can also be found in Appendix 6. The Sport and Recreation Strategy 2015 sets out the sports facility requirements in the playing pitch strategy action plan. It identifies the issues and future demand for facilities and requirements for playing fields in the Rutland area. Sport England has produced 'Active Design', 'Planning for Health and Wellbeing through Sport and Physical Activity' (2015) for guidance.

#### **Policy EN14 – Provision of new open space**

New residential development will be required to provide or contribute towards inclusive and accessible open space and play facilities in line with the most up to date standards set out below including:

- Amenity greenspace (including parks and gardens)
- Allotments

<sup>49</sup> [Sport & Recreation Facility Strategy & Open Space Informal Recreation Assessment](#)

- Equipped children's play areas

New residential development will be required to provide or contribute towards accessible sport and recreation facilities, including playing pitches, in line with the Council's most up to date Sport and Recreation Strategy, and Sport England guidance.

The provision of open space, sport, recreation and play facilities, and playing pitches is expected to be delivered on site, unless this is demonstrated not to be feasible.

Provision for the future long-term maintenance and management of the open space and facilities will be sought and must be agreed as part of the planning application.

Open space Type			
Open space Type	Proposed standard	Accessibility	• Quality
Parks, gardens and amenity green space	0.75 ha per 1,000 population of sites not less than 0.2ha in size	500m	<ul style="list-style-type: none"> <li>• Have natural grass on a high proportion of the site</li> <li>• Be permanently (24/7) available for informal public recreation use without charge</li> <li>• Be reasonably flat and accessible to the local community</li> <li>• Safe for use by a wide range of ages</li> <li>• Clearly designed, with definition between the public space and</li> </ul>

			<p>adjoining private spaces e.g. fenced</p> <ul style="list-style-type: none"> <li>• Sites should not include playing pitches, sustainable urban drainage sites, roadside verge, or be primarily landscaping as part of a development</li> <li>• Be well maintained</li> <li>• Where children's equipped play provision is developed as part of a larger park or amenity greenspace, then an additional area is required of 0.25 ha per 1000 with the individual play area meeting the appropriate standards from Fields In Trust.</li> </ul>
Children's Play and provision for young people	0.25 ha per 1,000 population of Designated	<p>400m for LEAP</p> <p>1000m for NEAP</p>	<ul style="list-style-type: none"> <li>• New LAPs, LEAPs and NEAPs should meet</li> </ul>

	Equipped Playing Space		<p>the Fields In Trust standards as relevant to the individual site.</p> <ul style="list-style-type: none"> <li>• New youth provision should reflect current best practice, and also take into account the needs expressed by local young people.</li> </ul>
Allotments	0.23ha per 1,000	1000m	<ul style="list-style-type: none"> <li>• Allotment sites will be well maintained and secure with appropriate facilities such as controlled water supplies, toilets, parking for bicycles and a shared shed or meeting room. They will be easy to get to on foot or by public transport, easy to find out about, and easy to get around</li> </ul>



			<p>with appropriate provision for people with disabilities. Sites will be managed to benefit wildlife and maintain good soil quality.</p> <ul style="list-style-type: none"> <li>• All paths should be no less than 1.5 m wide, but ideally 1.7 m wide. The main gates should be wide enough to allow large delivery vehicles.</li> </ul>
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#### **Residential Development**

The Council will seek to ensure that residential development which results in a net gain in floorspace makes adequate provision for on-site open space in accordance with the Council's Open Space Standards identified in the table above.

If the provision cannot be made, the Council will seek to use CIL contributions towards the costs of providing the necessary facilities in an off-site location and/or maintaining and upgrading existing sites.

Open space must be integrated and well located in relation to the proposed and existing development and be step free with pathways to and through the site making it accessible for those with disabilities and pushchair users.

Appropriate arrangements for the long term management of open space will be required. This might be through an arrangement with the parish or town council, or a management trust or similar.

Strategic objectives met:  
6. Healthy and socially inclusive communities  
13. Natural and cultural environment

## **The Historic and Cultural Environment**

7.78 Rutland has a rich built and historic environment with many attractive stone-built villages and two historic town centres that provide a distinctive local character to the area. There are 34 designated Conservation Areas and approximately 1,700 listed buildings that are afforded statutory protection and two Registered Parks and Gardens at Burley Park and Exton Park.

7.79 One of the core land use principles established in the NPPF is that planning should conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations. The guidance is set out in the NPPF (paragraphs 184-202).

7.80 Heritage assets include designated assets that are protected under relevant legislation and other non-designated features that have been identified locally, as set out below:

Designated features:

- a) Listed buildings;
- b) Scheduled Monuments;
- c) Registered Parks and Gardens;
- d) Conservation areas.

Non-designated features:

- a) areas of archaeological interest;
- b) buildings of local importance;
- c) open spaces;
- d) parkland;
- e) other features of importance to the historic environment identified in the Historic Environment Record.

7.81 These heritage assets play an important part in the local character and identity of the County. It is important that both designated and non-designated heritage assets are recognised and protected and wherever practical enhanced by development. A list of designated heritage assets in Rutland is shown in Appendix 5. There is an online register of all listed buildings on the Historic England website and maps showing listed buildings on the Rutland County Council website.

7.82 Scheduled monuments, Registered Parks and Gardens and Conservation Areas are shown on the Policies Map.

7.83 The Historic Environment Record is a comprehensive database of historic buildings and areas of archaeological interest in Rutland that is maintained on behalf of the Council by Leicestershire County Council and this should be consulted in order to establish whether development proposals are likely to affect heritage assets.

7.84 There is also a range of other information including the Leicestershire, Leicester and Rutland Historic Landscape Characterisation Project that should be consulted as appropriate in order to establish any potential impacts on the historic environment.

7.85 The Council has carried out conservation area appraisals for a number of villages in Rutland. These identify and explain how the special interest of such areas will be preserved and enhanced and identify buildings of local importance in these villages. Appraisals will be undertaken and management plans prepared for the remainder of the conservation areas to monitor change and identify opportunities for enhancement.

7.86 Fifteen Article 4 Directions have been made within Rutland these introduce tighter controls within conservation areas and other sites or areas of heritage importance to control certain types of permitted development which, if unchecked, would cause harm to the special character and appearance of such areas. Neighbourhood Plans offer a further opportunity for local communities to identify the unique historic character of their settlements; identify key local building styles and characteristics which can inform and guide new development proposals and include the identification of locally important non designated heritage assets.

7.87 Other measures for preserving or enhancing heritage assets may include:

- a) actions to ensure the proper conservation of all heritage features that are at risk
- b) the maintenance and repair of heritage assets

7.88 In 2019 the following features were identified by Historic England as being at risk in Rutland and the Council will consider measures to ensure that these are protected and enhanced as appropriate:

- a) Old Hall Ruins (Exton)
- b) Oakham Castle Walls (n.b. works to restore the walls have now been completed)
- c) Church of St Mary, Greetham.
- d) Church of St Mary, Cottesmore Road, Ashwell.

7.89 Historic England's Register only covers Grade I and Grade II\* Listed Buildings, Grade II listed places of worship across England. Authorities are expected to maintain their own register for Grade II listed buildings.

7.90 The Council will support the supply of locally sourced building materials where necessary for conservation purposes such as the repair and maintenance of historic buildings and structures in Rutland.

7.91 The NPPF provides national policy for considering proposals which affect a heritage asset. This includes the need to assess the effect of a proposal on the significance of an asset and the need for a balanced judgment about the scale of any harm or loss and the significance of the heritage asset.

## **Policy EN15 - The historic and cultural environment strategic policy**

All developments, projects and activities will be expected to protect and where possible enhance historic assets and their settings, maintain local distinctiveness and the character of identified features.

Development should also respect the historic landscape character and contribute to its conservation, enhancement or restoration, or the creation of appropriate new features.

Development proposals affecting or likely to affect any heritage asset or its setting will be expected to demonstrate an understanding of the significance of the asset and/or its setting by describing it in sufficient detail to determine its historic, archaeological or architectural interest to a level proportionate with its importance. A Historic Impact Assessment may be required to support proposals which affect historic assets and their setting.

As a minimum this should be through reference to the Historic Environment Record or by a desk-top analysis and reference to other relevant sources of information, which may include landscape character and historic landscape character appraisals, conservation area appraisals and management plans.

Desk based and/or field evaluations may be required to identify and determine the nature of the asset, describe the significance of the asset and its setting and any potential impacts resulting from the proposed development, as well as to inform the identification of appropriate avoidance and/or mitigation measures required to minimise impacts to an acceptable level (appropriate to their significance).

Locally sourced, sustainable, building and roofing materials will be used in the repair and maintenance of historic buildings and structures where appropriate.

The adaptive re-use of redundant or functionally obsolete listed buildings or important buildings will be supported where this does not harm their essential character.

*Plan objectives met:*

*13. Natural and cultural environment*

*14. Built environment and local townscape*

## **Policy EN16 – Protecting heritage assets**

### **1. Designated heritage assets**

The Council will apply national policy to development proposals which affect designated heritage assets. This includes Listed Buildings, Conservation Areas and Scheduled Monuments. National policy for designated assets will also be used to consider development proposals which affect the setting of designated assets.

Conservation areas designated at the time of the preparation of this plan are shown on the policies map.

Scheduled monuments designated as at the time of the preparation of this plan are shown on the Policies Map.

Favourable consideration will be given to new development in conservation areas that preserves the elements of its setting and that make a positive contribution to better reveal the significance of the asset.

### **2. Non-designated heritage assets**

Development that has the potential to affect a non-designated heritage asset will be considered having regard to the scale of any harm or loss and the particular significance of the heritage asset and its setting.

### **3. Non-designated archaeology**

Where a development has the potential to affect heritage assets with archaeological interest, the applicant will be required to submit an appropriate desk based assessment and where necessary a field evaluation.

Development proposals that would result in the removal or destruction of remains of archaeological interest that are considered to be of equal significance to a scheduled monument will not normally be permitted.

Proposals for development on areas that are of known or suspected archaeological interest must be accompanied by an archaeological field evaluation that determines the significance of the archaeological remains and assesses the implications of the development on those remains.

Development that would adversely affect other important archaeological remains will only be acceptable where:

- a) the benefits of the development outweigh the harm to the remains and the value of retaining the remains in situ; and
- b) the degree of disturbance has been minimised; and
- c) satisfactory provision is made for the evaluation, excavation, recording and interpretation of the remains before the commencement of development.

Where development can take place and still preserve important features in situ, planning conditions will be sought to secure the implementation of effective management plans that ensure the continued protection of those features.

#### **4. Buildings of local importance**

Where planning permission is required, which would involve the demolition of, or substantial alteration to, the external appearance of any building designated as being of local importance will only be allowed where it is demonstrated that :

- a) all reasonable steps have been taken to retain the building, including examination of alternative uses compatible with its local importance; and
- b) retention of the building, even with alterations, would be demonstrably impracticable; and
- c) the public benefits of the scheme outweigh the loss of, or substantial alteration to, the building.

#### **5. Re-use of historic buildings**

The conversion or change of use of a statutorily protected or locally listed building or structure which makes a significant historical, cultural or architectural contribution to the character of the area will only be acceptable where:

- a) a structural survey demonstrates that the conversion or change of use can be undertaken without extensive building works, alterations or extensions that would have a significant detrimental effect on the structure's character and appearance;
- b) the proposal can be achieved in a way that preserves the structure's historic, cultural and architectural features and its character;
- c) the nature, scale and intensity of the proposed use are compatible with, and would not prejudice, surrounding uses or the character of the locality; and
- d) it would not adversely affect protected species or habitat.

Wherever possible, the building or structure should remain in the use for which it was originally designed. Where this is not possible, employment, recreation or tourism uses (including holiday accommodation for short stay occupation on a rented basis) will be the next preference.

Conversion to residential uses will only be acceptable where employment, recreation or tourism uses of the building are shown to be unviable.

*Strategic objectives met:*

*13. Natural and cultural environment*

*14. Built environment and local townscape*

## **Advertisements**

7.92 The Control of Advertisement Regulations give the Council wide powers to control the display of new and existing advertisements including awnings and blinds incorporating advertising, in the interests of amenity and highway safety. However,

not all advertisements need the express consent of the authority and can be displayed with the benefit of deemed consent.

7.93 Advertisements can have a significant effect on the built environment, which may be detrimental, especially if listed buildings and conservation areas are affected. It should be noted that listed building consent will be required for advertisements on listed buildings, irrespective of whether consent is required under the aforementioned regulations.

7.94 Advertisements can also adversely affect the appearance and character of the countryside. It is important that policy guidance allows for essential advertising while at the same time protecting the countryside from excessive advertising and a proliferation of signs.

7.95 More detailed design guidance on the display of shop signs is set out in the Supplementary Planning Document on Shop Fronts, including Signs and Shop Security<sup>50</sup>.

#### **Policy EN17 - Advertisements**

The display of advertisements will only be acceptable where they would not individually or cumulatively detract from the appearance of buildings, the street scene, and the environment and amenity or adversely affect public safety, by virtue of their location, size, design, colour and illumination.

a) Listed buildings and conservation areas

Display of advertisements on listed buildings and in conservation areas, whether illuminated or not, will not be acceptable where they would detract from the appearance or character of the building and/or street scene and/or would prejudice public safety.

b) In the countryside

Display of directional advertisements and signs in the countryside which are not located on a building or within the curtilage of the business or activity to which the sign relates will only be acceptable where signs are:

- i) not illuminated unless essential for directional and operational purposes, in which case externally illuminated signs of the minimum intensity for the purpose will be allowed;
- ii) of a scale, colour and design appropriate to the rural setting;
- iii) not detrimental to the landscape individually or cumulatively; and
- iv) not be prejudicial to public safety.

*Plan objectives met:*

<sup>50</sup> [SPD- Shop Fronts, including Signs and Shop Security](#)

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| <p>13. <i>Natural and cultural environment</i></p> <p>14. <i>Built environment and local townscape</i></p> |
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## **Outdoor Lighting**

7.96 Outdoor lighting may be necessary in the interests of safety and security and in some circumstances it can serve to enhance the built environment, for example through the illumination of attractive buildings. However, unnecessary lighting beyond that required for operational purposes should wherever possible be avoided and attention should be given to the siting, type and design of lighting to reduce waste and pollution from the glare of lights. In most instances, any light which does not shine on its target, normally downwards, is wasted.

### **Policy EN18 - Outdoor lighting**

Outdoor lighting and developments incorporating outdoor lighting will only be acceptable where it would not have an adverse effect on the environment, character and amenity of an area. In particular:

- a) the proposed lighting should not detract from the character of the countryside at night and should avoid pollution of the night sky;
- b) it should be the minimum necessary for the intended purpose;
- c) in the countryside it should be essential for the operational requirements of a development or facility, including sports facilities;
- d) the lighting equipment should be located and designed to focus on the intended target for illumination, with any light spillage and glare minimised;
- e) landscaping measures should where appropriate be proposed to minimise any light pollution;
- f) the proposed lighting should not harm areas for nature conservation;
- g) the proposed lighting should be consistent with highway safety;
- h) the lighting equipment should not detract from visual amenity.

There may be circumstances where a light pollution study will be required to satisfactorily resolve the above policy considerations.

<p><i>Plan objectives met:</i></p>
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| <p>13. <i>Natural and cultural environment</i></p> <p>17. <i>Resources, waste and climate change</i></p> |
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## 8. Sustainable Communities

### Delivering Healthy, Safe and Inclusive Communities

8.1 Sustainable communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents and contribute to a high quality of life. Sustainable communities should be active, inclusive and safe, well run, environmentally sensitive, well designed and built, well connected, thriving, well served and fair to everyone.

8.2 Communities should be designed to be safe and accessible, promote social interaction and community cohesion and support healthy lifestyles. Providing easy local access to community, education, leisure and cultural facilities is important in terms of supporting sustainable settlements and communities and meeting the diverse needs of all members of the community.

8.3 As a rural community, many of Rutland's residents rely on the private car to access services and facilities available within the towns and larger villages.

8.4 It is important that existing community facilities are retained and proposals to add to or to improve existing facilities within the towns and villages, through new build, sharing facilities or mobile services will be encouraged.

#### **Policy SC1 – Delivering safe, healthy and inclusive communities**

Planning permission will be granted for development proposals and activities that protect, retain or enhance the provision, quality or accessibility of existing community, education, leisure and cultural facilities.

Proposals involving the loss of services and facilities, such as schools, nurseries, village halls, village shops, post offices, public houses, places of worship, banking facilities and health services will only be supported where the applicant demonstrates that:

- a) an alternative facility to meet local needs is available that is both equally accessible and of equal benefit to the community; or
- b) all options for continued use have been fully explored and none remain which would be financially viable.

Development should take account of the needs and requirements of all people in the community, including people with disabilities or special needs, elderly people, and young people. Appropriate measures or adaptations should be included where necessary.

All development proposals should demonstrate how they help make safe and healthy communities and will support the wellbeing of existing and new residents and employees.

*Strategic Objectives met:*

*6: Healthy and socially inclusive communities.*



## Transport and Accessibility

8.5 The NPPF sets out the importance of sustainability in relation to transport, in particular the need to ensure developments that generate significant movements are located where the need for travel will be minimised and the use of sustainable travel can be maximised.

8.6 It is recognised that improving accessibility and providing realistic alternatives to car travel in a rural area like Rutland is particularly challenging. Residents without access to a private car can be isolated and have significant issues in accessing employment, education and training as well as other services and facilities. Therefore the location of new development can have significant impact on achieving sustainable patterns of travel and accessibility.

8.7 The Council's role as the highway and planning authority is central to meeting the Council's strategic objectives. This is primarily guided by the Council's Local Transport Plan (LTP)<sup>51</sup>. The Spatial Strategy is designed to reduce need to travel by car through locating development proposals in the most accessible locations. This includes allocating sufficient land to meet the majority of the County's housing and economic development need in the towns and local service centres. Appropriate contributions will be sought from new developments to reduce or mitigate the impact on the highway and transportation networks in the area.

8.8 The Council's challenge is to take a co-ordinated approach across all modes of transport, whilst recognising the individual access requirements of specific development proposals. Better use of existing transport infrastructure and the provision of new infrastructure will be required which is safe and well designed. In some cases this will need to be provided across the county boundary, which will require joint working with the surrounding local highway authorities, Highways England and the transport providers.

8.9 The Council will work with industry to promote sustainable transport movements of minerals and waste and encourage alternatives to road-based transport in order to reduce adverse impacts on communities and the environment. Planning applications for mineral and waste development will be expected to show that alternatives to road-based options for transporting minerals and waste have been considered, for example rail, conveyor, pipeline and water.

8.10 However, it is acknowledged that the majority of mineral and waste produced in Rutland is transported over relatively short distances, with alternatives to road transport being limited apart from the Ketton cement. Potential adverse effects of traffic generated by mineral developments should be minimised, particularly in relation to effects on local communities, the environment and the local road network. The Council may also seek mitigation measures to control the impact of road haulage by controlling the operation of minerals sites through routing agreements, output limits, hours of operation, etc. as appropriate. All significant proposals will be expected to prepare a transport assessment and a site transport plan. The transport plan will act to supplement and underpin transport related conditions attached to the planning consent. Such a requirement would, however, only apply to new sites or

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<sup>51</sup> [Rutland Local Transport Plan](#)

extensions or where there is a proposal to increase lorry movements at existing sites.

8.11 Rutland's fourth Local Transport Plan (LTP4) has recently been approved. This runs through to 2036 - to align with the Local Plan – and sets out the overall strategy and some of the delivery arrangements for transport across the County. The vision of LTP4 is to deliver a transport network and services that:

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

8.12 To help deliver this vision and provide access to services, the County Council as local highway authority will utilise the contributions arising from new development and supplement, where possible, through other funds, improvements to:

- the local highway network,
- walking and cycling infrastructure (including those identified within the County Council's Local Cycling and Walking Infrastructure Plan – once developed),
- public transport infrastructure and services; and
- voluntary and community transport initiatives.

8.13 The Council will continue to work in partnership with Network Rail and the Department of Transport to improve passenger rail provisions and facilities serving Rutland.

8.14 Cycling and walking have a key role to play in connecting new development to the wider transport network, accessing services and facilities, and promoting low-cost sustainable, healthy travel in the county. Furthermore Rutland is ideally placed to take advantage of the increase in popularity of walking and cycling holidays. The continued development of an accessible green-blue infrastructure network of footways, cycleways, public rights of ways (PROW) and green spaces in the county as set out in Policy EN10 will support tourism, promote healthy living and encourage walking and cycling.

8.15 Policy SC2 sets out the overall approach to sustainable transport and accessibility. This is primarily guided by the Council's strategic transport objectives set out in our current Rutland Local Transport Plan.

8.16 The Government publication 'Manual for Streets'<sup>52</sup> contains guidance on highway design and traffic management issues encouraging the shift away from motorists towards pedestrians, cyclists and public transport and controlling vehicle speeds through the layout of the development.

8.17 The Government's policy on car parking standards requires local authorities to set standards for their area, taking account of local circumstances. Policy SC2 (Criterion 9) sets out that new development should provide an adequate level of car parking in line with the Council's published car parking standards. The County

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<sup>52</sup> [Government Guidance – Designing and modifying residential streets 'Manual for Streets'](#)

Council has reviewed its standards, identifying the appropriate local circumstances. These are set out in Appendix 5.

### **Policy SC2 – Securing sustainable transport**

New development will have an impact upon the County's transport network; therefore the Council expects that major development proposals should demonstrate through a Transport Assessment or Transport Statement, how the proposal addresses all of the following:

- 1) meet the requirements of Rutland's latest Local Transport Plan and its supporting documents;
- 2) promote a range of transport choices for the movement of people and goods;
- 3) minimise the distance people need to travel to shops, services and employment opportunities;
- 4) reduce the need to travel by car and encourages the use of alternatives such as walking, cycling and public transport;
- 5) include a range of appropriate mitigating transport measures, including travel plans, aimed at improving transport choice and encouraging travel to work and school safely by public transport, cycling and walking;
- 6) provide safe and well-designed transport infrastructure (in accordance with any council policies) – including improved and new cycleway and footway provisions,
- 7) will support the delivery of an integrated walking and cycling network and associated provisions, connecting new developments to essential services and neighbouring communities. Developers should refer the County Council's Local Cycling and Walking Infrastructure Plan, once developed (anticipated to be published in late 2019);
- 8) make adequate provision (where appropriate) to put in place or improve bus routes, services and passenger facilities serving the County, and to put in place or improve rail facilities in Oakham including bus, pedestrian and cycle links to the rail station. Developers should refer to the County Council's Passenger Transport Strategy (in draft) when considering such provisions; and
- 9) provide adequate levels of car parking in line with Council's published car parking standards.

In addition, commercial, mineral extraction and waste proposals will also be expected to demonstrate how they:

- 10) support opportunities for sustainable freight movement by rail where possible and other alternatives to road-based transport; and
- 11) support sustainable transport movements and minimise the potentially adverse impacts associated with heavy goods vehicle movements on the community, environment and road network including the need for significant minerals and waste development proposals to prepare a transport assessment and site transport plan.

*Strategic objectives met:*

*6. Healthy and socially inclusive communities*

*10. Sustainable transport and infrastructure*

## **Telecommunications and High Speed Broadband**

8.18 The information & communications technology sector is undergoing major changes and the Government - through Building Digital UK (part of the Department for Digital, Culture, Media and Sport):

- is supporting investment to provide superfast broadband coverage to as many new premises as possible beyond the 95% level achieved in December 2017
- is introducing a Broadband Universal Service Obligation so that from March 2020 everyone across the UK will have a clear enforceable right to request high speed broadband;
- has provided access to basic broadband (2Mbps) for all those who do not currently have coverage otherwise
- is supporting the stimulation of private investment in full fibre connections through their Challenge Fund programme currently funded through to March 2021.

8.19 At the local level, the availability, reliability and speed of broadband provision is now a key consideration for house buyers and many view it as essential as the standard utilities. Similarly, it is also a key concern for the business sector. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being this includes the expansion of electronic communications networks, including next generation mobile technology (such as 4G and 5G) and full fibre broadband connections. This aligns with the ambitions set out in the Council's Digital Rutland Strategy 2019-2022.

8.20 Connecting our rural residents to future-proofed, fast and reliable broadband is vital to helping them get on in life and benefit from the advantages that decent digital connectivity can bring. The standard of digital connectivity we provide to our new build homes should reflect the national ambition to roll out world-class digital infrastructure across the country.

8.21 Planning policy can play a role in helping to achieve the transformation in broadband. The NPPF clearly recognises this and supports the delivery of advanced, high quality communications infrastructure and the expansion of high speed broadband where possible.

8.22 Rutland has long been ahead of the national agenda in this regard. Rutland Has received significant private and public sector investment and the fibre footprint in the County has spread significantly. All of Rutland's exchanges are now fibre enabled and SFBB coverage is currently 95.98% (>24Mbps), 95.25% (>30Mbps), 1.58% (>100Mbps), 99.86% Fibre Connected (at any speed) and full fibre coverage at 11.58%<sup>53</sup>. These figures are expected to rise when Phase 3 of the Digital Rutland SFBB project is completed.

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<sup>53</sup> [ThinkBroadband](#), UK Statistics- Broadband Coverage and Speeds for UK Local Authorities and Regions Accessed: October 2019

8.23 Policy SC3 below builds upon this provision and challenges the market yet further to require fibre to the premise (FTTP) for all new developments, wherever practical. In doing so, the approach underpins one of the key principles of this Local Plan with regard to the utilisation, enhancement and expansion of existing infrastructure wherever possible.

8.24 FTTP is recognised by the Government and European Commission as a 'Next Generation Access (NGA) technology' and have prioritised investment accordingly. While superfast speeds can be achieved on current generation copper networks it is widely accepted that NGA technologies should be prioritised. By seeking FTTP, the Council is aiming to provide a future proof solution for broadband delivery within the County.

8.25 Adopting this approach will prevent the need for fibre retrofitting programmes in the future which has significant cost implications and often results in attaching fibre to existing copper networks resulting in a less than optimum solution when compared to new fibre networks being delivered.

8.26 In our more urban areas of the County where the fibre network now exists, the cost of installing FTTP in new developments is considered to be relatively small particularly during the build phase of the development. Any costs (above BCIS assumptions) must also be balanced with increased sales values that are likely to be achieved on account of fast and reliable broadband speeds being available.

8.27 In the more rural parts of the County, there has also been significant investment in rural broadband which has resulted in the fibre network stretching further into the rural area than ever before. This creates an opportunity for developments to utilise this asset to deliver FTTP in new developments.

8.28 However, the Council recognise that there are more challenges in terms of the viability of provision in the rural area and sometimes the ability to connect to the network is more difficult than in the urban area. With this in mind, the policy below is targeted towards schemes promoting 10 residential units or more and proposals that will deliver reasonably sized, or larger, employment uses.

8.29 Schemes that fall below these thresholds will be encouraged to deliver gigabit capable FTTP wherever practical to try to ensure that Rutland's fibre network is delivered to its maximum capacity.

8.30 By implementing this policy approach, the Council is seeking to ensure that future developments remain at the forefront of advances in broadband technology, allowing Rutland to be a market leader and remain a highly attractive location for businesses and residents alike. This aspiration is a central component of the Council's Corporate Plan.

8.31 However, in order to be consistent with the provisions in the NPPF, the Council recognise that there may be schemes that come forward which cannot fulfil the policy requirements as stipulated below. In such cases, evidence will be needed from the applicant to demonstrate Next Generation Access Networks: wired access networks which consist wholly or in part of optical elements and which are capable of

delivering broadband access services with enhanced characteristics (such as higher throughput) as compared to those provided over already existing copper networks<sup>54</sup>.

8.32 Such evidence could include (but is not limited to) issues of viability, the ability to dig the appropriate physical trench and proximity to the nearest breakout point on the fibre network.

8.33 Where a FTTP solution is not deemed possible (and this position is accepted by the Council) provision of technologies capable of providing speeds in excess of 24Mbps should be delivered wherever practical.

### **Policy SC3 - Promoting Fibre to the Premise Broadband (FTTP)**

Fibre to the Premises (FTTP) is considered to be essential infrastructure and vital to the delivery of sustainable development.

A. Proposals for the following types of development will be expected to deliver FTTP:

- 1 All residential and employment schemes on sites allocated in this Local Plan
- 2 Residential schemes promoting 10 or more new dwellings
- 3 Employment schemes promoting 10 or more jobs (FTE)

Proposals must be supported by a FTTP Statement, to be agreed by the Council. This statement will establish how FTTP will be provided to serve the development and that it will be engaged at first occupation.

In exceptional cases where it is demonstrated that FTTP is not practical, viable or feasible to deliver the Council will consider the delivery of non-Next Generation Access technologies that can provide speeds in excess of 24Mbps as an alternative. Clear evidence should be provided in support of a planning application to demonstrate why a proposal is not able to deliver FTTP.

B. For other residential and employment schemes, FTTP will be encouraged by the Council as a means of expanding the local fibre network.

All developments should ensure that sufficient ducting space for future digital full fibre connectivity infrastructure is provided to all end users within new developments, unless an affordable alternative 1GB/s-capable connection is made available to all end users

Developers will be required to produce an FTTP statement to support any planning application which will establish how and when FTTP will be secured through new development, working with the relevant telecom provider.

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<sup>54</sup>[EUR-Lex](#) - Commission Recommendation 2010/572/EU of 20 September 2010 on regulated access to Next Generation Access. Accessed: October 2019



*Plan objectives met:*

*8. Strong and diverse economy*

*9. Rural economy and communities*

*10. Sustainable transport and infrastructure*

## **Infrastructure for Growth**

8.34 It is important that growth proposals are supported by appropriate new and upgraded infrastructure to ensure the best possible impact on the economic and environmental well-being of the County. The effectiveness of the growth strategy in this Local Plan is dependent on the delivery of the necessary infrastructure in the right location and at the right time. The term “infrastructure” relates to all the utility needs generated by development, such as energy and water, as well as physical and social provision such as transport, schools, doctors’ surgeries, open space and leisure facilities.

8.35 The capacity of existing infrastructure and the ability of that infrastructure either with or without new or expanded facilities to accommodate development has formed a fundamental part of formulating the spatial strategy and distribution of development in this Local Plan.

8.36 A Local Plan Infrastructure List has been prepared to support this Local Plan review. The Infrastructure List includes a project schedule which identifies the infrastructure needed to support the growth proposals included in this Local Plan, over the plan period. This will form part of the Council’s annual Funding Statement. This Infrastructure List updates the information about existing infrastructure provision and modelled infrastructure requirements and their costs which are included within the Infrastructure Delivery Plan<sup>55</sup> (IDP) prepared jointly with South Kesteven District Council in 2018/19. As the IDP was prepared jointly it considers the potential cumulative impact of development proposals on either side of the County boundary and the ability of existing infrastructure to accommodate growth proposed in both areas.

8.37 Consultation with utility and service providers responsible for the delivery of infrastructure and other services has been ongoing through the preparation of the Local Plan. Service providers usually have their own future plans and in general these are for different timeframes to the Local Plan, often only covering 3 to 5 years ahead. Where they are available these plans have provided information on currently known planned infrastructure proposals and likely new infrastructure needed to support the delivery of the levels of growth proposed. The Council will continue to engage with service providers to continually update the evidence base on infrastructure provision and additional requirements as they become known.

8.38 The infrastructure list identifies infrastructure requirements and the timescales for delivery, together with an indication of the estimated costs, sources of funding and delivery partners. The Council recognises that resources are limited and there

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<sup>55</sup> [Rutland and South Kesteven Infrastructure Delivery Plan](#)

may be a need to prioritise funding and delivery of infrastructure over the plan period. By prioritising infrastructure requirements it is possible to identify where fundamental constraints to growth and viability are, which may require early “pump priming”, therefore preventing development being unduly stifled.

8.39 The Council will continue to work with all its partners involved in the delivery of development and infrastructure to establish a shared understanding of investment priorities and ensure that the risk to delivery is mitigated or addressed at an early stage.

8.40 The IDP provides the opportunity to appropriately align the work of partner organisations and service providers such as water and energy provision by utility companies, the County Council’s own highways, education, and social services and healthcare provision by local Clinical Commissioning Groups (CCGs) alongside the NHS England. The Council and partners will work with Local Enterprise Partnerships and Homes England to secure both direct funding and recoverable finance for infrastructure projects. We will also work with infrastructure and service providers to align their strategies and investment plans to the Local Plan.

### **Community Infrastructure Levy and Developer Contributions**

8.41 In March 2016 the Council adopted a Community Infrastructure Levy (CIL) to help meet the needs for additional community infrastructure.

8.42 CIL payments are required for the four categories of development for which it is deemed viable in Rutland, as listed below. Payments are determined by the net increase in floor space multiplied by the CIL rate which is index linked from the base rate set on 1st March 2016 as follows: The CIL Charging schedule came into force on 1<sup>st</sup> March 2016.

<b>Type of Development</b>	<b>2016 CIL rate per m2 (01/03/2016)</b>	<b>CIL rate for 2019 after indexation is applied*</b>
Residential development**	£100 per m2	Approx. £118.38
Storage and Distribution (B8)	£10 per m2	Approx. £11.84
Food Retail (Supermarkets)	£150 per m2	Approx. £177.57
Retail Warehouses	£75 per m2	Approx. £88.79

\* The index used is the National All-in Tender Price published by the Build Cost Information Service (BCIS) on 1 November for the preceding calendar year. From 1 January 2020, the index is the RICS CIL Index published on or around 1 November each year to apply the 1<sup>st</sup> January the following year.

\*\* Residential development includes new dwellings and annexes of any size and domestic extensions with a floorspace of 100m<sup>2</sup> or greater.

8.43 Other developments are not deemed viable to pay CIL. Many forms of residential development do not pay CIL. The CIL regulations determine that self-build housing, residential annexes and house extensions may be eligible for exemption from CIL subject to the required forms being submitted and the conditional criteria being met. The CIL regulations also determine that most forms of social housing/affordable homes are also able to claim relief from CIL. There are other forms of residential development that the County Council has determined to be not sufficiently viable in Rutland to pay CIL. This means that residential care homes and other residential institutions do not pay CIL.

8.44 Full details of the Council Charging Schedule can be viewed on the Council's website. A summary of the general types of community infrastructure needed in the short term is set out in the Council's CIL Charging Schedule and the Regulation 123 list<sup>56</sup> and can be viewed Council's website. The Regulation 123 list is now replaced by an Infrastructure Funding Statement which the Council will first publish in December 2020 and the annually thereafter.

8.45 In addition to CIL, the Council has a need to secure affordable housing. Developer contributions are required to help deliver the need in Rutland for affordable housing. The Council's affordable housing policy and supporting text is set out in Policy H9. Further supporting detail is set out in a Planning Obligations Supplementary Planning Document (SPD)<sup>57</sup> adopted in January 2016; this is likely to be reviewed following the production of this Local Plan.

8.46 In assessing the viability of residential development to pay CIL, the Council has factored in the expectation that all affordable housing obligations will be met.

8.47 The Planning Obligations SPD also addresses the occasional need for site specific infrastructure or other planning obligations to be applied where such a requirement accords with national policy tests on necessity (for example, without which planning permission should not be granted). The SPD will need to be reviewed once the Local Plan has been adopted.

8.48 The Council has undertaken a Whole Plan Viability Assessment which considers the viability of a range of types of development proposals included in the plan alongside the cumulative impact of the policies requirements included in the Local Plan Review together with CIL. Its purpose is to ensure that the policy requirements together with CIL do not jeopardise the viability of development and therefore put the strategy at risk of being delivered.

#### **Policy SC4 - Developer contributions – strategic policy**

Planning applications for the following types of development will be subject to the application of Community Infrastructure Levy (CIL) in accordance with the adopted Charging Schedule:

- Residential development
- Storage and Distribution (B8)

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<sup>56</sup> [Rutland CIL Charging Schedule](#)

<sup>57</sup> [Planning Obligations SPD](#)

- Food Retail (Supermarkets)
- Retail Warehouses

Proposals for major development will be expected to deliver any additional on and off site infrastructure requirements that would mitigate and/or compensate for the impacts generated by the new development and will be secured by Section 106 Agreements and/or unilateral undertaking. Negotiations with developers will consider the individual site circumstances and other published guidance (including the Planning Obligations Supplementary Planning Document (SPD)). In demonstrating how a development proposal meets the needs arising, reference should be made to the Regulation 123 List, the Infrastructure Funding Statement and discussions held with relevant utility or service providers.

Development proposals must consider all of the relevant infrastructure implications associated with their scheme. Consideration will also need to be given to the likely timing of infrastructure provision. As such, the delivery of development may need to be phased, either in time or geographically, to ensure the related provision of infrastructure in a timely manner. Conditions or a planning obligation may be used to secure this phasing arrangement.

CIL and the policy requirements in this plan have been assessed as being viable for the development types and sites allocated in this plan, therefore it is assumed that all development proposals will be viable. The Council will follow national guidance (set out in NPPG) to determine the exceptional circumstances where a site specific viability appraisal might be accepted. Where this is accepted the viability assessment should be prepared in accordance with the approach set out in national planning guidance and will be made publically available. Independent verification of the viability assessment will be sought by the Local Planning Authority and the cost of this work will be borne by the applicant. The Council will determine how much weight it gives to the viability assessment in each case.

*Strategic Objectives met:*

*6: Healthy and socially inclusive communities.*

*10. Sustainable transport and infrastructure*

## **Minerals and Waste**

### **Minerals Development**

9.1 National policy recognises that minerals are essential to support sustainable economic growth and our quality of life. However, as minerals are finite natural resources and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation. As the Minerals Planning Authority (MPA), Rutland is responsible for setting out the spatial strategy for mineral extraction in the County, defining Mineral Safeguarding Areas, identifying the provision of minerals to be met in Rutland over the plan period; planning for this provision by identifying sufficient opportunities for extraction; and setting out development criteria against which planning applications will be assessed.

### **Geology of Rutland**

9.2 The particular geology of the area has given its name to the Rutland Formation which was formed from muds and sand carried down by rivers and occurring as bands of different colours, each with many fossil shells at the bottom. At the bottom of the Rutland Formation is a bed of dirty white sandy silt. Under the Rutland Formation is a formation called the Lincolnshire Limestone. The best exposure of this limestone (and also the Rutland Formation) is the area near to Ketton.

9.3 Mineral resources are concentrated almost exclusively in the eastern half of the county and consist mainly of limestone and clay. Some isolated pockets of sand and gravel deposits exist around the edge of the county particularly in the Welland Valley to the south and east of the county. Smaller pockets are found around the River Eye and Whissendine Brook in the north-west, Eye Brook in the west and River Gwash in the north-east, as shown Figure 5.

### **Minerals development within the County**

9.4 Within Rutland, both aggregate and non-aggregate minerals are produced. Specific to Rutland this includes limestone as crushed rock (aggregate minerals) and limestone for the purpose of cement manufacture, building / roofing stone and agricultural lime as well as clay for the purpose of brick making and cement manufacture (non-aggregate minerals). Limestone and clay have historically been the main minerals worked in Rutland, this is likely to continue. Ironstone was extracted in the past but operations ceased in the 1970's and there is no evidence that sand and gravel reserves have ever been worked.

9.5 Recycled aggregates are also produced within Rutland; such material can be used to replace the use of primary aggregates (for low specification applications). Other forms of minerals-related development are also found within the county (e.g. associated storage, handling and processing facilities).

### **Aggregate minerals - Crushed rock (limestone) extraction**

9.6 Rutland is relatively small in terms of mineral production; in 2018 there were only three active sites for the extraction of crushed rock: Greetham, Woolfox and Clipsham Quarries. Crushed rock extraction is also permitted at Thistleton Quarry but operations at this site have yet to commence pending the construction of a dedicated quarry haul road. The site is an old ironstone permission which, as part of a requirement of the Environment Act 1995, underwent a review to update the old permission with modern planning conditions. As a consequence of the new planning conditions, extraction is now formally for limestone and not ironstone. All four crushed rock quarries are concentrated in an area either side of the A1 within the north-eastern part of the county, near to the Lincolnshire border. Permitted sites are detailed in Appendix 9 with their location and associated geology shown in Figure 5.

9.7 The combined permitted reserves of the four sites are 16.1 million tonnes (Mt). This figure relates to when permission was granted and due to subsequent extraction from all sites, bar Thistleton, this figure is now considerably less.

9.8 Historically ironstone was extracted to supply the steel works in Corby; however, operations ceased in the 1970's. Three sites have dormant permissions but these would have to be subject to modern planning conditions before they could operate again. Ironstone is no longer considered to be of economic significance (as a source of iron), although such sites could be worked as a source low quality aggregate or building stone.

### **Non-aggregate minerals - Limestone and clay extraction**

9.9 The largest minerals operation in the county is the Castle Cement works at Ketton, located in the south-east of the county, close to the Northamptonshire border. It is both a locally and nationally important cement manufacturing plant and relies mainly on locally quarried limestone from the adjacent Grange Top Quarry in conjunction with on-site clays to manufacture around 1.4Mt of cement each year. When the site was granted permission for an extension in 2002 the permitted reserves of limestone and clay were 16.6Mt and 6.2Mt respectively; remaining reserves are now considerably less<sup>58</sup>. Clay extraction is also permitted at Little Casterton (also referred to as Williamson Cliff) located near to the eastern boundary of the county. Operations are currently active and of a small scale with the site worked only a few times a year. Fireclays from the site are exported and used in the making of a specialist brick - Little Casterton facing brick - that is used to repair listed buildings. Rutland also produces limestone used as building / roofing stone and agricultural lime. In 2018 one quarry in Rutland produced limestone for non-aggregate building stone purposes; Hooby Lane (Stretton) Quarry. Clipsham and Greetham Quarries are also permitted for non-aggregate extraction and extract a proportion of limestone for building stone and agricultural lime in addition to crushed rock. The extraction of building stone is typically a small-scale operation and on average the three sites combined produces approximately 8,500 tonnes a year. It is understood that there is also building stone suitable for building purposes at Thistleton Quarry, in addition Ketton Quarry has small reserves of freestone. Permitted sites are detailed in Appendix 9 with their location and associated geology shown in Figure 5.

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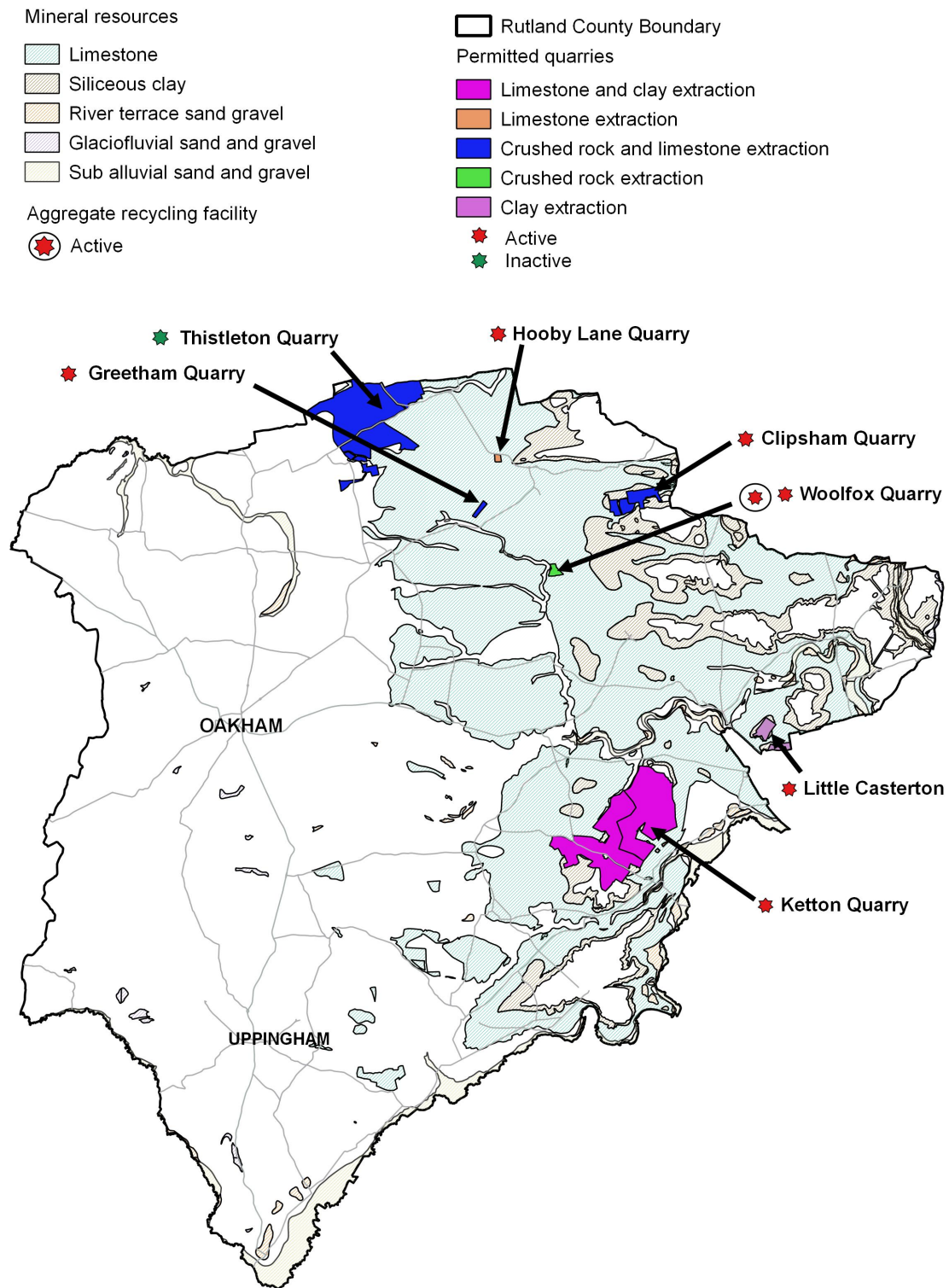
<sup>58</sup> Figures cannot be published for confidentiality reasons.

## **Secondary and recycled aggregates**

9.10 Currently, a limited amount of recycled aggregates are produced and processed in the County. Rutland has only one permitted site for recycling of inert Construction, Demolition and Excavation (CD&E) waste to produce recycled aggregates. This facility, located within Woolfox Quarry, was operational in 2018. Site details are included in Appendix 7 with the location and associated geology shown in Figure 5. There are currently no secondary aggregates produced or processed in the county.



**Figure 5: Geology of Rutland with location of permitted sites**





## **Spatial Strategy for Minerals Development in Rutland**

9.11 In order to guide development and investment within the County, it is necessary to set out where new minerals development should be located, including both mineral extraction and facilities for the processing of recycled aggregates.

9.12 It is important to note that minerals can only be worked where they are found, however where possible the Local Plan should seek to relate minerals development with growth or market areas and to reflect local circumstance such as features of significance, in particular Rutland Water and Ketton Cement Works. Within Rutland, minerals considered to be of economic importance for aggregate purposes include limestone and for non-aggregate purposes include limestone and clay. Recycled aggregates (inert CD&E waste) are also produced within Rutland.

### **Mineral extraction**

9.13 The spatial strategy focuses on the eastern part of the County where viable limestone and clay resources are located and have historically been worked. Within the eastern part of the County, the north-east has seen a concentration of sites extracting limestone primarily for aggregate purposes whereas the south-east is dominated by the Ketton Cement Works. Maintaining this distinction between extractive activities will assist in avoiding and/or exacerbating cumulative impacts. Given the variable nature and quality of the resource, it is not possible to specify potential locations for locally sourced building and roofing stone. However, the identification of areas of focus for limestone is considered to provide sufficient guidance regarding building and roofing stone. Historically minerals have not been worked in the western half of the County due to the scarcity of workable mineral deposits.

### **Aggregate minerals**

9.14 In order to facilitate delivery of the identified provision rate for crushed rock an Area of Search (AoS) for limestone for aggregate and building stone (LABS) purposes has been identified within the north-east of the county (referred to as the LABS AoS). The LABS AoS focuses on areas of inferred mineral resources (Lincolnshire Limestone) from which extraction has previously, and currently, occurs and so is known to be viable (though it is acknowledged that economic viability may vary within the resource area). The LABS AoS takes in: the area along the county's northern boundary (north of Thistleton); west of Morkery Wood/A1/Stocken Park; south-east of Stretton; south of Clipsham; north-east of Hardwick Wood; north of Exton Park/Westland Wood; and east of Cottesmore and Market Overton. Although the LABS AoS covers a large area, it is not intended that the whole area would be extracted and it is important to note that the identification of sites within the LABS AoS does not equate to planning permission. The LABS AoS should be viewed as a mechanism to guide industry investment. Any proposal coming forward within the LABS AoS during the plan period would be subject to the planning application process and would need to be compliant with relevant Local Plan policies.

### **Cement production**

9.15 Specifically relating to securing adequate provision of mineral resources to maintain cement production at the Ketton cement work, an Area of Search (AoS) for cement primary and secondary materials (limestone and clay) has been identified (referred to as the cement AoS). The cement AoS covers a large area. In order to manufacture good quality cement product, it is essential that the correct balance or “recipe” between the various ingredients is secured and maintained. The recipe is constrained by a number of factors such as quality, location, depth and accessibility. Thus, a large area is required to take account of all these aspects as well as covering both limestone and clay reserves.

9.16 The cement AoS takes in the area south of Stamford Road (A606), west of Steadfold Lane, north-west and west of Ketton, north of Ketton Road, north-east of North Luffenham (Edith Weston and Ketton Roads), east of North Luffenham Gold Club (including the eastern section of the disused North Luffenham Airfield) and east of Woodside Farm/south-east of Coach Road Farm. The cement AoS includes part of the St George’s Barracks site and therefore forms part of the wider Garden Community allocation. Whilst the whole of the cement AoS is shown for exploration purposes, any detailed working proposals to extract minerals need to be sufficient to maintain a stock of permitted reserves of at least 15 years. This does not mean that the whole area will be extracted. Given the current reserve position at the Ketton site, it is likely that a planning application will come forward within the cement AoS during the plan period to secure additional reserves for the cement works. Industry has confirmed that the cement AoS is sufficient to secure 15 years stock. Preference would be given to proposals for extraction from that part of the cement AoS identified in the St George’s masterplan.

## **Recycled aggregates**

9.17 Primary aggregates should be put to the highest quality end use, where possible recycled and secondary aggregates should be used in place of primary aggregates in order to conserve resources. An increase in the consumption, and production, of recycled and secondary aggregates is supported through the Local Plan.

9.18 Facilities for the recycling of aggregates are not linked to geological conditions and so can be directed to more appropriate locations. The location of such development should be in line with the spatial strategy for waste management which sets a preference for development within industrial areas, existing waste sites and where associated with the re-use of previously development land (Policy MIN1), including as an ancillary activity on existing mineral extraction sites or disused railheads and wharves.

9.19 The spatial strategy does not take into consideration potential adverse impacts and other parameters that may affect the built and natural environment or communities; such matters are addressed at an appropriate level through relevant Local Plan policy. Land ownership constraints are also not taken into account and are the proponent’s responsibility to address. It should be noted that the identification of areas within the spatial strategy does not imply grant of planning permission, any proposal would be required to be assessed through the Development Assessment process and comply with the Local Plan policies.

## **Policy MIN1 - Spatial strategy for minerals development**

Extraction of mineral resources, in particular limestone for aggregate purposes and limestone and clay for cement purposes, will be focussed within the:

- Limestone for aggregates and building stone Area of Search (AoS), and
- Cement primary and secondary materials AoS.

Within the cement primary and secondary materials AoS preference would be given to proposals for extraction from that part of the cement AoS identified in the St George's masterplan.

Small-scale extraction of non-aggregate minerals for building/roofing stone and clay where linked to historic environment conservation outcomes will be supported in rural areas or within settlements.

Recycled aggregate facilities should be in general conformity with the spatial strategy and development principles for waste management and disposal (Policy WST1).

*Strategic objectives met:*

*15. Minerals resources*

### **Movement of Aggregates**

9.20 Imports and exports of aggregates are reported through the national Aggregate Monitoring Survey (AMS). The latest survey (2014) reports export data for Rutland separately, however imports are combined with Leicestershire as one sub-region.

9.21 Crushed rock produced within the sub-region in 2014 totalled 14.3Mt of which over a third (5.5Mt) remained within the sub-region. Specific to Rutland, of the crushed rock produced in 2014 the majority was used within the sub-region (28%) or exported to Northamptonshire (26%). The remaining crushed rock was exported to other sub-regions within the East Midlands or to the East of England. This reflects the proximity of Rutland to these areas.

9.22 Overall movements of crushed rock into and out of the sub-region are not self-balancing and the sub-region is a (major) net exporter of crushed rock. This reflects the strategic location of the sub-region and the fact that Leicestershire has traditionally been a large supplier of crushed rock (igneous rock). Leicestershire has several nationally important quarries that are significant producers of igneous rock. There is limited demand in Rutland for such aggregate to supply major construction projects, this is reflected in the amount of exports and indicates that demand for aggregate is from further afield.

9.23 Through the identification of a crushed rock provision rate and site-specific allocations for extraction, the Plan seeks to encourage the continued supply of crushed rock to support growth both within and outside the County.

9.24 The sub-region imported 0.27Mt of crushed rock in 2014 from a range of areas including the West Midlands and East Midlands.

9.25 Sand and gravel is not produced within Rutland and as such the county is a net importer. The 2014 AMS identifies that 1.41Mt of sand and gravel was imported into the sub-region. As Rutland has limited sand and gravel resources and the mineral has not historically been quarried, the County will continue to rely on imports from other areas.

9.26 Further detail on movements of aggregates is set out the Local Aggregates Assessment (LAA).

### **Providing for Minerals**

9.27 MPAs are required to make provision for a steady and adequate supply of minerals. In line with government requirements, the Council prepares an annual LAA - this involves participation in and taking account of advice of Aggregate Working Parties (AWP). Through these mechanisms the Council has also co-operated with other MPAs with respect to minerals planning for cement production to ensure adequate provision is made. Advice of the National Aggregate Co-ordinating Group (NACG) and published National and sub-national Guidelines on future provision are also taken into account as appropriate.

9.28 The provision of minerals has been taken forward in the Local Plan through the identification of an annual aggregate provision rate, an aggregate landbank target, seeking to provide a stock of permitted reserves to maintain cement production, spatial strategy and locational criteria for minerals related development, site-specific allocations, development control and management policies, as well as safeguarding mechanisms.

### **Aggregate provision**

9.29 Guidelines for mineral provision are set out in national policy and require each MPA to calculate their own provision rates on the basis of average aggregate sales over a ten year rolling period and other relevant information. This method of calculation replaces the previous sub-regional approach to apportionment where a nationally prescribed regional apportionment figure was sub-divided within each region. Historically, Rutland and Leicestershire had a joint sub-regional apportionment figure, however this is not prescribed.

9.30 The redevelopment of St George's may result in an increase in future demand for aggregate to support the requisite construction activity associated with developing a new village community (e.g. employment land, a school, local centre, open space and other facilities). The housing provision and employment land needs to be met through the development of a garden community will not add to the total identified through the Strategic Housing and Employment Land Availability Assessments. The current indicative programme for St George's has development scheduled to begin in the early part of the 2020's. In addition the Quarry Farm site, which is located in Rutland but will form part of the Stamford North development and contribute towards meeting South Kesteven's housing need up to 2036, will add a

total of 650 houses on top of Rutland's need. It is thought that this provision would commence in the early part of the 2020's over a period of around six years. Overall the levels of growth will not vary significantly from previous (being around 100 additional dwelling per annum for a limited time of six years over the short to medium term of the plan period). As such it is not necessary to factor in additional growth with respect to the provision rate. The relationship between housing growth and local aggregate demand is not linear (due to other market drivers and factors such as supporting infrastructure networks, etc.). As such there is no firm evidence upon which to base an increase in the planned provision, the level of aggregate demand/supply and landbanks will be monitored through the Local Plan monitoring framework. In addition there are no major infrastructure projects planned in the county that would result in a significant increase in demand for mineral resources.

9.31 The LAA reports on the rolling average of ten years sales data, other relevant local information and an assessment of all supply options. The 2014 LAA informed the Plans aggregate provision rate.

9.32 The Plan will seek to secure a provision of 0.19 million tonnes per annum (Mtpa) of crushed rock (limestone). This provision rate is calculated on the basis of average aggregate sales over a 10-year rolling period (2004 – 2013) and consideration of local circumstance. Further detail is set out in the 2014, and subsequent LAAs.

### **Non-aggregate provision**

9.33 Regarding cement production, national policy requires the plan to provide a stock of permitted reserves to support the maintenance of cement production of at least 15 years. Ketton Cement Works has an annual output of around 1.4Mt of cement. Recent production levels have been around 1.4Mt or just below which indicates there is no need to increase the output further. The St George's garden community indicative masterplan includes an area identified in the cement AoS, as such any increase in demand can be accommodated by resources within this (expanded) cement AoS area.

9.34 Annual provision figures for building / roofing stone and clay are also not identified in the Plan given the relatively low level of output and that there is no requirement to identify a rate. However, such resources, particularly relating to Ketton Stone and Clipsham Stone, are recognised as being of importance for the repair and maintenance of heritage sites and in protecting designated sites.

### **Landbanks**

9.35 A landbank is a stock of planning permissions for mineral extraction. The Government requires MPAs to have landbanks for aggregates and raw industrial minerals such as limestone and clay for cement manufacture. Landbanks are principally a monitoring tool to provide an early indication of possible disruption to the provision of an adequate and steady supply of mineral in the county and indicate when new permissions are likely to be needed. Government policy requires provision to be made for the maintenance of landbanks of at least 10 years for crushed rock and provision of a stock of permitted reserves to support maintenance

of cement production of at least 15 years for cement primary and secondary materials to maintain an existing plant.

9.36 Based on the provision rate of 0.19Mtpa, the maintenance of crushed rock landbanks at the end of the plan period equates to an additional 1.9Mt. At the commencement of the plan period the crushed rock landbank for Rutland is approximately 45 years. Rutland therefore has sufficient reserves to provide a 10-year landbank.

9.37 Ketton Cement Works has an annual output of around 1.4Mt of cement and at this rate there are sufficient permitted reserves to carry operations through to the latter part of the plan period but not up to 15 years. It is likely therefore that the cement works will need to secure additional reserves before the plan period ends. The need to secure additional reserves is recognised and encouraged in the Plan through Policy MIN2. Preference would be given to proposals for extraction from that part of the cement AoS identified in the St George's masterplan.

## **Policy MIN2 – Mineral provision**

In providing a steady and adequate supply of minerals over the plan period 2018 to 2036 the plan will seek to:

- A) Make provision for the extraction of 3.42 million tonnes of crushed rock (limestone), equivalent to an annual average of 0.19 million tonnes.
  - B) Maintain a sufficient stock of permitted reserves for limestone and clay in order to supply the Cement Works at Ketton at an output of around 1.4 million tonnes of cement production per annum.
  - C) Support the supply of minerals where necessary for conservation purposes and / or maintaining the local distinctiveness of the built environment within Rutland.
- The maintenance of a landbank of at least 10 years for crushed rock will be sought. A stock of permitted reserves of at least 15 years for cement primary and secondary materials (limestone and clay) will be sought.

This will be delivered through existing sites and new sites (including allocated and unallocated sites where in compliance with relevant local plan policies) as well as the identification of the cement primary and secondary materials Area of Search.

*Strategic objectives met:*

*15. Minerals resources*

*16. Mineral working and remediation*

## **Safeguarding Rutland's Mineral Resources**

9.38 Minerals are an important finite natural resource and so should be protected to ensure that future generations, well beyond the current plan period, are able to access such resources. National policy requires identification of Minerals Safeguarding Areas (MSAs) and complementary policies to prevent the needless sterilisation of minerals resources of local and national importance (by non-mineral development).

9.39 The identification of MSAs does not necessarily mean that these areas will be worked in the future. MSAs, and corresponding Minerals Consultation Areas<sup>59</sup> (MCAs), should be viewed as a sign-post to indicate the presence of mineral resources and as a trigger for such issues to be considered in the decision-making processes for land-use planning, including consultation where non-minerals development is proposed.

9.40 Mineral resources within Rutland that are of local and national importance include limestone and clay. Limestone resources from the Lincolnshire limestone formation are used for both aggregate as crushed rock and non-aggregate purposes as cement primary materials and building / roofing stone. Resources for building stone identified as being of local and national importance in accordance with Historic England's Strategic Stone Study (2011) include Ketton Stone and Clipsham Stone (ooidal freestones from the Upper Lincolnshire limestone member). Clay resources around Ketton are used in cement production with a small amount at Little Casterton used in the production of bricks to repair listed buildings. Clay resources identified as being of local importance include siliceous clays from the Rutland formation and fireclay.

9.41 It is important to bear in mind that just because there may be no interest in particular resources now, this may not continue to be the case in the future. There are limited river terrace sand and gravel resources identified within Rutland that, although not currently of interest or previously worked, are typically recognised in other areas to be of importance. Future generations may find a requirement for such materials and so it is reasonable for these to be included in the MSAs. River terrace sand and gravel resources identified within Rutland are associated with the River Gwash and River Welland as well as the West Glen River, River Chater, Eye Brook, a tributary of the River Eye and Rutland Water.

9.42 Glacial sand and gravel and ironstone resources within the County are not currently worked and are not considered to be viable; it is unlikely that this will change in the long term. As such these resources are not included in the MSAs as they are not considered to be of local or national importance.

9.43 MSAs for Rutland have been identified as per the Methodology for Identifying Safeguarding Areas (July 2016)<sup>60</sup> available from the Council's website.

9.44 As a unitary authority, Rutland County Council is responsible for undertaking consultation with regards to proposals for non-mineral development within identified MCAs, consultation will occur: (i) within Council; (ii) between Council and

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<sup>59</sup> MCAs are co-terminus with MSAs, upon which they were defined.

<sup>60</sup> Prepared in accordance with National policy and guidance, including British Geological Survey advice.



developers; and (iii) between Council and other authorities (for example where a proposal within an adjoining authority's boundary may impact mineral interests within Rutland, or vice versa). The purpose of which is to ensure that mineral interests are taken into account early in the decision making process and to discuss the economic viability of the mineral resource and whether prior extraction of the resource is appropriate in order to avoid sterilisation.

9.45 The MSAs (and MCAs) are shown on the Policies Map.

9.46 It is not necessary to consult on every development proposal; this is because some development represents a lower potential for sterilisation, or would not present the opportunity for prior extraction. Accordingly, the following surface development is exempt from consultation and developer requirements relating to MSA/MCAs:

- a) extensions to existing dwelling houses and other householder planning applications (except for new dwellings),
- b) provision of dwelling house(s): (i) within the built up area - less than 10 dwelling houses, or a site area of less than 0.5 ha; (ii) within the area identified in the St George's masterplan for development of a new community (west of the landscape buffer); or (iii) elsewhere - one dwelling house within the recognised Planned Limits of Development boundary,
- c) minor extension or alteration to an existing building,
- d) development (other than the provision of dwelling houses): (i) on a site having an area of 1 ha or more within the built up area; or (ii) within the area identified in the St George's masterplan for commercial uses (west of the landscape buffer).
- e) changes of use, advertisement consent, amendments to previously approved applications/current permissions (with no additional land take involved), reserved matters, prior notifications, certificates of lawfulness of existing use or development, certificate of lawfulness of proposed use or development, works to trees and other miscellaneous minor works/applications (e.g. fences, gates, access, etc.).

9.47 Prior extraction of minerals is encouraged, where practicable and environmentally feasible, if it is necessary for non-mineral development to take place. A realistic judgment about the resource viability, practicability and potential environmental impacts will be made; the MPA will not seek to prevent development where it is unlikely that prior extraction is feasible. The provision of housing and employment within the Garden Community has been included as exempt development (with respect to the need for prior extraction) owing to the large area designated as cement AoS within the Garden Community site area.

9.48 Assessment should include the following: (i) site-specific geological survey data; (ii) practicability of prior extraction; and (iii) potential environmental impacts resulting from prior extraction. Preparation of the assessment is the responsibility of the developer and is to accompany the planning application for the non-mineral development. The Council will make a judgement on the need for prior extraction before determination of the application for non-minerals development. A separate planning application (to the non-minerals development) will be required for the prior extraction of mineral resources, which will be determined in accordance with Policy MIN4: Development criteria for mineral extraction as well as all other relevant Local Plan policies. The non-minerals development should not proceed before the mineral is extracted or steps taken to avoid sterilisation.

### **Policy MIN3 – Safeguarding Rutland’s Mineral Resources**

Mineral Safeguarding Areas (MSAs) have been designated to safeguard mineral resources of local and national importance from unnecessary sterilisation by other development; these include:

- limestone and ooidal freestones resources from the Lincolnshire limestone formation;
- siliceous clay resources from the Rutland formation and fireclay; and
- river terrace sand and gravel resources associated with the River Gwash and River Welland as well as the West Glen River, River Chater, Eye Brook, a tributary of the River Eye and Rutland Water.

Planning permission will not be granted for non-mineral development that would lead to the unnecessary sterilisation of mineral resources within a Minerals Safeguarding Area unless it can be demonstrated that:

- a) the mineral concerned is not of economic value or evidence confirms the absence of mineral resources, or
- b) the proposed development is temporary or of a nature that would not sterilise the mineral resource or hinder future extraction, or
- c) prior extraction can occur where practicable, environmentally feasible and within a reasonable timescale, or
- d) there is an over-riding need for the development, or
- e) the development is exempt.

In determining the need for prior extraction an assessment of the following factors will be required to inform the decision-making process:

- (i) site-specific geological survey data (in addition to the Councils MSA and British Geological Survey mapping data) to establish the existence or otherwise of mineral resources setting out the type, quality, quantity, extent of the resource, overburden to reserve ratio, the proportion of the mineral to be used on-site and estimated saleable mineral;
- (ii) economic viability and practicability of prior extraction, this should also take account of the size, nature and need for the (non-minerals) development as well as the proposed phasing of operations and construction of the non-mineral development; and
- (iii) potential environmental impacts resulting from prior extraction.

Where the non-mineral development is delayed or not implemented the site must be restored to a stable landform and appropriate after-use that would not hinder future extraction.

*Strategic objectives met:*

*15. Minerals resources*

*16. Mineral working and remediation*

*17. Restoration of mineral works*

## **Minerals Development**

9.49 The identification of areas through the spatial strategy for minerals development does not mean that planning permission will automatically be granted for proposals that come forward in these areas; this applies equally to allocated sites. All proposals for minerals development will be required to be in compliance with relevant Local Plan policies.

9.50 Any proposal for extraction of aggregates or cement primary and secondary materials (limestone and clay) will be required to take into account the current reserve and supply position, identified provision rate or requirement to maintain a sufficient stock of cement production materials (as appropriate), maintenance of landbanks or stock of permitted reserves for cement production materials (as appropriate) and where the proposal is for an unallocated site why the need cannot reasonably or would not otherwise be met from committed or allocated reserves. Consideration should also be given to wider local circumstance, with preference given to proposals for extraction from that part of the cement AoS identified in the St George's masterplan in order to complement delivery of the St George's Garden Community. Proposals that come forward that would result in supply exceeding the identified provision rate or cement production rate will need to demonstrate that the proposed over-supply is: supported by the latest LAA (for crushed rock); or is supported by the cement plant and that the current landbank is below 15 years (for cement production materials).

9.51 In line with national policy proposals for mineral extraction should be environmentally acceptable and avoid and/or minimise potentially adverse impacts to acceptable levels. This includes impacts on the natural and historic environment and on human health, including from noise, dust, visual intrusion, traffic, tip and quarry slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site. Any assessment of potential adverse impacts should also take into account cumulative effects.

9.52 Development criteria and assessment requirements with respect to communities and the natural and historic environment are addressed through relevant Local Plan policies.

9.53 Specifically regarding the Ketton cement works, the location of the cement works and associated extraction areas is within an area of intensive quarrying which has already significantly altered the landscape. Any proposals for extending mineral extraction in relation to cement manufacture will need to address what measures can reasonably be taken to improve the general visual amenity and landscape of the

area within the operators ownership and/or control and to ensure that potentially adverse impacts affecting people and local communities are avoided and/or minimised to acceptable levels.

9.54 Any proposal for mineral extraction associated with the Ketton cement works will need to include, in addition to other requirements set out through the Local Plan policies:

- How the proposal takes account of the St Georges masterplan, including the preference for extraction of resources from within the cement AoS from land identified in the St George's masterplan, and where necessary justification as to why the need cannot be reasonably met from this preferred area.
- Appropriate archaeological investigation at a pre-determination stage.
- Provision for the retention or suitable temporary diversion of the Hereward Way, Macmillan Way and the Rutland Round and any public right of way that would be affected.
- The provision of suitable measures to ensure the conservation and enhancement of the special features of interest of Shacklewell Hollow and North Luffenham Quarry Sites of Special Scientific Interest.
- The provision of suitable measures to protect and where appropriate enhance: trees, woodland and other landscape features within and adjoining the site; watercourses crossing the site; and groundwater abstractions present in the locality. Unless the need for, and benefits of, the development in that location outweigh the likely loss or damage, in which case appropriate mitigation or compensation measure should be provided.
- The provision of suitable measures to protect the Windmill, off Empingham Road, Ketton and its setting.

#### **Policy MIN4 - Development criteria for mineral extraction**

Proposals for extraction of minerals will be permitted where it can be demonstrated that the development:

1. Complies with the spatial strategy for minerals set out in Policy MIN1 and relevant Local Plan policies,
2. Is required to maintain a sufficient supply of material with respect to:
  - a. The adopted aggregate provision rate and/or the maintenance of a landbank, or
  - b. The adopted cement production rate and/or maintaining a stock of permitted reserves for cement materials, or
  - c. Supporting conservation of the historic environment or maintaining the local distinctiveness of the built environment within Rutland;
3. Maximises the recovery of the reserve whilst minimising waste;
4. Promotes the most appropriate end-use of materials; and
5. Is environmentally acceptable and avoids and/or minimises potentially adverse impacts (including cumulative impacts) to acceptable levels.

Proposals for the extraction of minerals to support conservation of the historic environment or maintaining local distinctiveness must demonstrate that this is the main purpose of the proposal.

Preference will be given to proposals for mineral extraction at allocated sites and, within the Cement primary and secondary materials Area of Search, from the area identified in the St George's masterplan. Proposals on unallocated sites or outside of the areas identified in the spatial strategy will be considered where:

- a. The proposal relates to extraction of aggregates or cement materials (limestone and clay) and cannot reasonably or would not otherwise be met from committed or allocated reserves, or from within the cement primary and secondary materials Area of Search, or
- b. Extraction of the mineral can be clearly demonstrated to be ancillary to the proposed development (e.g. agricultural reservoirs), or
- c. The proposal is for the prior extraction within a Mineral Safeguarding Area.

Proposals for minerals development must be expected to: identify and determine the nature and extent of potentially adverse impacts likely to result from the development and demonstrate how the proposal will protect local amenity, particularly in relation to dust, noise and vibration; secure safe and appropriate site access; and make provision to secure highway safety.

Where potentially adverse impacts are likely to occur appropriate mitigation measures must be identified to avoid and/or minimise impacts to an acceptable level. Where applicable a site-specific management plan should be developed to ensure the implementation and maintenance of such measures throughout construction, operation, decommissioning and restoration works.

*Strategic objectives met:*

*15. Minerals resources*

*16. Mineral working and remediation*

*17. Restoration of mineral works*

## **Sites for Minerals Development**

### **Crushed rock (limestone)**

9.55 The total provision to be met for crushed rock during the plan period (from 1 January 2018 to 31 December 2036) is 3.42Mt. Permitted reserves as at 1 January 2019 total 16.1Mt, of which it is estimated less than half remains.<sup>61</sup>

9.56 The site allocated for crushed rock extraction, identified in Policy Min5 has a total estimated provision of 3.5Mt (of which it is estimated that 1.1Mt will be worked by 2036). Located within the LABS AoS, it is in line with the spatial strategy.

9.57 The allocation is planned to be worked around 2025 following completion of extraction operations at the adjacent permitted quarry. By this time it is likely the other existing commitments, with the exception of Thistleton Quarry, will have limited or no reserves remaining (based on their average output over the last 3 years).

9.58 The working of the currently inactive Thistleton Quarry is dependent on the construction of a dedicated haul road and as such there is no guarantee that the site will become active during the plan period. The existing commitments coupled with

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<sup>61</sup> Actual figures cannot be published for confidentiality reasons.

the allocation will provide crushed rock surplus to requirements over the plan period; however, if the large quarry at Thistleton does not come on-stream during this time then there will be an under-provision.

9.59 Further, due to the limited number of current permissions, the total aggregate output may be affected if a site ceases operations or significantly reduces production. For these reasons, the situation at all sites will be monitored to ensure that a sufficient supply of minerals is maintained. The possible need for additional sites is accounted for through Policy Min4 Development Criteria for Mineral Extraction, which allows unallocated sites to come forward where in line with relevant Local Plan policies and where it can be demonstrated that site is required to secure provision or maintain landbanks and cannot reasonably, or would not otherwise be met from, committed or allocated reserves.

#### **Policy MIN5 - Site-specific allocations for the extraction of crushed rock**

Proposals for the extraction of crushed rock (limestone) at the following site will be permitted in accordance with other relevant Local Plan policies.

M4a Greetham Quarry North West extension 1.1 million tonnes (approximately) to 2036 (2.4 million tonnes thereafter)

*Strategic objectives met:*

*15. Minerals resources*

*16. Mineral working and remediation*

#### **Limestone and clay**

9.60 Limestone for building stone purposes is currently produced from one quarry. However two further quarries also have permission for building stone extraction and these sites also produce limestone for use as agricultural lime in addition to crushed rock. Overall, output of limestone for these end uses (i.e. building stone) is limited and therefore the Plan does not identify a specific provision rate. However, to support a continued supply of building stone, a site for building stone extraction is identified in Policy MIN6. Located within the LABS AoS, it is in line with the minerals spatial strategy. Proposals for limestone extraction will need to demonstrate compliance with relevant Local Plan policies.

#### **Policy MIN6 - Site-specific allocations for the extraction of building stone**

Proposals for the extraction of building stone at the following site will be permitted in accordance with other relevant Local Plan policies:

M5a Hooby Lane Quarry extension (yield unknown)

*Strategic objectives met:*

*15. Minerals resources*

*16. Mineral working and remediation*

9.61 A sufficient supply of limestone and clay is required to support Ketton Cement Works and meet its annual cement production rate of approximately 1.4Mt. Permitted limestone and clay reserves used in the manufacture of the cement at Ketton are sufficient to last until around the middle of the plan period.<sup>62</sup> The need for additional reserves is accounted for with the identification of the cement AoS, as it is understood to contain appropriate reserves to maintain a landbank of at least 15 years over the plan period. In addition, any increased demand can be accommodated by the (expanded) cement AoS area within the St George's Garden Community. In the event that a supply cannot be reasonably met from within the cement AoS or committed reserves; Policy MIN4 Development Criteria for Mineral Extraction enables sites to come forward where in line with relevant Local Plan policies.

9.62 A specific provision figure for brickclay is not identified. The existing permission for brickclay extraction at Little Casterton expires around the middle of the plan period and hence additional reserves may be required. Any new proposals for brickclay extraction will need to demonstrate they are in compliance with relevant Local Plan policies.

### **Safeguarding mineral allocations and commitments**

9.63 The designation of MSAs does not safeguard allocations for minerals development made through the Local Plan, or existing commitments for minerals development.

9.64 Existing sites and facilities for the storage, handling and processing of minerals and materials for concrete production as well as associated facilities for the transport of such materials form part of the infrastructure network that supports minerals development. Some sites can be of a relatively low value land use and may be vulnerable to redevelopment for other uses and so should be safeguarded from proposals for non-minerals development where appropriate.

### **Policy MIN7 - Safeguarding of minerals development**

To safeguard the provision to be delivered by the allocated and committed mineral extraction sites, proposals for non-minerals development:

- a) within an allocated site must demonstrate that the site is no longer required to support the delivery of the adopted provision rate and/or to maintain landbanks (with reference to the most recent Local Aggregate Assessment); or
- b) adjacent to an allocated or permitted site must demonstrate that the proposed development would not prevent or unreasonably restrict the future extraction of minerals from the allocated site.

In order to ensure that there is a sufficient supply of material to support current community and businesses and planned growth the following minerals development will be safeguarded unless proposals for non-minerals development can demonstrate that alternative provision in the vicinity can be made, or there is no longer a need for the facility at that location.

Minerals development to be safeguarded includes:

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<sup>62</sup> Figures cannot be published for confidentiality reasons.



- c) existing, planned and potential rail heads, rail links to quarries, wharfage and associated storage, handling and processing facilities for the bulk transport by rail or inland waterways of minerals, including recycled, secondary and marine-dredged materials; and
- d) existing, planned and potential sites for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material.

*Strategic objectives met:*

*15. Minerals resources*

*16. Mineral working and remediation*

*18. Safeguarding existing waste and mineral development*

## **Borrow pits**

9.65 Large quantities of aggregates or clay may be needed in association with major construction and engineering works, where the mineral resource exists within the local area it may be preferable to supply this need from a borrow pit rather than import the materials from further afield. The timeframe for extraction from the borrow pit should not exceed that of the associated construction or engineering works.

### **Policy MIN8 - Borrow Pits**

Permission will be granted for borrow pits where it can be demonstrated that:

- a. Extraction of mineral from the borrow pit constitutes the most appropriate supply option with reference to the type and quality of the mineral and proximity to other mineral extraction sites.
- b. The estimated size of the resource, and proposed extractive operations, is commensurate to the estimated needs of the associated construction or engineering works.
- c. The borrow pit is within close proximity to the associated works that it is intended to supply, and minimises the use of public highways in transporting the mineral.
- d. The proposal avoids and/or mitigates potentially adverse impacts to acceptable levels and is environmentally feasible.
- e. The site will be progressively restored to an acceptable condition and afteruse and completed as soon as possible following cessation of the associated works.
- f. Inert waste arising from the associated works should be used in restoration of the borrow pit where appropriate. The site will be progressively restoration to an acceptable condition and afteruse and completed as soon as possible following cessation of the associated works.

*Strategic objectives met:*

*15. Minerals resources*

*16. Mineral working and remediation*



## *17. Restoration of mineral works*

### **Other forms of minerals development**

9.66 Proposals for other forms of minerals development<sup>63</sup> will be required to be in compliance with relevant Local Plan policies and demonstrate that it is environmentally feasible with any potentially adverse impacts able to be avoided and/or mitigated to acceptable levels.

### **Policy MIN9 - Development criteria for other forms of minerals development**

Permission will be granted for other forms of minerals development where it can be demonstrated that the development complies with relevant Local Plan policies and avoids and/or mitigates potentially adverse impacts to acceptable levels.

*Strategic objectives met:*

*15. Minerals resources*

*16. Mineral working and remediation*

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<sup>63</sup> Other forms of minerals development include: facilities for the bulk transport (by rail, sea or inland waterways), handling and processing of minerals - including recycled, secondary and marine-dredged materials; facilities for the manufacture of concrete and concrete products; and the handling, processing and distribution of substitute, recycled and secondary aggregate material .

## **Spatial Strategy for Waste Management and Disposal**

9.67 The NPPF does not specifically address waste matters. Detailed waste planning policies are set out in the National Planning Policy for Waste (NPPW). The NPPW is to be read in conjunction with the NPPF, the National Waste Management Plan for England and National Policy Statements (NPS) for wastewater and hazardous waste.

9.68 Rutland is the Waste Planning Authority (WPA) for the administrative area of Rutland. In line with national policy, the Local Plan identifies the need for the management of waste streams throughout the plan period and plans for the provision of new capacity by identifying sufficient opportunities to meet the identified needs of Rutland. The Local Plan also sets out development criteria against which planning applications will be assessed.

9.69 All forms of development and activities produce waste. It is important in creating sustainable communities that waste management is incorporated into new development and that there is a social change towards recognising waste as a resource and where communities and businesses take more responsibility for the waste they produce.

9.70 It is estimated that Rutland produces just over 120,000 tonnes per annum (tpa) of various types of waste, including municipal (18%), commercial and industrial (20%), construction, demolition and excavation (61%) and hazardous (1%) as set out in Appendix 8. Rutland does not produce low-level radioactive waste (LLW) from the nuclear industry however a very small amount of LLW from the non-nuclear industry is produced from the Leicestershire-Rutland sub-region.

9.71 The majority of Rutland's waste is exported to surrounding counties where it is recycled, composted, or disposed of to landfill. Since 2014 a significant proportion (around 40%) of municipal waste, previously disposed of to landfill, has been diverted to an advanced treatment facility in Nottingham for recovery; this continues to occur. Limited advanced treatment of other waste streams has been reported (with the exception of thermal treatment of clinical wastes).

9.72 The amount of waste generated in Rutland is likely to increase over the plan period, estimated at 135,000 tonnes (t) by 2036, resulting in a capacity gap between current operational capacity and future requirements.

9.73 An assessment of the potential future requirements for facilities has demonstrated that there are opportunities in Rutland for increasing the current waste management capacity, particularly in relation to preparing for reuse and recycling, biological processing and advanced treatment.

9.74 There is a potential requirement for the following preliminary treatment facilities:

- a) one small-scale materials recycling facility, plus either additional capacity at the existing civic amenity sites or additional site(s) as required,
- b) one small to medium scale composting or anaerobic digestion facility, and
- c) one small-scale inert recycling/processing and/or soil treatment facility.

9.75 Given the number and scale of facilities, it is estimated that around three hectares of land is needed to accommodate this requirement.

9.76 The two existing civic amenity sites in Cottesmore and North Luffenham will be retained. Additional capacity for civic amenity sites will be provided either through an extension to existing sites, a new site near Oakham and where required new site(s) associated with areas of significant development.

9.77 The operational capacity for large preliminary and advanced treatment facilities cannot be sustained from waste arisings from within Rutland alone. Over the mid to long-term of the plan period the development of a small-scale advanced treatment facility may become viable. Such development is likely to be more viable within Rutland where the treatment capacity forms an ancillary activity to industrial operations. As such co-location of facilities for advanced treatment with industrial operations where the output(s) are able to be utilised as an alternative fuel or for energy generation is supported. There may be the potential for treatment capacity to be increased through the use of alternative fuels at the nationally significant Ketton Cement Works<sup>64</sup>.

9.78 Until such a facility is provided, it is likely that the exporting of waste to surrounding counties for treatment will continue and that amounts will increase in line with meeting waste management targets.

9.79 Regional self-sufficiency will be promoted through sustainable patterns of waste movements in relation to urban areas in neighbouring counties. In line with government policy, the need for additional waste management capacity of more than local significance has been taken into account. This involved strategic waste movements being identified and the Council engaging with WPAs accommodating facilities that receive such wastes (originating from Rutland) in line with the Duty to Co-operate. As a result, no strategic matters were identified regarding continuation of such waste movements. The County recognises the importance of cross-boundary movements and will continue to co-operate with relevant WPAs to address strategic matters and facilitate the continuation of such arrangements.

9.80 Waste related development will be predominantly focused in Oakham, Uppingham, new garden community and the Local Service Centres in line with the spatial strategy. This will maximise the use of existing infrastructure networks and facilitate communities and businesses taking greater responsibility for their waste. Waste developments should be co-located together and with complementary activities, for example within industrial areas or integrated with new residential and commercial development.

9.81 Development on the edge of Stamford, large redevelopments, or other similar proposals would be considered where consistent with the role of the locale in accordance with spatial strategy and hierarchy. Facilities in these areas should deal with the waste generated from identified urban areas or the redevelopment and on-

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<sup>64</sup> Ketton cement works (Hanson) is permitted to utilise alternative fuels, which includes waste materials. The cement industry had previously agreed to a target of 30% replacement of fossil fuels by alternatives by 2015 under the Environment Agency Cement Sector Plan.

going use of such establishments. The co-location of waste management facilities together and with complementary activities is supported.

9.82 In other areas, including the countryside, redundant agricultural and forestry buildings and their curtilages may also provide suitable opportunities for preliminary treatment - in particular for the management of agricultural wastes or where a rural location is more appropriate due to the nature of operations or the relationship with rural activities, for example composting and anaerobic digestion.

9.83 Facilities for inert recycling should be directed towards industrial sites and where associated with the re-use of previously development land such as existing waste sites, as an ancillary activity on existing mineral extraction sites or disused railheads and wharves. Where a site is subject to redevelopment, there may be an opportunity to accommodate temporary plant: however the operational life would be limited to that of the redevelopment.

9.84 The deposit of inert waste to land should be directed towards permitted mineral extraction sites in order to facilitate restoration. The deposit of inert waste to land for the purpose of engineering works, agricultural improvement or land reclamation should demonstrate that the proposal would not divert significant amounts of inert waste material from mineral sites and would not prejudice restoration of mineral extraction sites. The deposition of inert waste to land may also constitute recovery in some cases (where in compliance with Environmental Permitting Regulations), in particular where associated with the restoration of permitted mineral extraction sites.

9.85 There are currently no operational non-hazardous landfill<sup>65</sup> sites within Rutland. The County is not considered appropriate as an area to accommodate a new landfill site. The exporting of waste to surrounding counties for disposal to landfill will continue but the amount of waste requiring disposal is anticipated to reduce as the capacity of other forms of waste management increases.

9.86 There are currently no facilities for the management or disposal of hazardous and radioactive wastes within Rutland. The County does not produce substantial quantities of these waste materials and is not considered an appropriate location for such facilities.

9.87 The location of waste related development should be in accordance with the spatial strategy and with allocations identified in PolicyWST3 and set out in Figure 6.

## **Policy WST1**

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<sup>65</sup> Non-hazardous landfill does not include inert landfill/recovery operations or hazardous landfill (i.e. Grange Top Quarry landfill site, used to dispose of cement kiln bypass dust produced from the Ketton cement works).

### Waste management capacity requirements

The development of a sustainable waste management network for Rutland will be supported through the recognition of waste as a resource and will involve the provision of facilities to meet the indicative waste management capacities. Waste development within the county will focus on the provision of preliminary and supporting facilities. Rutland is not considered an appropriate location for large-scale advanced treatment facilities, unless the facility would form an ancillary activity to industrial operations where the waste would be utilised as an alternative fuel source.

The indicative waste management capacity requirements up to 2036 include:

- a) Preparing for reuse and recycling capacity of 16,000 tonnes per annum (tpa), plus an additional 500tpa for civic amenity facilities,
- b) Biological processing capacity of 11,000tpa,
- c) Inert recycling and/or soil treatment of 16,000tpa, and
- d) Advanced treatment of 29,000tpa.

### Waste management spatial strategy

Within Rutland facilities to meet the indicative waste management capacity requirements should be focussed at Oakham, Uppingham, the new garden community and the Local Service Centres. Within these areas waste development should be located within industrial areas or integrated with new residential and commercial development, and be of an appropriate scale. Co-location of facilities for advanced treatment with industrial operations where the output(s) are able to be utilised as an alternative fuel or for energy generation is supported.

In other areas, including the countryside, the development of preliminary treatment facilities should be linked to the management of agricultural wastes, or where a rural location is more appropriate due to the nature of operations or the relationship with rural activities. Within these areas, preference would be for the use of redundant agricultural and forestry buildings and their curtilages.

Industrial sites and brownfield land including existing minerals and waste sites, disused railheads and wharves are appropriate, in principle, to accommodate inert recycling facilities. At locations that are only temporarily in use, only temporary facilities will be permitted.

Development on the edge of Stamford, large redevelopments and other similar proposals would be considered where consistent with their role and relevant Local Plan policies.

The current role of the Ketton cement works, being a nationally significant facility for the use of alternative fuels, is to be maintained.

### Waste disposal capacity requirements and strategy

The estimated inert disposal/recovery capacity requirement up to 2036 is 31,000tpa. The deposit of inert waste to land should be directed towards permitted mineral

extraction sites to facilitate restoration; however inert fill could be permitted for agricultural improvement or other purposes as long as it could be demonstrated that it would not prejudice restoration of any mineral extraction sites (existing and allocated).

Rutland is not considered an appropriate location for non-hazardous disposal facilities. Although disposal forms the least desirable solution, it is important to note that there will still be a requirement for disposal. The estimated non-hazardous disposal capacity requirement up to 2036 includes 13,000tpa for non-hazardous waste, as well as an additional 4,000tpa of residual waste materials.

#### Hazardous waste

Rutland is not considered an appropriate location for hazardous waste management and disposal facilities. The estimated requirement for hazardous waste management up to 2036 includes: recycling capacity of approximately 1,500tpa; treatment capacity of less than 500tpa; and hazardous waste disposal (landfill) capacity of less than 500tpa.

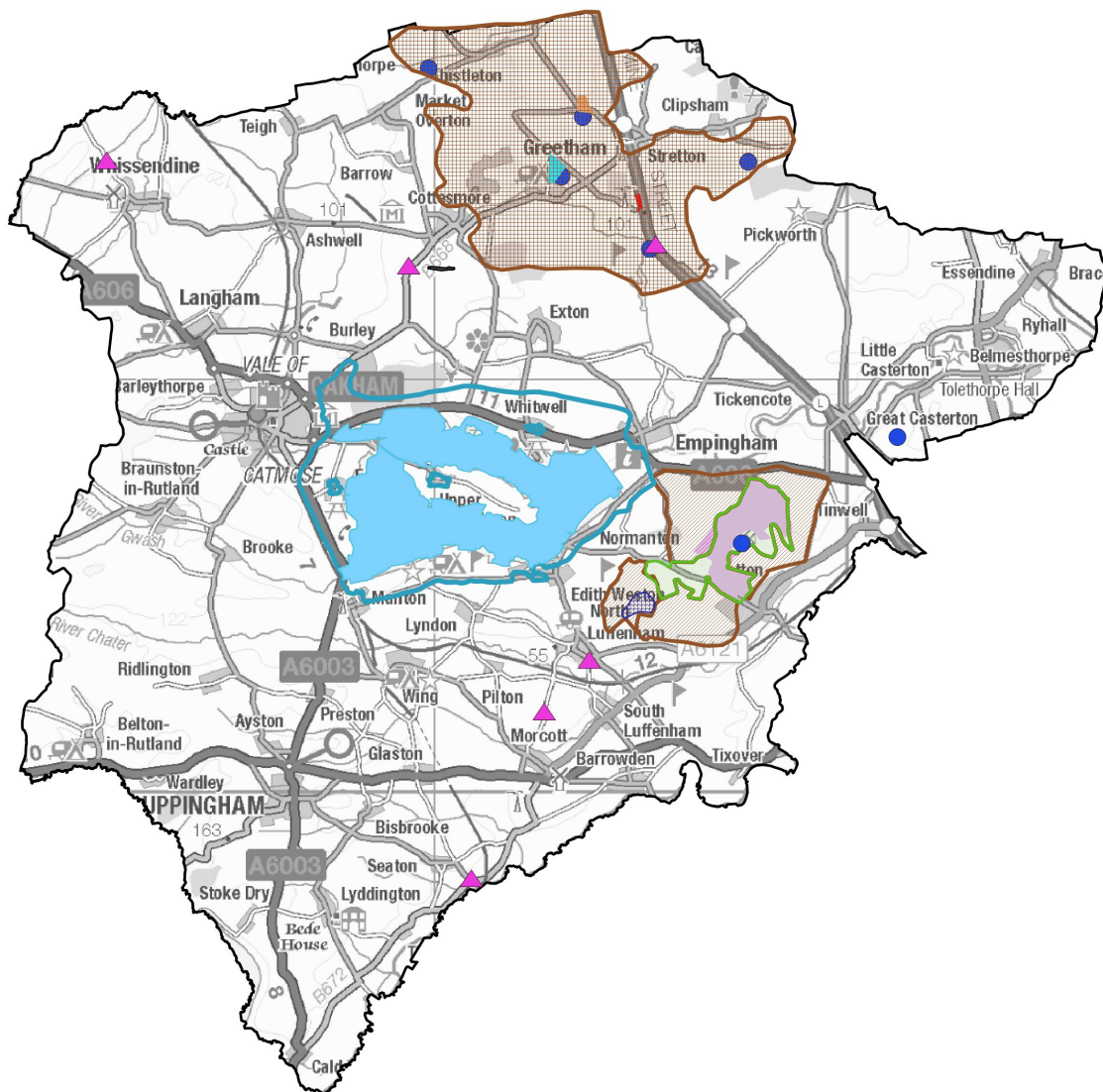
#### Radioactive waste management and disposal

Rutland is not considered an appropriate location for radioactive waste management or disposal facilities. Proposals for facilities for the management or disposal of radioactive waste should demonstrate how the proposal forms the most appropriate management option and enables waste to be managed or disposed of in the nearest appropriate installation, in addition to addressing the development criteria set out in WST2.

*Strategic objectives met:*

*14: Resources, waste and climate change*

**Figure 6 Proposed allocations for waste management disposal**



- Rutland Water
- ▬ Boundary of Rutland Water Area as defined in the Rutland Local Plan
- Quarry locations
- ▲ Waste locations
- Ketton consented extraction area
- Area of Search (AoS) for limestone for aggregates and building stone (LABS)
- Area of search (AoS) for cement primary & secondary materials (limestone & clay)
- St Georges Listed Buildings Zone

#### Proposed allocations for waste management and disposal

- Preliminary waste treatment facility:  
W1 - Cottesmore, Burley Road
- Preliminary waste treatment facility:  
W2 - Greetham, Wood Lane
- Inert disposal:  
W3 - Ketton, Ketco Avenue

#### Proposed allocations for minerals extraction

- Crushed rock extraction:  
M1 Greetham Quarry North West Extension
- Building stone extraction:  
M2 Hooby Lane Quarry Extension

## Waste-Related Development

9.88 The overall approach, including the spatial strategy, for waste management and disposal is set out through Policy WST1 (Waste management and disposal).



Specific sites for such development are allocated in this Plan. Whilst a site may be allocated for waste development, it will still require a planning application to be submitted and assessed against the development plan and other relevant policies.

9.89 Development criteria provide clear guidance on how applications for waste-related development will be decided including planning considerations and requirements. In this manner the development criteria provide clarity for both the community and industry. The development criteria for waste-related development are applicable to both allocated and unallocated sites.

9.90 Waste-related development has the potential to have an adverse impact on the receiving environment. Although some impacts may be similar to those resulting from other forms of development, such as industrial land use, others are specific to waste-related development (and vary dependant on the type of facility). It is important that potentially adverse impacts are identified and appropriate measures put in place in order to avoid and/or minimise such impacts to an acceptable level, for example air filtration systems, separation areas, bunding, acoustic screening and strategic site layout (including site access and roads)<sup>66</sup>.

#### **Policy WST2 - Waste-related development**

Waste-related development will be acceptable in principle where it:

- a) Is located on an allocated site or is co-located with complementary activities within the new garden community;
- b) Supports the spatial strategy for waste management and disposal, facilitates the delivery of Rutland's capacity requirements and, in doing so, identifies the type(s) and origin of waste intended to be received on-site as well as the destination of outputs;
- c) Enables communities and businesses to take more responsibility for their own waste and supports the management and disposal of waste in line with the proximity principle;
- d) Is compatible with the waste hierarchy and includes the re-use of energy, heat and residues where possible;
- e) Will not result in unacceptable adverse impacts in relation to water quality and resources, flood risk, land instability, landscape and visual impacts, nature conservation, historic environment, traffic and access, air emissions (including dust), odours, bio aerosols, vermin and birds, noise, light, vibration, litter, potential land use conflict, amenity and cumulative impact(s);
- f) Ensures restoration of sites (in particular temporary facilities) as soon as possible after cessation of operations to an acceptable condition and to a stable landform.
- g) Specific to proposals for extensions to existing sewage treatment works (STWs) or new STWs, the increased capacity is required to support sustainable development, operations do not have unacceptable impacts and the scale of development reflects the role of the location with respect to the settlement hierarchy.

Proposals for waste-related development must identify and determine the nature and extent of potentially adverse impacts likely to result from the development. Where

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<sup>66</sup> This is not an exhaustive list of mitigation measures, each site will need to be looked at on a site-by-site basis to judge what mitigation measures will be required.



potentially adverse impacts are likely to occur appropriate mitigation measures are to be identified in order to avoid and/or minimise impacts to an acceptable level. Where applicable a site-specific management plan should be developed to ensure the implementation and maintenance of such measures throughout construction, operation, decommissioning and restoration works.

*Strategic objectives met:*

*14. Resources, waste and climate change.*

*18. Safeguarding existing waste and mineral development*

## **Sites for Waste Management**

9.91 The type and number of waste management facilities required to meet Rutland's needs up to 2036 are outlined in Policy WST3 (Waste management and disposal), which identifies opportunities in Rutland for increasing capacity for preparing for reuse and recycling, biological processing and advanced treatment. Regarding advanced treatment there is a preference for co-location with industrial operations where the waste use forms an ancillary activity. It is estimated that around three facilities will be required to deliver the additional capacity requirements for preparing for reuse and recycling, and biological processing.

9.92 Such capacity could be met through (where appropriate) development of new sites, extensions to existing sites, or multiple (complementary) facilities located on one site. Identifying all of the sites required throughout the plan period may be seen as too rigid as this may not reflect advancements in waste management technologies and changes in industry interest, and may result in viable unallocated sites being rejected (which may in fact be more suitable to accommodate such a use). As such it is necessary to allocate sites for the development of these facilities, but there must also be some flexibility throughout the plan period.

9.93 The plan allocates three sites for waste management at Cottesmore, Greetham and Ketton. The allocations have been identified based on the form of the proposed development, an assessment of environmental, social and economic constraints, planning policy considerations and consultation responses, in accordance with the site appraisal process. This approach has the advantage of providing a degree of certainty to the waste industry and public. In addition the development of an appropriate site for waste management, co-located with complementary activities within the new garden community would also be considered acceptable in principle.

9.94 Although the broad role of sites allocated for waste-related development has been identified the allocations have been kept technology neutral. Again, this is because we need to maintain flexibility throughout the plan period.

9.95 The allocation of the site W3 is for the deposit of inert waste to land for the purpose of infilling voids resulting from mineral extraction (such operations may be classed as inert recovery). This supports the long-term restoration outcomes of the site. The deposit of inert waste to land should be of a scale that is in accordance with the estimated inert disposal/recovery capacity requirement set out through Policy WST3 (Waste management and disposal), being 31,000tpa, but will, in any event, depend upon a more detailed assessment of its impacts and benefits of

restoration, when a planning application is made. The south-western section of the site is within the Ketton Quarries SSSI. A geology trail is associated with the SSSI and shows some of the exposures in parts of the old quarry workings. In line with maximising beneficial outcomes, development of the site should protect the interests for which the SSSI was designated, preserve the geology trail and seek to enhance these where possible through the restoration objectives and outcomes.

9.96 Both the Cottesmore (W1) and Greetham (W2) sites have been identified as being appropriate to accommodate preliminary treatment facilities, for example in-vessel/open windrow composting, materials recovery/recycling facility, inert recycling/processing, waste transfer station, or (for W1 only) anaerobic digestion. Site W1 (Cottesmore) received planning permission for a waste transfer and bulking facility in November 2012.

### **Policy WST3 - Sites for waste management and disposal**

The following sites in Rutland are allocated for waste management and disposal as shown on the policies map:

Preliminary treatment facilities

W1 - Cottesmore, Burley Road

W2 - Greetham, Wood Lane

Deposit of inert waste to land (inert disposal/recovery)

W3 - Ketton, Ketco Avenue

Preference will be given to proposals for waste management and inert disposal/recovery in accordance with the locations set out above.

For proposals for waste development on unallocated sites, preference will be given to industrial and employment sites and the re-use of previously developed land in line with the spatial strategy for waste management and disposal as set out in Policy WST1 (Waste management and disposal).

Proposals for waste development on both allocated and unallocated sites must address the development criteria set out in SP28 (Waste-related development).

To safeguard the capacity to be delivered by the allocated sites, proposals for non-waste development:

- a) within an allocated site must demonstrate that the site is no longer required to support the delivery of the indicative capacity requirements; or
- b) adjacent to an allocated site must demonstrate that the proposed development would not prevent or unreasonably restrict the use of that site for waste management / disposal purposes.

*Plan objectives met:*

1. *Site specific locations for development*  
7. *Strong and diverse economy*  
14. *Resources, waste and climate change.*

## **Land Use Conflict Affecting Minerals and Waste Development**

9.97 The encroachment of incompatible development on waste and mineral related development can result in land-use conflict, potentially adversely affecting the continued operation of the facility or prejudice the use of the site as well as resulting in adverse impacts (e.g. odour, dust, noise, etc.) on the proposed development. Proposals for incompatible development within 500m of minerals related development, 250m of waste related development and 400m of sewage treatment works may require a site-specific assessment to determine the potential for adverse impacts and identify mitigation measures to avoid and/or minimise impacts on both the proposed development and existing waste or mineral related development. The Council may advise that development should not be permitted if it would constrain the effective operation of existing or allocated sites for waste and mineral related development.

9.98 Safeguarding of existing waste and minerals related development is set out in Policy MIN7. Allocations for waste and minerals related development are safeguarded under Policies MIN5, MIN 6 and WST3.

## **Restoration and Aftercare**

9.99 Minerals are finite resources and as such mineral extraction is of a temporary nature. Restoration schemes should seek to provide high quality restoration outcomes and aftercare, including provisions for on-going management and maintenance where necessary, with restoration being undertaken in a progressive manner to ensure that land is reclaimed at the earliest opportunity to an acceptable and stable landform.

9.100 Historically, the emphasis in Rutland was to restore quarries to agricultural use however today there are a wide range of other beneficial restoration after-uses that can be achieved and that should be considered including:

- agriculture, or another form that supports the safeguarding the long-term potential of best and most versatile agricultural land and conserving soil resources,
- geodiversity,
- biodiversity and nature conservation,
- native woodland,
- forestry,
- water conservation and flood management measures<sup>67</sup> (e.g. flood attenuation),
- green infrastructure and recreation uses,
- historic environment conservation and/or enhancement,
- environmental educational, and
- economic development.

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<sup>67</sup> Pre-extraction run-off rates should not be increased through restoration schemes and where possible run-off levels should be reduced.

9.101 The after-use(s) must not take precedent over the need to protect the environment or maintain existing environmental assets (including heritage assets).

9.102 Sites should be restored in a sensitive manner that is sympathetic to the landscape character of the area and will enhance the site. The existing characteristics of the site (such as the agricultural value of the land prior to extraction, underlying geology, hydrology, topography), ecological linkages, green infrastructure networks, setting within the local and wider landscape and built environment, together with the needs and requirements of the local community, will need to be taken into account when considering the most appropriate restoration after-use(s). Sites that sit within an area subject to a masterplan (e.g. new garden community) should be restored in a manner that reflects the desired outcomes of the masterplan.

9.103 Where mineral extraction occurs on land identified as best and most versatile agricultural land, it is not necessarily predetermined that the site be restored back to agricultural use, but it is important that the land is restored (and as part of the long term aftercare) to a condition where it retains its longer term capability and retains a high quality resource for the future.

9.104 Mixed-use restoration schemes can maximise beneficial outcomes and are encouraged. For example, where sites are restored to agricultural use opportunities for increasing the biodiversity value of the land should be incorporated, for example field margins, hedgerows, ponds, beetle banks and small woodlands. Careful management and monitoring may be required where there is potential for conflict arising from the proposed uses e.g. recreational and nature conservation uses.

9.105 The restoration of mineral extraction sites should provide a net-gain in biodiversity. Where appropriate restoration should contribute towards the aims of the Leicester, Leicestershire and Rutland Biodiversity Action Plan (LLRBAP), creation and management of BAP priority habitats, priority species conservation, and objectives of the Lincolnshire and Rutland Limestone Strategy.

9.106 Restoration of mineral extraction sites may also provide opportunities to create features that can facilitate adaptation to the effects of climate change and/or help mitigate the impacts such as flood management measures (e.g. sustainable drainage systems and flood attenuation), creation of carbon sinks, enhancing ecological networks to facilitate species adaptation and movement, etc.

9.107 Restoration schemes incorporating large areas of open water or types of wetland habitat have the potential to attract large and flocking bird species increasing the potential threat of birdstrike to air traffic. Ministry of Defence (MoD) aerodromes are protected against heightened birdstrike risk within statutory birdstrike safeguarding zones. These identify a circular consultation zone radiating eight miles around aerodromes in which the MoD is consulted upon the development of mineral works and other forms of development that may create an attractant to birds. Rutland is covered by the statutory birdstrike safeguarding zones that protect the main operational bases of Kendrew Barracks (previously RAF Cottesmore) and RAF Wittering. Restoration schemes within these zones should be designed to ensure that take account of aviation safety.

9.108 Planning applications for mineral extraction must include a restoration scheme that demonstrates that the overall objectives of the scheme are practically achievable, including: identification of restoration outcomes and afteruse(s); evidence to layout and design plans as necessary; details of how restoration is to be achieved; key stages / phasing and timeframes of the restoration works; where the land is agricultural land, an assessment of the agricultural land classification grade; a landscape strategy; and an aftercare programme including where appropriate measures for long-term management, including monitoring. Site-specific assessments (such as landscape character, environmental capacity, ecological networks, flood risk, etc.) may also be required to accompany the restoration scheme. In order to achieve beneficial ecological outcomes landowners and operators may be required to enter into a legal agreement to undertake prescribed aftercare beyond the 5 year statutory period where necessary.

9.109 Temporary waste development is also expected to comply with Policy Min10 (Restoration and aftercare), in particular land raising or landfill sites are to be restored to a beneficial after-use and stable landform at the earliest opportunity and to high environmental standards.

#### **Policy MIN10 - Restoration and aftercare**

All minerals and waste development must include a restoration scheme to secure delivery of high quality restoration and aftercare, including provisions for ongoing management and maintenance where necessary. Restoration should be undertaken in a progressive manner, provide a net-gain in biodiversity and be sympathetic to the local landscape character and wider setting of the site (having regard to the Rutland Landscape Character Assessment). After-use will be determined in relation to the existing characteristics of the site, land-use context, surrounding environment and requirements of the local community.

Where appropriate, the following after-uses should be supported through the restoration scheme:

- a) Agriculture or another form that supports the safeguarding the long-term potential of best and most versatile agricultural land and conserving soil resources.
- b) Geodiversity, biodiversity and nature conservation (including native woodland) with regards to the Leicester, Leicestershire and Rutland BAP and / or objectives of the Lincolnshire and Rutland Limestone Strategy.
- c) Water conservation and flood management.
- d) Historic environment conservation and/or enhancement.
- e) Recreation.
- f) Where the site forms part of the Garden Community, restoration should reflect the desired outcomes of the approved masterplan

Where relevant, the restoration and aftercare of mineral sites should also seek to meet the following planning objectives:

- g) Create community benefits such as improving public access to the Countryside, recreational facilities, green infrastructure and environmental education.
- h) Ensuring that sites within aerodrome safeguarding zones take account of aviation safety.

- i) Provision of climate change mitigation measures and / or facilitate adaptation to its effects.

Where fully in accordance with relevant Local Plan policies the restoration of sites for economic purposes will be supported where coupled with a secondary after-use

*Strategic objectives met:*

*14. Resources, waste and climate change.*

*18. Safeguarding existing waste and mineral development*

## **10. Implementation and Monitoring Framework**

### **Implementing the Plan**

10.1 The policies and proposals in the Local Plan are key to the delivery of the Vision and Objectives. However it is important to recognise that other factors and processes will also influence this, including other organisation's plans and strategies and investment by the public, private and voluntary sectors, individuals and businesses.

10.2 The development management process is the key way in which the Local Plan policies will be implemented. Paragraph 47 of the NPPF reinforces the primacy of the Development Plan in the determination of planning applications. The Development Plan includes the National Planning Policy Framework (NPPF), the Local Plan, any other relevant Development Plan Document (DPD), and Neighbourhood Plans. Supplementary Planning Documents (SPD) and other material considerations will also be taken into account where relevant.

10.3 The Local Plan will have an important role in influencing investment decisions. Ultimately it is the investment of individuals, developers, businesses, residents and other organisations which deliver new development, economic growth and implement many of the Local Plan's policies. It is therefore important that the Local Plan provides clarity about what is required to deliver growth in a sustainable way, and which benefits the wider community.

10.4 This Local Plan has been prepared alongside an Infrastructure Delivery Plan (IDP) which has been updated in 2019 to support the pre-submission Local Plan. The IDP identifies the infrastructure required to sustainably meet the level of growth proposed in the Local Plan over the plan period. The IDP collates the short and longer term plans of the various infrastructure providers into a single document and allows consideration to be given to the overall scale of infrastructure requirements. The updated IDP includes an infrastructure list which identifies the key infrastructure needed to support the growth proposals included in the Local Plan. This will be used by the Council to consider the prioritisation of funding from CIL towards necessary and desirable infrastructure.

10.5 A variety of agencies will be responsible for delivering the infrastructure identified, however the report demonstrates that work is well underway by service providers to identify future requirements and deliver infrastructure requirement to enable development over the plan period. The overall context for public funding in recent years has been one of reducing budgets and an increased reliance on competitive funding and the private sector to deliver services and new infrastructure. At the same time the ability of development to contribute to infrastructure can be limited by viability constraints.

10.6 Rutland County Council has adopted a Community Infrastructure Levy (CIL) which will be used to fund critical infrastructure improvements. Where appropriate, on-site Section 106 contributions to specific on-site infrastructure will be payable by developers. Contributions payable by CIL and Section 106 will be in addition to any normal development costs payable by developers to any utility company or other statutory authority. The Council will continue to work with partners to ensure that

infrastructure is in place at the right time to support the growth set out in this Local Plan.

## Site Specific Policies

10.7 The sites which have been identified for development in this Local Plan are considered to be the most appropriate for allocation following a three stage site selection process. This process includes an initial assessment through the Strategic Housing and Economic Land Availability Assessment (SHELAA) of sites against national and international designations and the spatial strategy set out in this plan, and an assessment through the Sustainability Appraisal (SA/SEA) of sites against map based designations and constraints. These two assessments provided a shortlist of sites which have been assessed in detail with consideration given to the detailed nature of designations, constraints and site features and information contained within evidence reports. Alongside this consideration has been given to information about the availability and deliverability of sites and the application of planning judgement to determine which sites are considered to offer the greatest sustainability benefits, have the least impact and ensure that the development needs for the County can be met during the plan period.

10.8 The site assessment process includes considerations such as the scale of development, access, and impacts on highways, landscape, ecology, heritage assets and flooding. Potential adverse impacts of development of the site have been considered through the site assessment process. Where potential adverse impacts have been identified, it is considered that these are not insurmountable and could be mitigated. Further assessment of these issues will be undertaken as part of the planning application process if required at this stage.

10.9 The site assessment process has been used to inform the detailed development principles which are included in the following site specific policies. These policies should be used to guide the preparation and determination of the proposals for the allocated sites. These development requirements must be addressed by the development proposal to ensure that known constraints are appropriately responded to in a way which delivers a high quality design and provides the best scheme for that particular site. The following site specific policies have therefore been prepared and should be read in addition to the more general policies included in the previous chapters in this plan.

### Oakham and Barleythorpe

H1.1	Former allotments on Brooke Road, Oakham	OAK/12
Indicative capacity 40 12 affordable homes / 28 market homes		
The proposed development should be designed to incorporate the following key principles within the layout: a) mitigation of any potential impact of the development on nearby heritage assets and their setting; b) use the existing character of the site as a design cue for any new		



development by retaining and enhancing tree cover and hedgerows within the site.

- c) provide design solutions to retain the existing high biodiversity value of the site and demonstrate how the development will contribute towards delivering net biodiversity gain;
- d) make appropriate provision for surface water management systems which will ensure that greenfield run-off rates are maintained once the site is developed;
- e) provide safe, direct and convenient highway, footway and cycleway connections through the site and connecting it to the town centre and other key destinations;
- f) ensure appropriate access solution and highway mitigation measures are provided;
- g) provides an appropriate mix of housing choices which reflect the mix set out in most up to date SHMA including 30% of the site capacity as affordable homes (a target of 12 homes);
- h) Ensure that the open aspect of the site frontage to Brooke Road is maintained to reflect the designation of this part of the site as an Important Open Area;
- i) Provision of an on-site LAP
- j) avoid development of land within Flood Zone 2 adjacent to the brook
- k) Design into the development appropriate noise mitigation measures to address issues arising from the proximity of the site to the railway line.

An application should be accompanied by the following evidence/surveys which include, where appropriate, evidence that the necessary mitigation measures have been planned into the design and layout of the development:

- l) hedgerow and habitat survey;
- m) noise survey;
- n) air quality assessment;
- o) traffic Assessment.
- p) Flood risk assessment

H1.2	Land west of Uppingham Road, Oakham	OAK/05
<p>Indicative capacity 73 21 affordable homes / 52 market homes</p> <p>The proposed development should be designed to incorporate the following key principles within the layout:</p> <ul style="list-style-type: none"> <li>a) respond sensitively to development on the northern boundary, ensuring that the outlook from the existing development is preserved;</li> <li>b) reflect the existing character of the approach to the town from the south and continue the line of mature trees fronting Uppingham Road;</li> <li>c) be mindful of views from the farm access to the south of the site to ensure that an attractive outlook is created;</li> </ul>		

- d) make appropriate provision for surface water management systems, including on site SUDS which will ensure that greenfield run-off rates are maintained once the site is developed;
- e) Creation of a public footpath to the east of the site to allow for easy access to Oakham Town.
- q) provide safe, direct and convenient highway, footway and cycleway connections through the site and connecting it to the adjacent residential area, the town centre and other key destinations, including crossing provision;
- f) provides an appropriate mix of housing choices which reflect the mix set out in most up to date SHMA including 30% of the site capacity as affordable homes (a target of 21 homes);
- g) provision of an on-site LAP
- h) demonstrate how the development will contribute towards delivering net biodiversity gain.

An application should be accompanied by the following evidence/surveys which include, where appropriate, evidence that the necessary mitigation measures have been planned into the design and layout of the development:

- hedgerow survey;
- badger survey;
- Great Crested Newt Survey
- consultation with Natural England to consider the potential impact of development on the Rutland Water RAMSAR site;
- archaeological survey (desk based and field assessment);
- agricultural land value assessment
- noise survey;

H1.3	Land off Burley Road, Oakham	OAK/13a
<p>Indicative capacity 200 60 affordable homes / 140 market homes</p> <p>A single comprehensive proposal will be expected for the whole site.</p> <p>The proposed development should be designed to incorporate all of the following key principles within the layout:</p> <ul style="list-style-type: none"> <li>a) strengthen existing boundary features and provide significant structural landscaping and planting as well as open space to the northern boundary and north western part of the site to reduce the impact of this part of the site on the landscape;</li> <li>b) design and orientate new buildings on the site in a way which retains and responds positively to key views out of the town and up towards Burley;</li> <li>c) make appropriate provision for surface water management systems, including SUDs which will ensure that greenfield run-off rates are maintained once the site is developed;</li> <li>d) provide safe, direct and convenient footway and cycleway connections through the site, and to the town centre;</li> <li>e) ensure safe and direct pedestrian and cycle routes which follow desire</li> </ul>		

- lines, between existing residential areas to the west, the town centre, to existing cycle routes and crossings along Burley Park Way and Burley Road and other key destinations;
- f) improve the pedestrian and cycle environment around the Co-op site, ensuring direct and safe routes to this retail site;
  - g) align development with prominent views, including views to the church and key navigational features within the site;
  - h) provide safe and convenient access to the site utilising Burley Road. Ashwell Road should not be used for vehicular access other than for emergency vehicles;
  - i) provides an appropriate mix of housing choices which reflect the mix set out in most up to date SHMA including 30% of the site capacity as affordable homes (a target of 60 homes);
  - j) provides appropriate green infrastructure and landscaping incorporating different types of open space, play and recreation facilities;
  - k) Provision of an onsite LEAP and allotments; and
  - l) demonstrate how the development will contribute towards delivering net biodiversity gain.

An application should be accompanied by the following evidence/surveys which include, where appropriate, evidence that the necessary mitigation measures have been planned into the design and layout of the development:

- hedgerow, badger and phase 1 habitat surveys
- archaeological survey (desk based and field assessment)
- consultation with Natural England to consider the potential impact of development on the Rutland Water RAMSAR site
- archaeological survey (desk based and field assessment)
- heritage Impact Assessment
- traffic Assessment

H1.4	Land south of Braunston Road, Oakham	OAK/16
<p>Indicative capacity 61 19 Affordable homes / 43 market homes</p> <p>The proposed development should be designed to incorporate all of the following key principles within the layout:</p> <ul style="list-style-type: none"> <li>a) Provide significant landscape buffer to the western boundary to soften the approach to the town, development here should front onto the boundary;</li> <li>b) Set back development at the northern boundary which fronts onto Braunston Road to reflect the building line of existing properties, and to allow the retention of the existing hedgerow and ditch;</li> <li>c) On eastern boundary development should front onto the existing unofficial footpath and be set back to create a green corridor to the nature reserve;</li> <li>d) Enhance existing hedgerow to the southern boundary adjacent to the nature reserve, and set development back from the nature reserve;</li> </ul>		

- e) make appropriate provision for surface water management systems, including SUDs and ensure that development does not increase flows to surrounding ditches which should be cleared and maintained by the development;
- f) consideration should be given to moving the 30mph limit area back to be level with the western boundary to ensure speeds are safe at site access and 60mph visibility splays aren't required for the site entrance;
- g) provide safe, direct and convenient footway and cycleway connections through the site, and to the town centre;
- h) extend the footpath along Bruanston Road by providing a new paved 2m path within the site away from the road ditch;
- i) overhead 132KV power cables crossing the site should be undergrounded and an appropriate easement retained;
- j) provides an appropriate mix of housing choices which reflect the mix set out in most up to date SHMA including 30% of the site capacity as affordable homes (a target of 60 homes);
- k) provides appropriate green infrastructure and landscaping incorporating different types of open space, play and recreation facilities including the provision on site of a LAP; and
- l) enhance the existing hedgerow and add native trees to enhance biodiversity and demonstrate how the development will contribute towards delivering net biodiversity gain.

An application should be accompanied by the following evidence/surveys which include, where appropriate, evidence that the necessary mitigation measures have been planned into the design and layout of the development:

- Great Crested Newt and phase 1 habitat surveys
- traffic Assessment

H1.5	Land off Main Street Barleythorpe	BAE/04
<p>Indicative capacity 8 2 Affordable homes / 6 market homes</p> <p>The proposed development should be designed to incorporate all of the following key principles within the layout:</p> <ul style="list-style-type: none"> <li>a) respond sensitively to its surroundings, in particular ensure that development does not have a detrimental impact on the amenity of neighbouring properties;</li> <li>b) designed to preserve and enhance the setting of the conservation area and designated heritage assets (particular No.s 34, 36 and 38 Main Street) and non-designated heritage assets;</li> <li>c) retain existing boundary walls and reflect the strong heritage character of its setting;</li> <li>d) take account of mature trees close to the boundary and assess those within the site to ensure their root protection areas remain free from development;</li> </ul>		

- r) make appropriate provision for surface water management;
- s) the new access should provide a heritage focussed street design solution and materials
- t) provide safe, direct and convenient footway and cycleway connections to the town centre and other local key destinations;
- u) ensure appropriate access solution and highway mitigation measures are provided;
- e) provides an appropriate mix of housing choices which reflect the mix set out in most up to date SHMA including 30% of the site capacity as affordable homes (a target of 2 homes).
- f) enhance biodiversity and demonstrate how the development will contribute towards delivering net biodiversity gain.

An application should be accompanied by the following evidence/surveys which include, where appropriate, evidence that the necessary mitigation measures have been planned into the design and layout of the development:

- assessment of impact of development on heritage assets on and around the site

### Local Service Centres

H1.7	Land off Main Street, Cottesmore	COT/01
<p>Indicative capacity 8 2 Affordable homes / 6 market homes</p> <p>The proposed development should be designed to incorporate all of the following key principles within the layout:</p> <ul style="list-style-type: none"> <li>a) respond sensitively to its surroundings, in particular ensure that development does not have a detrimental impact on the amenity of neighbouring properties;</li> <li>b) designed to preserve and enhance the setting of the conservation area and nearby heritage assets, including listed buildings and archaeological features;</li> <li>c) make appropriate provision for surface water management;</li> <li>d) create a footpath connection between the PROW along the southern boundary to the park to the east of the site;</li> <li>e) provide safe, direct and convenient footway and cycleway connections to the village centre and other local key destinations;</li> <li>f) ensure appropriate access solution via an adoptable road with appropriate highway mitigation measures (this will restrict the site capacity to a maximum of 8 dwellings), this access solution must be designed to respond sensitively to the special character of the wide green verge and trees within this part of the village;</li> <li>g) retain existing trees and hedgerow along boundaries and layout development to respond positively to them. The hedgerow to the southern boundary provides an important wildlife corridor which should be enhanced to support opportunities for net biodiversity gain;</li> <li>h) development will need to take respond to and mitigate the effect of the nearby floodlights on residential amenity;</li> <li>i) provides an appropriate mix of housing choices which reflect the mix</li> </ul>		

- set out in most up to date SHMA including 30% of the site capacity as affordable homes (a target of 2 homes); and
- j) diversion of 11KV power cable.
- k) enhance the existing hedgerow and add native trees to enhance biodiversity and demonstrate how the development will contribute towards delivering net biodiversity gain.

An application should be accompanied by the following evidence/surveys which include, where appropriate, evidence that the necessary mitigation measures have been planned into the design and layout of the development:

- archaeological survey (desk based and field assessment)
- traffic assessment

H1.8	Officers Mess, Edith Weston	EDI03
<p>Indicative capacity 70 49 market homes 21 Affordable Homes</p> <p>The proposed development should be designed to incorporate all of the following key principles within the layout:</p> <ul style="list-style-type: none"> <li>a) respond sensitively to its surroundings, in particular ensure that development does not have a detrimental impact on the amenity of neighbouring properties;</li> <li>b) designed to preserve and enhance the setting of the conservation area and nearby heritage assets, including listed buildings and archaeological features;</li> <li>c) make appropriate provision for surface water management and SUDs to be developed using the southwest corner of the site;</li> <li>d) provide safe, direct and convenient footway and cycleway connections, including crossings to Edith Weston village centre, the new garden community at St George's, the bus stop on Manton Road and other local key destinations;</li> <li>e) ensure appropriate access solution utilising existing vehicular access point on Manton Road and improvements to the mini roundabout as necessary and appropriate;</li> <li>f) provides an appropriate mix of housing choices which reflect the mix set out in most up to date SHMA and includes provision for 30% of the site capacity to be provided as affordable housing;</li> <li>g) Provision of an on-site LAP</li> <li>h) retains the existing lines of trees and hedgerows along the northern and eastern edges of the site to provide strong character and backdrop to the development and ensure that existing mature trees on the southern part of the site are retained where appropriate;</li> <li>i) development should follow a similar development line and footprint to the existing complex of buildings (being set back from Manton Road and concentrated on higher land, allowing for the creation of a high-quality area of open space in the southern portion of the site, which takes advantage of the attractive views across the valley beyond;</li> <li>j) incorporate a high quality green infrastructure network, integrating existing trees and hedgerows to the north east and west of the site with new planting;</li> </ul>		

- k) linking the site to the existing MacMillan Way long distance path and national cycle network route which run along the edge of Rutland Water;
- l) enhance the existing hedgerow and add native trees to enhance biodiversity and demonstrate how the development will contribute towards delivering net biodiversity gain.

An application should be accompanied by the following evidence/surveys which include, where appropriate, evidence that the necessary mitigation measures have been planned into the design and layout of the development:

- phase 1 habitat surveys
- archaeological survey (desk based and field assessment)
- consultation with Natural England to consider the potential impact of development on the Rutland Water RAMSAR site
- traffic Assessment

H1.9	West of 17 Whitwell Road, Empingham	EMP/01
<p>Indicative capacity 5 5 market homes</p> <p>The proposed development should be designed to incorporate all of the following key principles within the layout:</p> <ul style="list-style-type: none"> <li>a) respond sensitively to its surroundings, in particular ensure that development does not have a detrimental impact on the amenity of neighbouring properties;</li> <li>b) orientate dwellings to face west and to the road frontage to reflect the location of the site on the edge of the village;</li> <li>c) the existing hedge between the cemetery and the site should be enhanced to create a division between the uses and the northern boundary to open countryside should be designed to provide a soft edge to the countryside;</li> <li>d) protect then existing mature tree and its root protection area on the eastern boundary of the site;</li> <li>e) make appropriate provision for surface water management;</li> <li>f) provide safe, direct and convenient footway and cycleway connections to the village centre and other local key destinations;</li> <li>g) the existing public footpath running through the site along its eastern edge should be clearly signed and designed so that it continues to feel public and rural. Running this footpath up private drives would not be appropriate.</li> <li>h) ensure appropriate access solution which includes the ability to turn vehicles within the site and appropriate highway mitigation measures;</li> <li>i) maintain the attractive green gateway to the village with a sensitively designed site entrance ;</li> <li>j) provide an appropriate mix of housing choices which reflect the mix set out in most up to date SHMA.</li> <li>k) enhance biodiversity and demonstrate how the development will contribute towards delivering net biodiversity gain</li> </ul>		

H1.10	Southview Farm, Empingham	EMP/05
<p>Indicative capacity 6 2 Affordable homes / 4 market homes</p> <p>The proposed development should be designed to incorporate all of the following key principles within the layout:</p> <ul style="list-style-type: none"> <li>a) respond sensitively to its surroundings, in particular ensure that development does not have a detrimental impact on the amenity of neighbouring properties;</li> <li>b) development should tie in with the single story barn on adjacent land and reflect the rural character of the approach to the village on Exton Road;</li> <li>c) deliver the highest standard of design quality using local material which preserves and enhances the setting of the conservation area and nearby heritage assets, including listed buildings and archaeological features, ensuring that development fits the immediate and surrounding character;</li> <li>d) make appropriate provision for surface water management;</li> <li>e) provide safe, direct and convenient footway and cycleway connections to the village centre and other local key destinations, including the provision of a new footway;</li> <li>f) ensure appropriate conservation led highway solution via Main Street with appropriate highway mitigation measures (this will restrict the site capacity to a maximum of 6 dwellings);</li> <li>g) provides an appropriate mix of housing choices which reflect the mix set out in most up to date SHMA including 30% of the site capacity as affordable homes (a target of 2 homes).</li> <li>h) enhance biodiversity and demonstrate how the development will contribute towards delivering net biodiversity gain</li> </ul>		

H1.11	Chater House, High Street, Ketton	KET/06
<p>Indicative capacity 20 6 Affordable homes / 14 market homes</p> <p>The proposed development should be designed to incorporate all of the following key principles within the layout:</p> <ul style="list-style-type: none"> <li>a) respond sensitively to its surroundings, in particular ensure that development does not have a detrimental impact on the amenity of neighbouring properties;</li> <li>b) designed to preserve and enhance the setting of the conservation area and nearby heritage assets, including listed buildings and archaeological features;</li> <li>c) retain open frontage onto High Street and incorporate views across the site and of the listed building from the high street and existing mature trees and hedgerows into the site layout;</li> <li>d) reference local detailing and character of buildings and stone wall features along the high street and consider incorporating a tree lined avenue as the entrance to the site;</li> </ul>		



- e) make appropriate provision for surface water management ;
- f) retain footpath connection through the site to the sports centre and preserve the hedgerow and trees along this route and extend the link into the northern part of the site;
- g) Retain trees and hedges to the north eastern boundary;
- h) provide safe, direct and convenient footway and cycleway connections to the village centre, bus stop and other local key destinations;
- i) ensure appropriate access solution with appropriate highway mitigation measures;
- j) provides an appropriate mix of housing choices which reflect the mix set out in most up to date SHMA including 30% of the site capacity as affordable homes (a target of 5 homes)
- k) enhance biodiversity and demonstrate how the development will contribute towards delivering net biodiversity gain

An application should be accompanied by the following evidence/surveys which include, where appropriate, evidence that the necessary mitigation measures have been planned into the design and layout of the development:

- biodiversity / habitat survey as necessary
- consultation with Natural England to consider the potential impact of development on Site of Special Scientific Interest Impact Risk Zone if development triggers assessment

H1.12	The Crescent, High Street, Ketton	KET/07
<p>Indicative capacity 35 11 Affordable homes / 24 market homes</p> <p>The proposed development should be designed to incorporate all of the following key principles within the layout:</p> <ul style="list-style-type: none"> <li>a) respond to the special character of this area, referencing stone wall boundaries and the tree lined avenue of Ketco Avenue;</li> <li>b) Mature trees and hedge along the southern boundary should be retained and the root protection areas kept free from development;</li> <li>c) Development should provide an attractive outlook to the northern boundary;</li> <li>d) designed to preserve and enhance the setting of the conservation area and nearby heritage assets, including listed buildings and archaeological features;</li> <li>e) make appropriate provision for surface water management;</li> </ul>		

- f) provide safe, direct and convenient footway and cycleway connections to the village centre, bus stops and other local key destinations;
- g) ensure appropriate access solution with appropriate highway mitigation measures;
- h) provides an appropriate mix of housing choices which reflect the mix set out in most up to date SHMA including 30% of the site capacity as affordable homes (a target of 11 homes); and
- i) provision of an on-site LAP.
- j) enhance biodiversity and demonstrate how the development will contribute towards delivering net biodiversity gain

An application should be accompanied by the following evidence/surveys which include, where appropriate, evidence that the necessary mitigation measures have been planned into the design and layout of the development:

- biodiversity / habitat survey as necessary
- consultation with Natural England to consider the potential impact of development on Site of Special Scientific Interest Impact Risk Zone if development triggers assessment

H1.13	Home Farm, Ketton	KET/08
<p>Indicative capacity 10 3 Affordable homes / 7 market homes</p> <p>The proposed development should be designed to incorporate all of the following key principles within the layout:</p> <ul style="list-style-type: none"> <li>a) respond sensitively to its surroundings, in particular ensure that development retain the layout and plan form of the existing buildings heritage assets.</li> <li>b) designed to retain buildings of local importance – in particular the 19<sup>th</sup> Century barn and listed dovecote and preserves and enhance the setting of these assets and the conservation area and nearby heritage assets, including listed buildings and archaeological features;</li> <li>c) use the heritage assets on and adjacent to the site to form the character of the new development. New structures should tie in with the urban form, scale, and massing of existing structures and relate to their materials and character in either traditional or contemporary way;</li> <li>d) existing stone walls which form the site boundary should be retained wherever possible;</li> <li>e) make appropriate provision for surface water management;</li> <li>f) provide safe, direct and convenient footway and cycleway connections to the village centre, bus stop and other local key destinations;</li> <li>g) ensure appropriate access solution including the provision of a 6m minimum width access road into the site and appropriate highway</li> </ul>		

mitigation measures;

- h) provides an appropriate mix of housing choices which reflect the mix set out in most up to date SHMA including 30% of the site capacity as affordable homes (a target of 5 homes).
- i) enhance biodiversity and demonstrate how the development will contribute towards delivering net biodiversity gain

An application should be accompanied by the following evidence/surveys which include, where appropriate, evidence that the necessary mitigation measures have been planned into the design and layout of the development:

- assessment of impact on heritage assets within and around the site
- consultation with Natural England to consider the potential impact of development on Site of Special Scientific Interest Impact Risk Zone if development triggers assessment

H1.14	Main Street, Market Overton	MAR/04a
<p>Indicative capacity 27 8 Affordable homes / 19 market homes</p> <p>The proposed development should be designed to incorporate all of the following key principles within the layout:</p> <ul style="list-style-type: none"><li>a) respond sensitively to its surroundings, in particular ensure that development does not have a detrimental impact on the amenity of neighbouring properties, in particular development should respond to the views from The finches;</li><li>b) protect and enhance the existing mature tree belt along the eastern boundary to enhance the avenue effect;</li><li>c) designed to be in keeping with the character of its location at the entrance of this rural village</li><li>d) designed to preserve and enhance the setting of the conservation area and nearby heritage assets, including listed buildings and archaeological features;</li><li>e) make appropriate provision for surface water management;</li><li>f) provide safe, direct and convenient footway and cycleway connections and crossings to the village centre and other local key destinations, including provision of a pedestrian and cycle link from the development to The Limes;</li><li>g) ensure appropriate access solution via Main Street only with any necessary highway mitigation measures;</li><li>h) retain the potential to access future development beyond the allocated site;</li><li>i) provides an appropriate mix of housing choices which reflect the mix</li></ul>		

<p>set out in most up to date SHMA including 30% of the site capacity as affordable homes (a target of 8 homes); and</p> <p>j) provision of an on-site LAP.</p> <p>k) enhance biodiversity and demonstrate how the development will contribute towards delivering net biodiversity gain</p>
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H1.15	River Gwash Trout Farm, Belmesthorpe Lane, Ryhall	RYH/04 & RYH/08
<p>Indicative capacity 24 7 Affordable homes / 17 market homes</p> <p>The proposed development should be designed to incorporate all of the following key principles within the layout:</p> <ul style="list-style-type: none"> <li>a) respond sensitively to its surroundings, in particular ensure that development does not have a detrimental impact on the amenity of neighbouring properties and ensure an attractive outlook is provided for park and public footpath users to the south west ( off St Johns Close);</li> <li>b) opportunities to frame views of the village church should be considered in the layout and design of the development;</li> <li>c) designed to preserve and enhance the setting of the conservation area and nearby heritage assets;</li> <li>d) The river and its associated landscape should be preserved and enhanced to ensure that it continues to thrive as a green biodiversity rich corridor.</li> <li>e) avoid development of land within Flood Zone 2 adjacent to the River Gwash;</li> <li>f) make appropriate provision for surface water management;</li> <li>g) provide safe, direct and convenient footway and cycleway connections to the village centre and other local key destinations;</li> <li>h) ensure appropriate access solution with appropriate highway mitigation measures (this may restrict the site capacity);</li> <li>i) provides an appropriate mix of housing choices which reflect the mix set out in most up to date SHMA including 30% of the site capacity as affordable homes (a target of 7 homes)</li> <li>j) enhance biodiversity and demonstrate how the development will contribute towards delivering net biodiversity gain</li> </ul>		

H1.16	Land to the South-West of Belmesthorpe Lane, Ryhall	RYH/09
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Indicative capacity 12

4 Affordable homes / 8 market homes

The proposed development should be designed to incorporate all of the following key principles within the layout:

- a) respond sensitively to its surroundings, in particular ensure that development does not have a detrimental impact on the amenity of neighbouring properties and ensure an attractive outlook is provided for park and public footpath users to the south west ( off St Johns Close);
- b) opportunities to frame views of the village church should be considered in the layout and design of the development;
- c) designed to preserve and enhance the setting of the conservation area and nearby heritage assets;
- d) The river and its associated landscape should be preserved and enhanced to ensure that it continues to thrive as a green biodiversity rich corridor.
- e) avoid development of land within Flood Zone 2 adjacent to the River Gwash;
- f) make appropriate provision for surface water management;
- g) provide safe, direct and convenient footway and cycleway connections to the village centre and other local key destinations;
- h) ensure appropriate access solution with appropriate highway mitigation measures (this may restrict the site capacity);
- i) provide an appropriate mix of housing choices which reflect the mix set out in most up to date SHMA including 30% of the site capacity as affordable homes (a target of 4 homes).
- j) enhance biodiversity and demonstrate how the development will contribute towards delivering net biodiversity gain

H1.17	Land off Melton Road, Whissendine	WHI/06b
Indicative capacity 12		
4 Affordable homes / 8 market homes		
The proposed development should be designed to incorporate all of the following key principles within the layout:		
a) respond sensitively to its surroundings, in particular ensure that development does not have a detrimental impact on the amenity of neighbouring properties;		
b) integrates development into the wider landscape through careful		

<p>landscaping and a development layout which aligns with and retains longer views and softens the transition between development and the countryside;</p> <p>c) designed to preserve and enhance the setting of the conservation area and nearby heritage assets, in particular the setting and views of the listed windmill;</p> <p>d) make appropriate provision for surface water management;</p> <p>e) provide safe, direct and convenient footway and cycleway connections to the village centre and other local key destinations;</p> <p>f) ensure appropriate access solution on Melton Road with appropriate highway mitigation measures;</p> <p>g) provides an appropriate mix of housing choices which reflect the mix set out in most up to date SHMA including 30% of the site capacity as affordable homes (a target of 4 homes).</p> <p>h) enhance biodiversity and demonstrate how the development will contribute towards delivering net biodiversity gain</p>
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H1.18	South Lodge Farm, Whissendine	WHI/09a
<p>Indicative capacity 25 8 Affordable homes / 17 market homes</p> <p>The proposed development should be designed to incorporate all of the following key principles within the layout:</p> <p>a) respond sensitively to its surroundings, in particular ensure that development does not have a detrimental impact on the amenity of neighbouring properties, and responds to views from Willow Close and Sharrard Close;</p> <p>b) provide a softened landscaped edge along the western boundary to provide a smooth transition between urban and rural areas and integrate development into the wider landscape through careful landscaping and a development layout which aligns with and retains longer views and softens the transition between development and the countryside;</p> <p>c) Protect the mature trees and their root protection areas;</p> <p>d) designed to preserve and enhance the setting of the conservation area and nearby heritage assets and reflects ridge and furrow – a development proposal may need to be supported by archaeological report;</p> <p>e) make appropriate provision for surface water management;</p> <p>f) provide safe, direct and convenient footway and cycleway connections</p>		

to be created along the road into the village centre and other local key destinations. Ensure this is designed in keeping with the rural character of this location;

- g) access to the site should be via Stapleford Road which will require additional visibility width as it is beyond the 30 mph speed limit - the access solution may require appropriate highway mitigation measures;
- h) provides an appropriate mix of housing choices which reflect the mix set out in most up to date SHMA including 30% of the site capacity as affordable homes (a target of 8 homes); and
- i) provision of an on-site LAP.
- j) enhance biodiversity and demonstrate how the development will contribute towards delivering net biodiversity gain

## **Monitoring**

10.10 The effectiveness of the policies and proposals in this Local Plan will be monitored using appropriate indicators and targets. The Council has developed a framework for monitoring the Local Plan that can assess the extent to which the strategy, vision and strategic objectives and policies and proposals are being achieved. This framework includes a series of indicators and targets which will be used to assess the extent to which policies in the Local Plan are being implemented. The monitoring framework is included in the table below and includes the housing trajectory which has been developed using information provided by land-owners and developers alongside technical evidence and planning judgement to determine when allocated sites are expected to begin delivery and the anticipated rate of development on them. The housing trajectory shows a stepped approach to housing delivery, recognising that a slightly lower annual delivery rate is expected during the first five years of the plan period. Delivery rates are then expected to increase in year 6 (2026/27).

10.11 A key component of the monitoring process is the Authority Monitoring Report. This document is prepared annually based on the period 1st April to 31st March. The AMR is required to assess the implementation of the Local Development Scheme (LDS) and the extent to which policies are being successfully implemented.

10.12 Implementation of the policies contained in the Local Plan will require concerted action by a range of public, private and third sector bodies working in partnership. The document's role is to provide a clear and robust framework for development in order that investment and action can be coordinated and geared to efficient and effective delivery.

## **Reviewing the Local Plan**

10.13 National Planning Policy requires Local plans to remain up-to-date. A review of the Rutland Local Plan will be undertaken at least once every five years to assess whether the Plan needs to be updated. This review will take into account changing circumstances which affect Rutland, changes to Local Housing Need and/or changes to national policy.

10.14 Should annual monitoring of the key indicators set out in the Monitoring Framework reveal any significant failure(s) to meet targets, the Council will take action to rectify the situation as soon as possible. This will include a review of one or more policies or the whole Local Plan.

### **Policy IMP1 – Delivery and monitoring**

1. The Local Plan aims to exceed the minimum housing requirement of 110 houses per annum over the plan period. This will address the needs identified in the Strategic Housing Market Assessment and provides choice and contingency to the market.

The housing trajectory set out in this plan will be used to monitor housing delivery. This will be updated each year in the Authority Monitoring Report. The trajectory will be used for the purposes of monitoring the phasing of housing delivery and for calculating 5-year housing land supply in housing development management decisions.

2. Compliance with policies and allocations in the Local Plan will be continuously monitored throughout the plan period. If monitoring reveals that policies and allocations are not being achieved or more up to date forecasts suggest that the development needs of Rutland require different levels of development, the following mechanisms will be triggered:

- a. review of housing and employment land supply and allocations;
- b. action to bring forward sites for development, wherever possible in partnership with landowners and developers;
- c. action to bring forward development on previously developed land;
- d. action to secure the timely provision of infrastructure;
- e. review of all, or relevant parts of, the Local Plan;
- f. review Development Management processes;
- g. consider undertaking cooperation with other local authorities, including through duty to cooperate.

### **Policy IMP2 – Reviewing the plan**

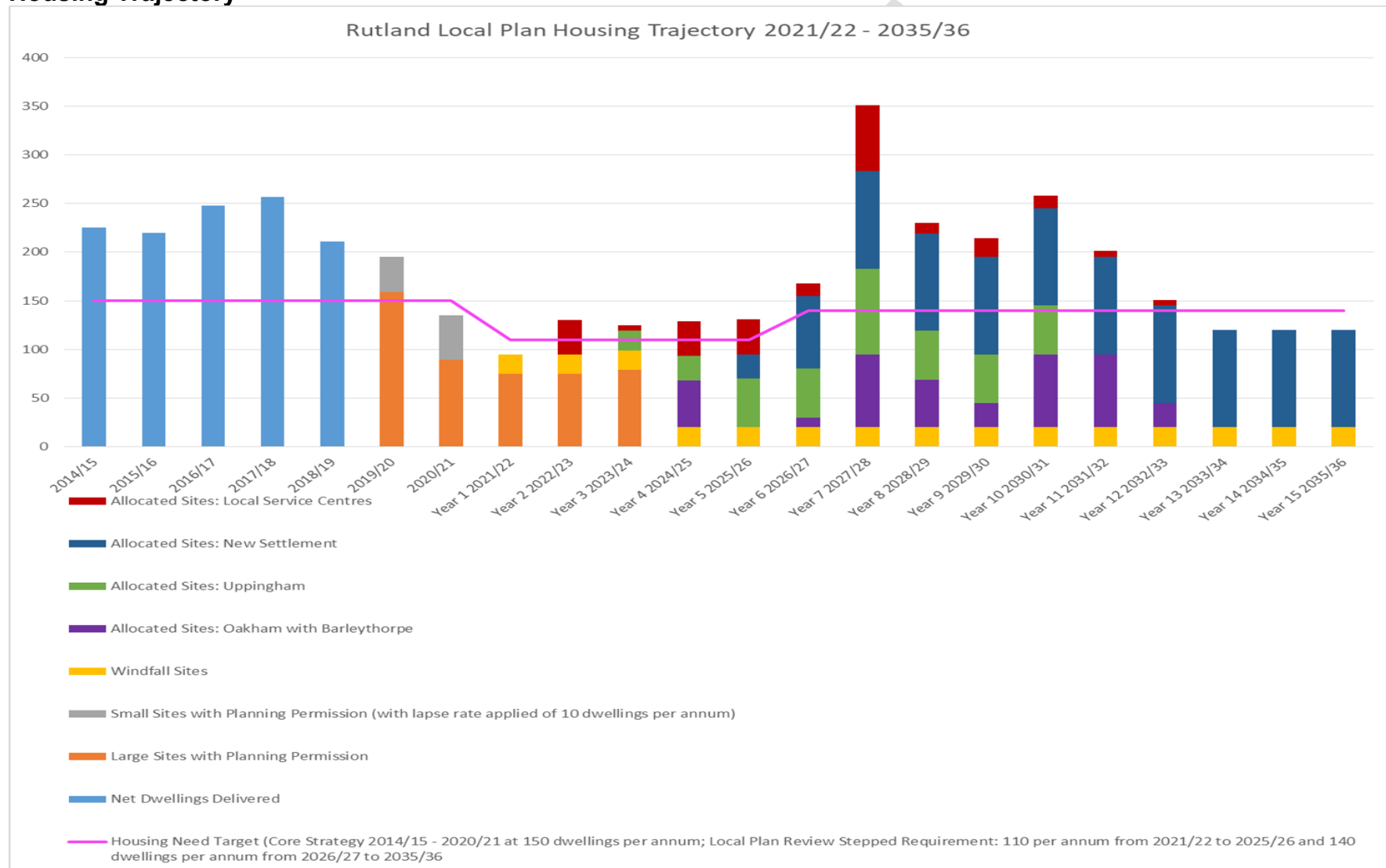
The Council will commit to reviewing the plan on a regular 5 year basis. It will use the monitoring framework to consider whether there are any issues which would trigger an early review of the plan.

Specific issues that will be considered in requiring an early review include:



- a. progress being made towards the implementation of the spatial strategy set out in this plan;
- b. an updated assessment of housing and employment needs;
- c. any strategic cross boundary issues which emerge through ongoing co-operation with neighbouring Local Planning Authorities.

## Housing Trajectory



## Monitoring Framework

Policy	Indicator	Target	Source	Action and Contingencies
<b>SD1: Sustainable development principles</b>	The number of applications in unsustainable locations refused planning permission and allowed at appeal.	To ensure sustainable development is achieved.	Planning Application decisions and Planning Appeal decisions.	Review evidence with possible review of policy through review of the Local Plan
<b>SD2: The Spatial Strategy for Development</b>	The amount of development completed, by location, in accordance with the Spatial Strategy for Development.	Majority of development to be delivered through a garden community, Oakham & Uppingham and then as per the Settlement Hierarchy as defined in Policy SD2.	Monitoring of development completions via planning decisions/ site visits/building control records, NHBC records	Identify the barrier(s) to development via assessment and/or discussions with interested parties including viability. Consider review of policy through Local Plan Review.
<b>SD3: Development within Planned Limits of Development</b>	The number of applications refused planning permission outside the Planned Limits of Development, and allowed at appeal.	Zero applications allowed at appeal outside the Planned Limits of Development.	Planning Appeal decisions.	Consider review of Policy SD3 through Local Plan Review
<b>SD4: Residential Development in the Open Countryside</b>	The number of applications refused planning permission contrary to Policy SD4, and allowed at appeal.	Zero applications allowed at appeal contrary to Policy SD4.	Planning Appeal decisions.	Consider review of Policy SD4 through Local Plan Review.
<b>SD5: Non-residential development in</b>	The number of applications refused planning permission contrary to Policy SD5, and	Zero applications allowed at appeal contrary to Policy SD5.	Planning Appeal decisions.	Consider review of Policy SD5 through Local Plan Review.

Local Plan Review – Consultation Draft

Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
the countryside	allowed at appeal.			
<b>SD6: Re-use of redundant military bases and prisons</b>	No indicator			
<b>SD7: Use of military bases and prisons for operational or other purposes</b>	No indicator			
<b>Housing Supply and Trajectory</b>	Total number of dwellings completed annually, by location and status (allocation or windfall)	Deliver dwellings required per annum as stated in the trajectory to meet the required need over the plan period.	Monitoring of housing completions via planning decisions/site visits/building control records, NHBC records	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties including re. Viability. Review unimplemented housing site allocations – consider removal or addition allocations. Bring sites forward from later phases of the plan period where appropriate in accordance with 5 Year Land Supply. Follow HDT guidance and requirements.
<b>H1.1 Sites for Residential Development- Land South of Brooke Road (former allotments)</b>	Total number of dwellings completed annually, by location and status (allocation or windfall)	Deliver approx. 40 dwellings on the site	Monitoring of housing completions via planning decisions/site visits/building control records, NHBC records	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties. Bring sites forward in later phases of the plan period if appropriate, in accordance with 5-year housing

## Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
				land supply. Work with key partners, developers and landowners to facilitate and enable development (e.g. access to finance, including grants, renegotiation of S106). Consider whether a policy review is appropriate if targets are not being met after 3 consecutive years.
<b>H1.2 Sites for Residential Development- Land off Uppingham Road</b>	Total number of dwellings completed annually, by location and status (allocation or windfall)	Deliver approx. 73 dwellings on the site	Monitoring of housing completions via planning decisions/ site visits/building control records, NHBC records	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties Bring sites forward in later phases of the plan period if appropriate, in accordance with 5-year housing land supply. Work with key partners, developers and landowners to facilitate and enable development (e.g. access to finance, including grants, renegotiation of S106). Consider whether a policy review is appropriate if targets are not being met after 3 consecutive years.
<b>H1.3 Sites for Residential Development- Land off Burley</b>	Total number of dwellings completed annually, by location and status (allocation or windfall)	Deliver approx. 200 dwellings on the site	Monitoring of housing completions via planning decisions/	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties

## Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
<b>Road</b>			site visits/building control records, NHBC records	Bring sites forward in later phases of the plan period if appropriate, in accordance with 5-year housing land supply. Work with key partners, developers and landowners to facilitate and enable development (e.g. access to finance, including grants, renegotiation of S106). Consider whether a policy review is appropriate if targets are not being met after 3 consecutive years.
<b>H1.4 Sites for Residential Development-Land South of Braunston Road</b>	Total number of dwellings completed annually, by location and status (allocation or windfall)	Deliver approx. 61 dwellings on the site	Monitoring of housing completions via planning decisions/site visits/building control records, NHBC records	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties Bring sites forward in later phases of the plan period if appropriate, in accordance with 5-year housing land supply. Work with key partners, developers and landowners to facilitate and enable development (e.g. access to finance, including grants, renegotiation of S106). Consider whether a policy review is appropriate if targets are not being met after 3 consecutive years.

## Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
<b>H1.5 Sites for Residential Development-Land off Main Street, Barleythorpe</b>	Total number of dwellings completed annually, by location and status (allocation or windfall)	Deliver approx. 8 dwellings on the site	Monitoring of housing completions via planning decisions/site visits/building control records, NHBC records	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties Bring sites forward in later phases of the plan period if appropriate, in accordance with 5-year housing land supply. Work with key partners, developers and landowners to facilitate and enable development (e.g. access to finance, including grants, renegotiation of S106). Consider whether a policy review is appropriate if targets are not being met after 3 consecutive years.
<b>H1.7- Sites for Residential Development-Land off Main Street, Cottesmore</b>	Total number of dwellings completed annually, by location and status (allocation or windfall)	Deliver approx. 8 dwellings on the site	Monitoring of housing completions via planning decisions/site visits/building control records, NHBC records	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties Bring sites forward in later phases of the plan period if appropriate, in accordance with 5-year housing land supply. Work with key partners, developers and landowners to facilitate and enable development (e.g. access to finance, including grants, renegotiation of S106). Consider whether a policy review

## Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
				is appropriate if targets are not being met after 3 consecutive years.
<b>H1.8- Sites for Residential Development- Officers Mess, Edith Weston</b>	Total number of dwellings completed annually, by location and status (allocation or windfall)	Deliver approx. 70 dwellings on the site	Monitoring of housing completions via planning decisions/ site visits/building control records, NHBC records	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties Bring sites forward in later phases of the plan period if appropriate, in accordance with 5-year housing land supply. Work with key partners, developers and landowners to facilitate and enable development (e.g. access to finance, including grants, renegotiation of S106). Consider whether a policy review is appropriate if targets are not being met after 3 consecutive years.
<b>H1.9- Sites for Residential Development- West of 17 Whitwell Road, Empingham</b>	Total number of dwellings completed annually, by location and status (allocation or windfall)	Deliver approx. 5 dwellings on the site	Monitoring of housing completions via planning decisions/ site visits/building control records, NHBC records	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties Bring sites forward in later phases of the plan period if appropriate, in accordance with 5-year housing land supply. Work with key partners, developers and landowners to facilitate and enable development



## Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
				(e.g. access to finance, including grants, renegotiation of S106). Consider whether a policy review is appropriate if targets are not being met after 3 consecutive years.
<b>H1.10- Sites for Residential Development- Southview Farm, Empingham</b>	Total number of dwellings completed annually, by location and status (allocation or windfall)	Deliver approx. 6 dwellings on the site	Monitoring of housing completions via planning decisions/ site visits/building control records, NHBC records	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties Bring sites forward in later phases of the plan period if appropriate, in accordance with 5-year housing land supply. Work with key partners, developers and landowners to facilitate and enable development (e.g. access to finance, including grants, renegotiation of S106). Consider whether a policy review is appropriate if targets are not being met after 3 consecutive years.
<b>H1.11- Sites for Residential Development- Adjacent to Chater House, High Street, Ketton</b>	Total number of dwellings completed annually, by location and status (allocation or windfall)	Deliver approx. 15 dwellings on the site	Monitoring of housing completions via planning decisions/ site visits/building control records, NHBC records	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties Bring sites forward in later phases of the plan period if appropriate, in accordance with 5-year housing land supply.

## Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
				Work with key partners, developers and landowners to facilitate and enable development (e.g. access to finance, including grants, renegotiation of S106). Consider whether a policy review is appropriate if targets are not being met after 3 consecutive years.
<b>H1.12- Sites for Residential Development- The Crescent, High Street, Ketton</b>	Total number of dwellings completed annually, by location and status (allocation or windfall)	Deliver approx. 35 dwellings on the site	Monitoring of housing completions via planning decisions/ site visits/building control records, NHBC records	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties Bring sites forward in later phases of the plan period if appropriate, in accordance with 5-year housing land supply. Work with key partners, developers and landowners to facilitate and enable development (e.g. access to finance, including grants, renegotiation of S106). Consider whether a policy review is appropriate if targets are not being met after 3 consecutive years.
<b>H1.13- Sites for Residential Development- Home Farm, Ketton</b>	Total number of dwellings completed annually, by location and status (allocation or windfall)	Deliver approx. 10 dwellings on the site	Monitoring of housing completions via planning decisions/ site visits/building	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties Bring sites forward in later phases

## Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
			control records, NHBC records	of the plan period if appropriate, in accordance with 5-year housing land supply. Work with key partners, developers and landowners to facilitate and enable development (e.g. access to finance, including grants, renegotiation of S106). Consider whether a policy review is appropriate if targets are not being met after 3 consecutive years.
<b>H1.14- Sites for Residential Development- Main Street, Market Overton</b>	Total number of dwellings completed annually, by location and status (allocation or windfall)	Deliver approx. 27 dwellings on the site	Monitoring of housing completions via planning decisions/ site visits/building control records, NHBC records	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties Bring sites forward in later phases of the plan period if appropriate, in accordance with 5-year housing land supply. Work with key partners, developers and landowners to facilitate and enable development (e.g. access to finance, including grants, renegotiation of S106). Consider whether a policy review is appropriate if targets are not being met after 3 consecutive years.

## Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
<b>H1.15- Sites for Residential Development- River Gwash Trout Farm, Belmsthorpe Lane, Ryhall</b>	Total number of dwellings completed annually, by location and status (allocation or windfall)	Deliver approx. 24 dwellings on the site	Monitoring of housing completions via planning decisions/ site visits/building control records, NHBC records	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties Bring sites forward in later phases of the plan period if appropriate, in accordance with 5-year housing land supply. Work with key partners, developers and landowners to facilitate and enable development (e.g. access to finance, including grants, renegotiation of S106). Consider whether a policy review is appropriate if targets are not being met after 3 consecutive years.
<b>H1.16- Sites for Residential Development- Land to the South-West of Belmsthorpe Lane, Ryhall</b>	Total number of dwellings completed annually, by location and status (allocation or windfall)	Deliver approx. 12 dwellings on the site	Monitoring of housing completions via planning decisions/ site visits/building control records, NHBC records	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties Bring sites forward in later phases of the plan period if appropriate, in accordance with 5-year housing land supply. Work with key partners, developers and landowners to facilitate and enable development (e.g. access to finance, including grants, renegotiation of S106). Consider whether a policy review

## Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
				is appropriate if targets are not being met after 3 consecutive years.
<b>H1.17- Sites for Residential Development- Land off Melton Road, Whissendine</b>	Total number of dwellings completed annually, by location and status (allocation or windfall)	Deliver approx. 12 dwellings on the site	Monitoring of housing completions via planning decisions/ site visits/building control records, NHBC records	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties Bring sites forward in later phases of the plan period if appropriate, in accordance with 5-year housing land supply. Work with key partners, developers and landowners to facilitate and enable development (e.g. access to finance, including grants, renegotiation of S106). Consider whether a policy review is appropriate if targets are not being met after 3 consecutive years.
<b>H1.18- Sites for Residential Development- South Lodge Farm, Whissendine</b>	Total number of dwellings completed annually, by location and status (allocation or windfall)	Deliver approx. 25 dwellings on the site	Monitoring of housing completions via planning decisions/ site visits/building control records, NHBC records	Identify problem and barrier(s) to development via assessment and/or discussions with interested parties Bring sites forward in later phases of the plan period if appropriate, in accordance with 5-year housing land supply. Work with key partners, developers and landowners to facilitate and enable development

## Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
				(e.g. access to finance, including grants, renegotiation of S106). Consider whether a policy review is appropriate if targets are not being met after 3 consecutive years.
<b>H2 &amp; H3: St George's Garden Village</b>	Number of housing commitments and completions each year, against the trajectory.	Development commences 2024 with initial infrastructure. First housing units to be delivered by 2026. From 2026, deliver 100 dwellings per annum. 30% housing capacity delivered as affordable housing. 2% of site capacity to be provided as serviced self-build/custom build plots. Employment development ongoing.	Development commitments and completions. Agreed development trajectory being met. Employment opportunities created through economic development.	Identify barrier(s) to development via assessment and/or discussions with interested parties. Work with key partners, developers and landowners to facilitate and enable development (e.g. access to finance, including grants, renegotiation of S106). Consider whether additional development sites need to be identified to maintain the 5 year land supply.
<b>H4: Cross Boundary Development Opportunity – Stamford North</b>	Number of housing commitments and completions each year.	Deliver a total of 650 homes by 2036 (to inform South Kesteven's annual monitoring) 30% housing capacity delivered as affordable housing.	Housing commitments and completions. Agreed development trajectory being met.	Identify barrier(s) to development via assessment and/or discussions with interested parties. Work with key partners, developers and landowners to facilitate and enable development (e.g. access to finance, including

Local Plan Review – Consultation Draft

Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
		2% of site capacity to be provided as serviced self-build/custom build plots		grants, renegotiation of S106).
<b>H5: Meeting All Housing Needs</b>	Major applications (10 dwellings or more) to provide varying house types, as identified in Policy H5—including specialist housing.	Delivery of a suitable range and mix of house types which are appropriate to their locations and local needs.	Monitoring of housing completions via planning decisions/site visits/building control records, NHBC records	Consider the need to revise the policy requirements through the Local Plan review. Ensure that the policy remains in line with the latest SHMA.
<b>H6: Housing Density</b>	To ensure most efficient and effective use of land.	Development to be built at no less than 25 dwellings per hectare.	Monitoring of housing completions via planning decisions/site visits/building control records, NHBC records	Consider the need to revise the policy requirements through the Local Plan review.
<b>H7: Accessibility Standards</b>	Major applications (10 dwellings or more) should be compliant with requirements of policy of H7.	On major applications (10 dwellings or more) provide at least 50% of all new development to meet adaptable and accessible home standard –M4(2)	Building regulations.	
<b>H8: Self-build and custom housebuilding</b>	Total number of individuals/families and groups registered on the Self-build and Custom build Housing Register. Number of specifically stated self-build plots permitted as	At least 2% of self and custom build plots permitted on sites with 50 or more units.	Monitoring of housing completions via planning decisions/site visits/building control records,	Consider the need to revise the Self and Custom Build Housing policy requirements through the Local Plan review. Monitor Self- Build register to ensure we are delivering the

Local Plan Review – Consultation Draft

Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
	part of planning application on sites of 50 or more units.		NHBC records/CIL exemption records/ Self- Build register.	required plots.
<b>H9: Affordable Housing</b>	Proportion of housing completions on qualifying sites that are affordable.	30% of total housing completions on all eligible sites.	Monitoring of housing completions via planning decisions/ site visits/building control records, NHBC records	Consider the need to revise affordable housing policy requirements through the plan review.
<b>H10 - Rural Exception Housing</b>	To respond positively to meet identified need.	No target.		
<b>H11: Gypsies and Travellers</b>	Number of approved Gypsy and Traveller pitches.	Meet the assessed needs of gypsies and travellers according to the RCC GTAA. No unauthorized encampments per annum.	Monitoring of planning permissions, liaising with the community by MATU. RCC Enforcement records.	Consider the need to allocate specific Gypsy and Traveller sites through the Plan review. Regular review of evidence base to determine need.
<b>E1: New provision for industrial and office development and related uses</b>	Amount of new employment land (m <sup>2</sup> /ha) committed or completed on Strategic Employment Sites as defined in Policy E1.	Development of Strategic Employment Sites within the plan period.	Monitoring of planning commitments and completions, site visits.	Consider review of Employment evidence, including liaison with interested parties; and review of the policy through review of the plan.



Local Plan Review – Consultation Draft

Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
<b>E1– New provision for industrial and office development and related uses H2- Land at St. George's</b>	Amount of new employment land (m <sup>2</sup> /ha) completed on H2.	Up to 14 ha delivered by 2036.	Monitoring of employment planning commitments and completions, site visits.	Consider review of employment evidence, including liaison with interested parties; and review of the policy through review of the plan.
<b>E1– New provision for industrial and office development and related uses E1.1 – Land at Uppingham Gate, Uppingham</b>	Amount of new employment land (m <sup>2</sup> /ha) completed on E1.1.	Up to 6.8 ha delivered by 2036.	Monitoring of employment planning commitments and completions, site visits.	Consider review of employment evidence, including liaison with interested parties; and review of the policy through review of the plan.
<b>E1– New provision for industrial and office development and related uses E1.2 – Land at Hackamore Way &amp; Panniers Way, Oakham</b>	Amount of new employment land (m <sup>2</sup> /ha) completed on E1.2.	Up to 4.7 ha delivered by 2036.	Monitoring of employment planning commitments and completions, site visits.	Consider review of employment evidence, including liaison with interested parties; and review of the policy through review of the plan.
<b>E1– New provision for industrial and office development and related uses E1.3 – Land at Hackamore Way &amp;</b>	Amount of new employment land (m <sup>2</sup> /ha) completed on E1.3.	Up to 1.4 ha delivered by 2036.	Monitoring of employment planning commitments and completions, site visits.	Consider review of employment evidence, including liaison with interested parties; and review of the policy through review of the plan.

Local Plan Review – Consultation Draft

Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
<b>Panniers Way, Oakham</b>				
<b>E2: Expansion of existing businesses</b>	Amount of new employment land completed (m <sup>2</sup> /ha) resulting in the expansion of an existing building	Net expansion of existing businesses, where appropriate.	Monitoring of completions, site visits.	Consider review of employment evidence, including liaison with interested parties; and review of the policy through review of the plan.
<b>E3: Protection of existing employment sites</b>	Amount of land lost (m <sup>2</sup> /ha) from existing employment sites as defined in policy E3.	No loss of existing employment sites to other non-employment generating uses as defined in policy E3.	Monitoring of planning commitments and completions.	Consider review of employment evidence, including liaison with interested parties; and review of the policy through review of the plan.
<b>E4: The Rural Economy</b>	Amount of rural employment land (m <sup>2</sup> /ha) permitted for the uses defined in Policy E4, by location.	Net additional employment floor space completed within/on the edge of local service centres (m <sup>2</sup> /ha).	Monitoring of planning permissions and completions.	Consider review of the policy through review of the plan.
<b>E5: Local Visitor Economy</b>	Number of new or improved (or committed) visitor economy type facilities by location. Number of applications supported at appeal when citing this policy within reason for refusal.	Zero development proposals permitted in locations which are not in accordance with Policy E5.	Monitoring of planning permissions and completions.	Consider review of the policy through review of the plan.

Local Plan Review – Consultation Draft

Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
<b>E6: Rutland Water</b>	Number of planning applications considered within the Rutland Water Area.	Zero development proposals permitted in contrary to the policy.	Planning permission data.	Review reason(s) for the decision and if necessary review and amend policy.
<b>E7: Eyebrook Reservoir Area</b>	Number of planning applications considered within the Eyebrook Reservoir Area.	Zero development proposals permitted in contrary to the policy.	Planning permission data.	Review reason(s) for the decision and if necessary review and amend policy.
<b>E8: Caravans, camping, lodges, log cabins, chalets and similar forms of self-serviced holiday accommodation</b>	Number of applications supported at appeal when citing this policy within a reason for refusal.	Zero development proposals permitted in contrary to the policy.	Planning permission data.	Review reason(s) for the decision and if necessary review and amend policy.
<b>E9: Town Centres and Retailing</b>	Health check of vitality and viability of town centre of Oakham and Uppingham.	To maintain vitality and viability.	Town Centre Health Check.	
<b>E10: Primary Shopping Areas</b>	Number of non-A1 uses permitted within the primary shopping area.	Minimal non-A1 planning applications permitted.	Planning permission data.	
<b>E11: Site for retail development R1- The Co-op site, Burley Road</b>	Amount of new employment land (m <sup>2</sup> /ha) completed on R1.	Up to 0.15 ha delivered by 2036.	Monitoring of retail planning commitments and completions.	Consider review of retail evidence, including liaison with interested parties; and review of the policy through review of the plan.

Local Plan Review – Consultation Draft

Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
<b>EN1: Landscape Character Impact</b>	No Indicator			
<b>EN2: Place Shaping Principles</b>	No Indicator			
<b>EN3: Delivering Good Design</b>	Number of applications allowed on appeal where policy EN3 is the reason for refusal.	Zero applications approved at appeal.	Monitoring of planning appeal decisions.	Review the reasons for why appeals are allowed and consider policy wording.
<b>EN4: Sustainable Building Construction</b>	No Indicator			
<b>EN5: Surface Water Management and Sustainable Drainage Systems</b>	Number of applications refused in accordance with Policy EN5 and allowed at appeal.	No applications for Major development (schemes of 10 or more homes and site areas of 1ha or greater) permitted contrary to policy EN5.	Planning permission data and appeal decisions.	Identify reasons for lack of implementation. Consider review of the policy requirements of this and other policies where they prevent effective implementation.
<b>EN6: Reducing the risk of flooding</b>	Number of planning permissions approved contrary to Environment Agency advice on flooding and water quality grounds.	No applications to be allowed contrary to Environment Agency advice.	Monitoring of planning permissions.	Consider the review of the policy through early review of the plan.

## Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
<b>EN7: Pollution Control</b>	Number of applications refused planning permission contrary to EN7 and allowed at appeal.	No application approved which on its own or cumulatively would lead to unacceptable levels of pollution.	Monitoring of appeal decisions.	Consider review of policy through early review of the plan.
<b>EN8: Low carbon energy generation</b>	Number of applications refused in accordance with Policy EN8 and supported at appeal for low carbon energy generation.	No applications approved contrary to Policy EN8 or allowed at appeal.	Planning appeal decisions	Consider review of policy through early review of the plan.
<b>EN9: The natural environment strategic policy</b>	<p>Change in areas of biodiversity importance including:</p> <ul style="list-style-type: none"> <li>• Wildlife sites</li> <li>• Candidate/potential Local Wildlife Sites</li> <li>• Protected species record</li> </ul> <p>Number of applications refused planning permission contrary to this policy and allowed on appeal.</p>	Zero net loss of designated wildlife sites or protected species.	Leicestershire & Rutland Environmental Records Centre and planning appeal decisions.	Consider review of policy through early review of the plan.
<b>EN10: Blue and Green Infrastructure</b>	Change in the quantity of blue and green infrastructure.	Zero loss of blue and green infrastructure and creation of new areas of blue and green infrastructure on major developments.	Major planning applications.	Consider review of policy through early review of the plan.

Local Plan Review – Consultation Draft

Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
<b>EN11: Protecting Agricultural Land</b>	No loss of grade 1 or 2 Agricultural land	Zero loss of grade 1 or 2 agricultural land.	Major planning applications.	Consider review of policy through early review of the plan.
<b>EN12: Important open space and frontages</b>	Number of applications refused in accordance with Policy EN12 and allowed at appeal.	No adverse impact.	Planning appeal decisions.	Review reason(s) for the decision and if necessary review and amend policy.
<b>EN13: Designation of Local Green Spaces</b>	No indicator			
<b>EN14: Provision of new open space</b>	Amount of new space provided in accordance with the policy.	Unable to define target. Dependent on the amount of development that occurs.	Major planning applications.	Consider review of the policy through early review of the plan.
<b>EN15: The Historic and Cultural Environment</b>	Number of applications refused in accordance with Policy EN15 and allowed at appeal.	No applications approved contrary to Policy EN15.	Monitoring of appeal decisions.	Consider review of the policy through early review of the plan.
<b>EN16: Protecting heritage assets</b>	Number of applications refused in accordance with policy and allowed at appeal.	No applications approved contrary to Policy EN16.	Monitoring of appeal decisions.	Consider review of the policy through early review of the plan.
<b>EN17: Advertisements</b>	No Indicator			

Local Plan Review – Consultation Draft

Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
<b>EN18: Outdoor Lighting</b>	No Indicator			
<b>SC1 – Delivering safe, healthy and inclusive communities</b>	No loss of facilities unless application is refused in accordance with policy and allowed at appeal.	No loss of facilities unless the proposal meets the policy criteria.	Planning permission data.	Consider review of the policy through early review of the plan.
<b>SC2 – Securing sustainable transport</b>	The number of applications refused planning permission due to not providing an appropriate parking/design statement, or transport statement or transport assessment and travel plan, in accordance with Policy SC2, and allowed at appeal.	Every major development permitted is supported by an appropriate Travel Plan/ Transport assessment or the like, in accordance with the Policy.	Monitoring of planning permissions.	Possible review of evidence and policy through Plan review.
<b>SC3 - Promoting Fibre to the Premise Broadband (FTTP)</b>	The number of applications refused planning permission due to Policy SC3, and allowed at appeal.	100% new development proposals provide FFTP or cabling from cabinet to edge of property to enable sufficient availability of broadband and communications infrastructure.	Planning permission and appeal information in liaison with Digital Rutland.	Possible review of evidence and policy through Plan review.

## Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
<b>SC4 – Developer Contributions</b>	No Indicator			
<b>MIN1 - Spatial strategy for minerals development</b>	Approved proposals are consistent with spatial strategy.	100% of approvals are consistent with spatial strategy	AMR	If more than two proposals are approved (within the plan period) that are not in line with spatial strategy then consider if a partial review to revisit this policy is required.
<b>MIN2 – Mineral provision</b>	Amount of aggregate produced in line with annual provision Size of landbanks for crushed rock (limestone) and cement primary and secondary materials (limestone and clay)	Crushed rock production of 0.19 Mtpa Cement production at Ketton Cement Works of around 1.4 Mtpa Maintain landbanks of at least ten years for crushed and of at least fifteen years for cement primary and secondary materials (limestone and clay)	Local Aggregates Assessment	If trends identified through the LAA indicate that the average aggregate sales over a ten year period are consistently (over a three year period) different (+/- 20%) to the adopted provision rates then consider if a partial review to revise the adopted plan figure is required. If landbanks fall below targets for more than two years consider if this is an issue to do with the plan or the industry.
<b>MIN3 – Safeguarding Rutland's Mineral Resources</b>	Approved proposals do not have an adverse effect on a safeguarded mineral resource and meet criteria	No sterilisation of mineral resource 100% of approvals meet criteria No appeals lost on proposals not meeting criteria	AMR	If more than two proposals are approved (within the plan period) that do not meet criteria and result in sterilization, consider mechanisms that could be put in place to reinforce the plan policy position/plans intent.



## Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
<b>MIN4 - Development criteria for mineral extraction</b>	Approved proposals meet criteria	100% of approvals meet criteria No appeals lost on proposals not meeting criteria	AMR	If more than two proposals are approved (within the plan period) that do not meet criteria consider if a partial review to revisit this policy is required.
<b>MIN5 - Site-specific allocations for the extraction of crushed rock</b>	Amount of crushed rock produced from identified site is in line with annual provision	Allocated site comes forward to ensure crushed rock provision of 0.19 Mtpa	Local Aggregates Assessment	If more than two unallocated sites are given planning permission during the plan period consider if a partial review to revisit this policy is required.
<b>MIN6 - Site-specific allocations for the extraction of building stone</b>	Amount of building stone produced and consumed (sales) annually	Allocated site for building stone extraction comes forward	Local Aggregates Assessment/AMR	If no sites for the provision of building stone are operational within the county (at any time during the plan period) consider mechanisms that could bring forward such sites.
<b>MIN7 - Safeguarding of minerals development</b>	Approved proposals meet requirements	100% of approvals meet requirements	AMR	If more than two approved proposals (within the plan period) result in a loss of minerals related development (with no alternative provision made) consider if a partial review to revisit this policy is required.
<b>MIN8 - Borrow Pits</b>	Approved proposals meet criteria	100% of approvals meet criteria No appeals lost on proposals not meeting criteria	AMR	If more than two proposals are approved (within the plan period) that do not meet criteria consider if a partial review to revisit this policy is required.

## Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
<b>MIN9 - Development criteria for other forms of minerals development</b>	Approved proposals meet criteria	100% of approvals meet criteria No appeals lost on proposals not meeting criteria	AMR	If more than two proposals are approved (within the plan period) that do not meet criteria consider if a partial review to revisit this policy is required.
<b>WST1- Waste Management</b>	Permitted waste management and disposal capacity for different waste streams Approved proposals are consistent with the waste management and waste disposal spatial strategies Approved proposals meet criteria	Meet the indicative waste capacity requirements in the plan 100% of approvals consistent with the spatial strategies 100% of approvals meet criteria No appeals lost on proposals not meeting criteria	AMR	If the authority fails to meet capacity requirements by 20% over a three year period consider if a partial review to revisit this policy is required.  If more than two proposals are approved (within the plan period) that are not in line with spatial strategies consider if a partial review to revisit this policy is required.  If more than two proposals are approved (within plan period) that do not meet criteria consider if a partial review to revisit this policy is required.
<b>WST2 - Waste-related development</b>	Approved proposals meet criteria	100% of approvals meet criteria No appeals lost on proposals not meeting criteria	AMR	If more than two proposals are approved (within the plan period) that do not meet criteria consider if a partial review to revisit this policy is required.

## Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
<b>WST3 - Sites for waste management and disposal</b>	<p>Sites come forward for planning permission from the identified allocations</p> <p>Proposals on unallocated sites are in line with the spatial strategy</p> <p>Approved proposals meet development criteria</p> <p>Non-waste development meet safeguarding criteria</p>	<p>Planning permission granted / proposal implemented</p> <p>100% of approvals meet criteria and are consistent with spatial strategy</p> <p>No appeals lost on proposals not meeting criteria</p>	AMR	<p>If no proposals come forward and are given permission from the site specific allocations within a five year period during the plan period consider if a partial review to revisit this policy is required.</p> <p>If proposals are granted planning permission and then not implemented within two years consider mechanisms that could bring forward such sites.</p> <p>If more than two proposals are approved (within the plan period) that are not in line with the spatial strategy consider if a partial review to revisit this policy is required.</p> <p>If more than two proposals are approved (within the plan period) that do not meet criteria consider if a partial review to revisit this policy is required.</p>
<b>MIN10 - Restoration and aftercare</b>	Approved proposals meet criteria	<p>100% of approvals meet criteria</p> <p>No appeals lost on proposals not meeting criteria</p>	AMR	<p>If more than two proposals are approved (within the plan period) that do not meet policy objectives and criteria consider if a partial review to revisit this policy is required.</p>

Local Plan Review – Consultation Draft

Policies Map

Policy	Indicator	Target	Source	Action and Contingencies
<b>IMP1 – Delivery and monitoring</b>	No Indicator			
<b>IMP2 – Reviewing the plan</b>	Ensure the Local Plan remains up to date.	Review the local plan on a regular 5 years basis.	AMR	Consider whether there are any issues which trigger an early review of the Local Plan.

DRAFT

**Appendix 1 – Strategic policies – to follow****Appendix 2 – List of replaced local plan policies**

<b>Policy in the Local Plan Review</b>	<b>Existing Policies replaced*</b>
SD1 - Sustainable development principles	CS1, SP1, MCS10
SD2 - The Spatial Strategy for Development	CS2, CS4, CS5, CS9
SD3 - Development within Planned Limits of Development	SP5
SD4 - Residential Development in the Countryside	SP6
SD5 - Non-residential development in the countryside	SP7, MCS2, MCS6
SD6 - Re-use of redundant military bases and prisons	CS6
SD7 - Use of military bases and prisons for operational or other purposes	CS6, SP11
H1 - Sites for residential development	SP2
H2 - St George's Garden Community Development and Delivery Principles	
H3 - St George's Garden Community Development Requirements	
H4 - Cross Boundary Development Opportunity – Stamford North	
H5 - Housing density	CS10
H6 - Meeting All Housing Needs	CS10
H7 - Accessibility Standards	
H8 - Self-build and custom housebuilding	
H9 - Affordable housing	CS11, SP9
H10 - Rural Exception Housing	SP10
H11 - Gypsies and Travellers	CS12
E1 - New provision for industrial and office development and related uses	CS14
E2 - Expansion of existing businesses	CS13
E3 - Protection of existing employment sites	CS13
E4 - The rural economy	CS16
E5 - Local Visitor Economy	CS15
E6 - Rutland Water	CS24, SP26, MCS8
E7 - Eyebrook Reservoir Area	SP27
E8 - Caravans, camping, lodges, log cabins, chalets and similar forms of self-serviced holiday accommodation	SP24, SP25
E9 - Town centres and retailing	CS17
E10 - Primary shopping areas	SP12
E11 - Sites for retail development	SP3
EN1 - Landscape Character Impact	SP23, MDC4
EN2 - Place Shaping Principles	
EN3 - Delivering Good Design	CS19, SP15

## Policies Map

Policy in the Local Plan Review	Existing Policies replaced*
EN4 - Sustainable Building and Construction	
EN5 - Surface water management, water supply, foul drainage and Sustainable Drainage Systems	
EN6 - Reducing the risk of flooding	
EN7 - Pollution control	
EN8 - Low carbon energy generation	CS20, SP18,
EN9 - The natural environment	CS21, SP19, MDC1, MDC6, MDC7, MDC8
EN10 - Blue and green infrastructure	CS23, MDC1
EN11 - Protecting Agricultural Land	SP13
EN12 - Important open space and frontages	SP21, MDC1
EN13 - Designation of Local Green Spaces	
EN14 - Provision of new open space	SP22
EN15 - The historic and cultural environment	CS22, SP20, MDC1, MDC3, MDC5
EN16 - Protecting heritage assets	SP20, MDC1, MDC3, MDC5
EN17 - Advertisements	SP16
EN18 - Outdoor lighting	SP17
SC1 - Delivering socially inclusive communities	CS7
SC2 - Sustainable transport	CS18, MCS9, MDC11
SC3 - Promoting Fibre to the Premise Broadband (FTTP)	SP14
SC4 - Developer contributions	CS8
MIN1 - Spatial strategy for minerals development	MCS3, MCS4, MCS11, MDC9, MCS6, MCS7
MIN2 - Mineral provision	MCS2
MIN3 - Safeguarding Rutland's Mineral Resources	MCS10, MDC10
MIN4 - Development criteria for mineral extraction	MDC1, MDC2, MDC3, MCS5, MCS6, MCS7, MCS8, MDC6, MDC7, MDC8
MIN5 - Site-specific allocations for the extraction of crushed rock	
MIN6 - Site-specific allocations for the extraction of building stone	
MIN7 - Safeguarding of minerals development	MCS10, MDC10
MIN8 - Borrow Pits	
MIN9 - Development criteria for other forms of minerals development	

Policies Map

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Policy in the Local Plan Review	Existing Policies replaced*
WST1 - Waste management and disposal	CS25, MCS11
WST2 - Waste-related development	SP28, MDC9
WST3 - Sites for waste management and disposal	SP4
MIN10 Restoration and aftercare	MCS12, MDC12

**\*Policy numbers refer to the following documents:**

CS= Core Strategy DPD (July 2011)

SP= Site Allocations and Policies DPD (October 2014)

MCS= Minerals Core Strategy & Development Control Policies DPD (October 2010)



**Appendix 3 – Agricultural, forestry and other occupational dwellings**

1. The National Planning Policy Framework (NPPF)<sup>68</sup> makes clear that isolated new houses in the countryside require special justification for planning permission to be granted. One of the few circumstances in which isolated residential development may be justified is when accommodation is required where there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside. It will often be as convenient and more sustainable for such workers to live in nearby towns or villages, or suitable existing dwellings, so avoiding new and potentially intrusive development in the countryside. However, there will be some cases where the nature and demands of the work concerned make it essential for one or more people engaged in the enterprise to live at, or very close to, the site of their work. Whether this is essential in any particular case will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of any of the individuals involved.
2. It is essential that all applications for planning permission for new occupational dwellings in the countryside are scrutinised thoroughly with the aim of detecting attempts to abuse (e.g. through speculative proposals) the concession that the planning system makes for such dwellings. In particular, it will be important to establish whether the stated intentions to engage in farming, forestry or any other rural-based enterprise, are genuine, are reasonably likely to materialise and are capable of being sustained for a reasonable period of time and whether the need could be met through improvements to existing accommodation on the site. It will also be important to establish that the needs of the intended enterprise require one or more of the people engaged in it to live nearby. Evidence will be required in order to demonstrate the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure its effective operation.

**Permanent agricultural dwellings**

3. New permanent dwellings should only be allowed to support existing agricultural activities on well-established agricultural units, providing:
  - i) There is evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work (see paragraph 4 below);
  - ii) the need relates to a full-time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement;
  - iii) the unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so (see paragraph 8 below);

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<sup>68</sup> Paragraph 79a.

- iv) the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
  - v) other planning requirements, e.g. in relation to access, or impact on the countryside, are satisfied.
- i) A functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Such a requirement might arise, for example, where farm animals or agricultural processes require on-site attention 24-hours a day and where otherwise there would be a risk to human or animal health or from crime, or to deal quickly with emergencies that could cause serious loss of crops or products.
4. In cases where the Council is particularly concerned about possible abuse, it should investigate the history of the holding to establish the recent pattern of use of land and buildings and whether, for example, any dwellings, or buildings suitable for conversion to dwellings, have recently been sold separately from the farmland concerned. Such a sale could constitute evidence of lack of agricultural need.
5. The protection of livestock from theft or injury by intruders may contribute on animal welfare grounds to the need for a new agricultural dwelling, although it will not by itself be sufficient to justify one. Requirements arising from food processing, as opposed to agriculture, cannot be used to justify an agricultural dwelling. Nor can agricultural needs justify the provision of isolated new dwellings as retirement homes for farmers.
6. If a functional requirement is established, it will then be necessary to consider the number of workers needed to meet it, for which the scale and nature of the enterprise will be relevant.
7. New permanent accommodation cannot be justified on agricultural grounds unless the farming enterprise is economically viable. A financial test is necessary for this purpose, and to provide evidence of the size of dwelling which the unit can sustain. In applying this test (see paragraph 3(iii) above) the Council will take a realistic approach to the level of profitability, taking account of the nature of the enterprise concerned. Some enterprises which aim to operate broadly on a subsistence basis, but which nonetheless provide wider benefits (e.g. in managing attractive landscapes or wildlife habitats), can be sustained on relatively low financial returns.

8. Agricultural dwellings should be of a size commensurate with the established functional requirement. Dwellings that are unusually large in relation to the agricultural needs of the unit, or unusually expensive to construct in relation to the income it can sustain in the long-term, should not be permitted. It is the requirements of the enterprise, rather than those of the owner or occupier, that are relevant in determining the size of dwelling that is appropriate to a particular holding.
9. The Council may consider making planning permissions subject to conditions removing some of the permitted development rights under Schedule 2, part 1 of the Town and Country Planning (General Permitted Development) Order 1995 for development within the curtilage of a dwelling house. For example, proposed extensions could result in a dwelling whose size exceeded what could be justified by the functional requirement, and affect the continued viability of maintaining the property for its intended use, given the income that the agricultural unit can sustain.
10. Agricultural dwellings should be sited so as to meet the identified functional need and to be well-related to existing farm buildings, or other dwellings.

### **Temporary agricultural dwellings**

11. If a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural unit or an established one, it should normally, for the first three years, be provided by a caravan, a wooden structure which can be easily dismantled, or other temporary accommodation. It should satisfy the following criteria:
  - (i) clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions);
  - (ii) functional need (see paragraph 4 of this Appendix);
  - (iii) clear evidence that the proposed enterprise has been planned on a sound financial basis;
  - (iv) the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
  - (v) other normal planning requirements, e.g. on siting and access, are satisfied.
12. If permission for temporary accommodation is granted, permission for a permanent dwelling should not subsequently be given unless the criteria in paragraph 3 above are met. The Council will make clear the period for which the temporary permission is granted, the fact that the temporary dwelling will have to be removed, and the requirements that will have to be met if a permanent permission is to be granted. The Council will not normally grant successive extensions to a temporary permission over a period of more than three years, nor normally give temporary permissions in locations where they would not permit a permanent dwelling.

### **Forestry dwellings**

13. The Council will apply the same criteria to applications for forestry dwellings as to those for agricultural dwellings. The other principles in the advice on agricultural dwellings are equally relevant to forestry dwellings. Under conventional methods of forestry management, which can involve the use of a peripatetic workforce, new forestry dwellings may not always be justified, except perhaps to service intensive nursery production of trees.

### **Other occupational dwellings**

14. There may also be instances where special justification exists for new isolated dwellings associated with other rural based enterprises. In these cases, the enterprise itself, including any development necessary for the operation of the enterprise, must be acceptable in planning terms and permitted in that rural location, regardless of the consideration of any proposed associated dwelling. The Council will apply the same stringent levels of assessment to applications for such new occupational dwellings as they apply to applications for agricultural and forestry workers' dwellings. The Council will therefore apply the same criteria and principles in paragraphs 3-13 of this Appendix, in a manner and to the extent that they are relevant to the nature of the enterprise concerned.

### **Occupancy conditions**

15. Where the need to provide accommodation to enable farm, forestry or other workers to live at or near their place of work has been accepted as providing the special justification required for new, isolated residential development in the countryside, it will be necessary to ensure that the dwellings are kept available for meeting this need for as long as it exists. For this purpose planning permission will be made subject to appropriate occupancy conditions. DOE Circular 11/95 gives further advice and provides model occupancy conditions for agricultural dwellings and for other staff accommodation.
16. Changes in the scale and character of farming and forestry may affect the longer-term requirement for dwellings for which permission has been granted subject to an agricultural or forestry occupancy condition. Such dwellings, and others in the countryside with an occupancy condition attached, should not be kept vacant, nor should their present occupants be unnecessarily obliged to remain in occupation simply by virtue of planning conditions restricting occupancy which have outlived their usefulness.

### **Information and appraisals**

17. Robust and comprehensive information will be required from the applicant or any other interested parties in order for the Council to determine applications for occupational dwellings in the countryside, including cases involving the imposition or removal of occupancy conditions. It is likely that agricultural or other consultants will be commissioned by the Council to give an independent technical appraisal which the applicant will be required to pay for. This will not seek a recommendation for or against the application but be confined to a factual statement of the agricultural, or other business considerations involved and an evaluation of the specific points on which advice is sought.

## Appendix 4 – Parking Standards

- 1.1. Parking standards ensure good design and effective use of land in developments. It is also ensured through parking standards that the parking demand for a development is provided, in turn minimising the use of carriageways for parking and to prevent on-street loading/off-loading of service vehicles.
- 1.2. Any land use or types of development which are not specifically mentioned will be subject to consideration on an individual site-specific basis, as will combinations of types of development which are treated individually in this document.

### Residential parking standards

- 1.3. The parking standards are set by the number of rooms in a dwelling. The definition of rooms is taken from the 2001 census definition: *“The count of the number of rooms in a household’s accommodation does not include bathrooms, toilets, halls or landings, or rooms that can only be used for storage. All other rooms, for example kitchens, living rooms, bedrooms, utility rooms are counted.”*
- 1.4. The parking standards provided in Table 1 are to be applied per dwelling and are expressed as minimum standards.

*Table 1: Minimum Residential Parking Standards*

Dwelling Size	Shared/Communal Parking Spaces	Allocated Parking spaces
2 rooms	1	1
3 rooms	1.5	2
4 rooms	1.5	2
5 rooms	1.5	2
6 rooms	2	2
7 rooms	2	3
8+ rooms	2	3

- 1.5. When determining what counts as a parking space the guidance within Manual for Streets will be taken into account:
  - car ports are unlikely to be used for storage and should therefore count towards parking provision; and
  - whether garages count fully will need to be decided on a scheme-by-scheme basis. This will depend on factors such as:
    - the availability of other spaces, including on-street parking: where this is limited, residents are more likely to park in their garages;

- the availability of separate cycle parking and general storage capacity as garages are often used for storing bicycles and other household items; and
- the size of the garage – larger garages can be used for both storage and car parking. It is expected that single garages are 6m x 3m and double garages 6m x 6m.

### Non-residential parking standards

- 1.6. Table 2 sets out the minimum parking standards for non-residential uses in Rutland (all areas are gross floor areas unless otherwise stated):

*Table 2: Minimum non-residential parking standards*

Use	Minimum Parking Standards
Food Retail	1 space per 14m <sup>2</sup> 1 goods bay or space per 750 m <sup>2</sup> . For stores between 3,000 and 5,000 m <sup>2</sup> 1 goods bay or space per 1,000 m <sup>2</sup> . For stores in excess of 5,000 m <sup>2</sup> Floor area below 1,000 m <sup>2</sup> provision shall be made within the site for loading and unloading of service and delivery vehicles.
Non food retail	1 space per 20m <sup>2</sup> 1 goods bay or space per 750 m <sup>2</sup> . For stores between 3,000 and 5,000 m <sup>2</sup> 1 goods bay or space per 1,000 m <sup>2</sup> . For stores in excess of 5,000 m <sup>2</sup> Floor area below 1,000 m <sup>2</sup> provision shall be made within the site for loading and unloading of service and delivery vehicles.
A3 Restaurants and Cafes (excluding transport cafes)	One space per 5m <sup>2</sup> of public area plus one space per 100m <sup>2</sup> for staff.
A5 Hot food takeaways	One space per 8m <sup>2</sup> If fast food outlet situated near the strategic network, provisions should be made for lorry/car and trailer/caravan parking. This should be discussed on a site by site basis. Please discuss details with the Highways Authority.
B1 offices	1 space per 30 m <sup>2</sup>
B1 non office and B2 General Industry	1 space per 60m <sup>2</sup> 1 lorry space per 400m <sup>2</sup>
B8 Warehousing	1 space per 150m <sup>2</sup> 1 lorry space per 400m <sup>2</sup>



## Policies Map

	For smaller units, provision should be made within the site for the possibility of future conversion to offices with their consequently higher parking requirements. If such provision cannot be made then restrictions on future changes of use will be required.
C1: Hotels & Guest Houses	1 space per resident staff, one space per bedroom, plus 1 space per 40m <sup>2</sup> of public area for non-residential staff
C2: Residential Institutions	1 car space for each resident member of staff, plus up to 1 space for every 2 non-resident members of staff. One space per 4 bedrooms
D1 nursery	1 space per 8 children
D1: Non-residential institutions (museums, libraries, galleries, exhibition halls)	One car space per member of staff and 1 space per 30m <sup>2</sup>
D1: Non-residential institutions (public halls & places of worship)	One car space per 4 seats or up to 1 space per 15m <sup>2</sup> .
D1: Non-residential institutions (schools)	1.5 spaces per 2 staff. (If the figure is not a whole number the number must be rounded up)  Where a community wing is to be provided for daytime use, additional parking shall be required to reflect the increased demand for parking on site. These requirements will be determined on a case by case basis dependent upon the use and scale of the community wing.
D1: Non-residential institutions (further education)	1.5 spaces per 2 staff. (If the figure is not a whole number the number must be rounded up)  One space for every 15 students.
D1: Non-Residential institutions (clinics, health centres, surgeries)	One car space per member of staff employed plus two car spaces per consulting rooms/surgery.
Cinemas and Conference Facilities	One space per 5 seats
D2 (other than cinemas, sports grounds and clubs and golf courses)	One space per 22m <sup>2</sup>

## Policies Map

Sports grounds and clubs	<p>Parking will be required to cater in full for the expected usage of the facility assuming an occupancy rate of 2 persons per car. Also, in the case of football, cricket, hockey pitches etc. parking and manoeuvring areas will be required for coaches at the rate of one coach per two pitches (maximum provision to be made for two coaches). Thus the following examples may be used. 1 cricket pitch – 22 players + 2 umpires = 12 car spaces + 1 coach.</p> <p>Tennis/squash courts – 2 car spaces per court</p> <p>Rugby club with 3 pitches – 36 players, coaches, referees, substitutes etc. per pitch, therefore 54 car spaces plus two coach spaces.</p> <p>2 soccer pitches – 30 players, coaches, referees, substitutes, etc. per pitch, therefore 30 car spaces plus one coach space.</p>
Golf Courses	<p>Maximum of 100 spaces per 18 hole course.</p> <p>Other sizes of course will be considered on their merits, not pro-rata to the above.</p>

### Exception to minimum parking standards

- 1.7. The location of a development and access to services by walking, cycling or public transport should be considered when devising parking standards. When a development has good access to services and public transport, for example in Oakham and Uppingham town centres, it may be acceptable to provide parking below normal levels of demand. However evidence will need to be provided within a planning application to demonstrate this.
- 1.8. Where no parking standards are provided for a particular development, we will consider the provision required taking certain factors into account including:
- the control of on-street parking in the area;
  - the development's exact nature and likely use;
  - its geographical location;
  - the standard of the surrounding road network and the traffic and parking conditions on it; and
  - how accessible the development is using other methods of transport, including public transport, walking or cycling.

### Design and layout of car parking spaces

- 1.9. The minimum acceptable dimensions for car parking spaces will be 2.4m by 5.5m. The design of car parking areas should be laid out so that no vehicle has to be reversed for a distance exceeding 25 metres. Lorry parking spaces shall be a minimum of 18 metres by 5 metres.

### Disabled parking standards

- 1.10. Adequate provision for parking for disabled people, in terms of numbers and design, should be made in line with Traffic and Advisory Leaflet 5/95, produced by the Department for Transport (see Table 3 and 4).

*Table 3: Recommended number of disabled bays in off-street car parks*

Car Park Used For:	Car Park Size	
	Up to 200 bays	Over 200 bays
Employees and visitors to business premises	Individual bays for each disabled employee plus 2 bays or 5% of total capacity whichever is greater	6 bays plus 2% of total capacity
Shopping,	3 bays or 6% of total	4 bays plus 4% of

## Policies Map

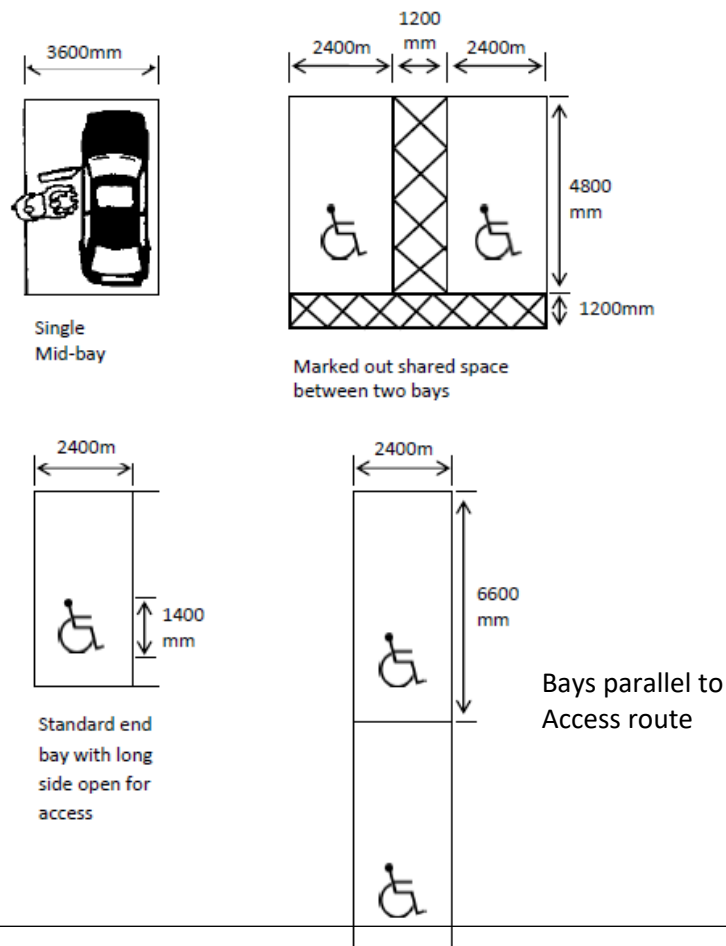
recreation and leisure	capacity whichever is greater	total capacity
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*Table 4: Recommended maximum walking distance without a rest according to disability (“walking” includes travel by wheelchair).*

Disability	Distance (metres)
Visually Impaired	150
Wheelchair Users	150
Ambulatory without walking aid	100
Stick Users	50

- 1.11. Following these guidelines any disabled parking space should be made within 50 metres of the destination. The dimensions and design of disabled parking spaces should be in alignment with figure 1 below. The dimensions shown in figure 1 are in accordance with Inclusive Mobility and Manual for Streets (Department of Transport, 2005).

*Figure 1. Expected dimensions and design of disabled parking.*



### Cycle parking standards

- 1.12. The location and design of cycle parking should be in alignment with the guidance outlined in Manual for Streets. Table 5 sets out the minimum cycle parking standards for new development proposals.

*Table 5: Cycle Parking Standards set within the Rutland Local Plan*

Land Use Class	Standard
Classes A1 and A3 (Shops, food and drink)	<p>1 space for every 500m<sup>2</sup> to 4,000m<sup>2</sup> gross to be under cover and secure for staff and operational use.</p> <p>1 space for every 1000m<sup>2</sup> gross for customer use to be in the form of Sheffield racks (or similar) and in a prominent and convenient location.</p>
Classes A2 and B1 (Financial and professional services, light industry and offices)	1 space for every 400m <sup>2</sup> gross to be under cover and secure. Customer parking to be provided on merit.
Classes B2 to B8 (General and Special Industry)	1 space for every 400m <sup>2</sup> gross to be under cover and secure.
Class C3 (Dwelling Houses) High density developments e.g. flats with common facilities	1 space per 5 dwellings to be under cover and secure.
Classes D1 and D2 (Non-residential institutions, assembly and leisure)	Enough Sheffield racks (or similar) should be provided in a prominent and convenient location, to park the cycles of 5% of the maximum number of people expected to use the facility at any one time. Secure and covered parking for staff to be provided on merit.

### Powered two wheeler parking standards

- 1.13. Motorcycles, mopeds and scooters can be collectively described as Powered Two Wheelers (PTW's). The use of PTW's is increasing, in 2003 5% of total motor vehicles were motorcycles, a significant increase on 1993 levels, therefore making it important to provide parking standards for these vehicles in new developments.
- 1.14. Parking spaces for PTW's should be provided in all non-residential developments equal to 5% of the total car parking spaces to provided, with a minimum of 1 PTW space. This should be provided in addition to cycle spaces.
- 1.15. PTW parking spaces should be provided within 50 metres of their destination, where possible, to avoid informal parking which often causes obstruction and hazards to others.
- 1.16. The size and design of PTW parking spaces should be in alignment with the guidance provided in Manual for Streets and DfT Traffic Advisory Leaflet 2/02: Motorcycle Parking (2002).

### Electric Vehicle Charging

Commercial development	EV charging requirement	Charging point specification	Power requirement
'A' Uses	Minimum of 1 space up to 25 spaces plus 10% of spaces thereafter to be fitted with a fast charge socket plus a further 10% infrastructure only	7kw Mode 3 with Type 2 Connector plus feeder pillar or equivalent permitting future connection.	230v AC 32 Amp single phase dedicated supply
'B' Uses	Minimum of 1 space up to 10 spaces plus 10% of spaces thereafter to be fitted with a fast charge socket plus a further 10% infrastructure only	7kw Mode 3 with Type 2 Connector plus feeder pillar or equivalent permitting future connection.	230v AC 32 Amp single phase dedicated supply
'D' Uses	Minimum of 1 space up to 25 spaces plus 10% of spaces thereafter to be fitted with a fast charge socket plus a further 10% infrastructure	7kw Mode 3 with Type 2 Connector plus feeder pillar or equivalent permitting future connection.	230v AC 32 Amp single phase dedicated supply

Policies Map

	only		
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## Appendix 5 – Designated Heritage Assets in Rutland

**Listed buildings:** designated heritage assets include statutorily listed buildings. These are not listed in this Appendix or shown on the Policies Map. There is an online register of all nationally protected historic buildings and sites, including listed buildings, on the [Historic England](https://historicengland.org.uk) website.

<b>Scheduled Monuments</b>	
<b>Site</b>	<b>Location</b>
Medieval Settlement Remains, Watermill and Gardens	Ashwell
Village Cross - Stump	Barrow
Wakerley Bridge	Barrowden
Moated site at Allexton	Belton-In-Rutland
Dovecote and Arch	Brooke
Alstoe Motte and Bailey and Medieval Village	Burley
Medieval Village at Snelston	Caldecott
Village Cross at junction of Well Cross & King Edward's Way	Edith Weston
Moated Enclosure with Fishponds	Empingham
Church Bridge	Empingham
Dovecote	Empingham
Essendine Castle Moated Site	Essendine
Exton Old Hall	Exton
Roman Town - Air Photography Site	Great Casterton
Woodhead Castle Ringwork Bailey and Fishpond	Great Casterton
Manorial settlement, 127m north west of St Mary's Church	Greetham
Barnhill Moated Site	Hambleton
Horn Medieval Village and Moated Site	Horn
Lyddington Bedehouse	Lyddington
Standing cross on The Green, 130m north west of The Bede House	Lyddington
Moated Site at North Luffenham	North Luffenham
Earthwork at Morcott Spinney	North Luffenham
Oakham Motte and Bailey Castle and Medieval Gardens	Oakham
Butter Cross and Stocks	Oakham
Martinsthorpe Medieval Village	Martinsthorpe
Bridge Over River Chater	Preston
Bronze Age Enclosure	Ridlington
Duddington Bridge	Tixover
Castle Hill Motte and Bailey	Uppingham/Beaumont Chase
Moor Lane Moated Site, Whissendine	Whissendine
Wing Maze	Wing



## Policies Map

Registered Parks and Gardens		
<i>Site</i>	<i>Location</i>	<i>Grade</i>
Burley Park	Burley on the Hill	2
Exton Park	Exton	2

Conservation Areas		
<i>Location</i>		
Ashwell	Greetham	Ryhall
Ayston	Hambleton	Seaton
Barrowden	Ketton	South Luffenham
Belton-in-Rutland	Langham	Stretton
Braunston	Little Casterton	Teigh
Clipsham	Lyddington	Tickencote
Cottesmore	Market Overton	Tinwell
Edith Weston	Morcott	Uppingham
Egleton	North Luffenham	Whitwell
Empingham	Oakham	Wing
Exton	Preston	
Great Casterton	Ridlington	

Article 4 Directions
Ashwell
Ayston
Belton-in-Rutland
Braunston
Clipsham
Egleton
Langham
Little Casterton
Lyddington
Preston
Ridlington
Seaton
Stretton
Teigh
Tinwell

## Appendix 6 – Open space standards

### Types of Provision

- 1.1 An explanation of the types of provision identified in the standards in Policy RLP44 can be viewed in Table 1 below:

**Table 1: Types of open space provision**

Type of Provision	Description
Parks and gardens	<p>Primary Purpose – Accessible, high quality opportunities for informal recreation and community events</p> <p>The parks and gardens typology relates to urban parks, recreation grounds, formal gardens and country parks. This typology has many wider benefits as they support the creation of a sense of place for the local community, ecological and education opportunities as well as structural landscaping for the local area.</p>
Amenity green space	<p>Primary Purpose – Opportunities for informal activities close to home or work to enhance the appearance of residential areas.</p> <p>The amenity green space typology relates to small open space areas commonly found in housing areas. It includes informal recreation spaces and green spaces in and around housing, with the primary purpose of providing opportunities for informal activities close to home or work enhancing the appearance of residential or other areas. The majority of amenity green spaces provide structural and landscaping benefits rather than any other wider benefit.</p>
Provision for children and young people	<p>Primary Purpose – Areas designed primarily for play and social interaction involving children and young people such as equipped play areas, ball courts, skateboard areas and teenage shelters.</p> <p>The provision for children and young people typology relates to open space areas with play equipment commonly found in housing areas. It includes informal recreation spaces and green spaces in and around housing. This typology has many wider benefits for the local community providing a focus for children and young people to engage in physical and social activities.</p>

Outdoor sports facilities	<p>Primary Purpose – Participation in outdoor sports, such as pitch sports, tennis, bowls, athletics or countryside and water sports.</p> <p>Outdoor sports facilities is a wide-ranging category of open space and includes natural or artificial surfaces either publicly or privately owned which are used for sport and recreation. Examples include playing pitches, athletics tracks, bowling greens and golf courses with the primary purpose of participation in outdoor sports.</p>
Indoor sports facilities	<p>Primary Purpose – Opportunities for indoor sports participation, such as badminton, squash, gymnastics, swimming.</p> <p>An assessment of indoor facilities is slightly different to other typologies in relation to the demand on facilities. Alongside the main audit of open space, an audit of indoor sport and recreation facilities has been undertaken which has included: Sports halls, Community/church/village halls, Swimming pools, and Health &amp; fitness suites.</p>

#### Minimum size of new open spaces

- 1.2 Minimum sizes of open space will be required which can be easily and economically maintained. These minimum sizes are based upon the Fields in Trust Guidance 'Planning and Design for Outdoor Sport and Play'.
- 1.3 A minimum size of 100m<sup>2</sup> is set for amenity green space. Sites for amenity green space under this minimum size will not be acceptable.
- 1.4 The minimum size of open space for children and young people will be determined by its use, as identified below:
  - A Local Area for Play (LAP) should have a minimum size of 100m<sup>2</sup>.
  - A Local Equipped Area for Play (LEAP) should have a minimum size of 400m<sup>2</sup>.
  - A Neighbourhood Equipped Area for Play should have a minimum size of 1000m<sup>2</sup>.
- 1.5 Sites below the minimum sizes identified for amenity green space and open space for children and young people will not be acceptable.
- 1.6 Further information on amenity green space and provision for children and young people covering distance to and from development, minimum size, characteristics and intended can be found in Table 2 below.

- 1.7 Minimum sizes cannot be provided for outdoor sports, playing fields and kick-about areas and indoor village/community halls as the size depends upon the use. Guidelines for outdoor sports, playing fields and kick-about areas are provided in 'Planning and Design for Outdoor Sport and Play' produced by Fields in Trust and should be used as a guide when providing these facilities.

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**Table 2: Details of amenity green space and provision for children and young people**

Facility	Intended Users	Time	Distance to travel		Minimum Size		Distance to nearest property boundary	Characteristics
			Walking Distance	Straight Line Distance	Activity Zone	Total with buffer		
Amenity green space	All ages	10 min	480 metres	N/A	N/A	N/A	N/A	Step free access with appropriate seating provision and good lighting.
LAP (Local Area for Play)	Primarily for children up to the age of 6	1 min	100 metres	60 metres	100 m <sup>2</sup>	400 m <sup>2</sup> (0.04 ha)	5 metres	Contains demonstrative features that allow young children to identify and claim the space as theirs.
LEAP (Local Equipped Area for Play)	Primarily for children who are beginning to go out and play independently	5 min	400 metres	240 metres	400 m <sup>2</sup>	1600 m <sup>2</sup> (0.16 ha)	10 metres	Stimulating and challenging play experience with a minimum number of 6 play experiences is recommended.
NEAP (Neighbourhood Equipped Area for Play)	Primarily for use by older children of relative independence,	15 min	1000 metres	600 metres	1000 m <sup>2</sup>	8500 m <sup>2</sup> (0.85 ha)	30 metres	Stimulating and challenging play experience with a minimum number of 9

Policies Map

	who have the freedom to range further from home.							play experiences is recommended.
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## Glossary

Title	Abbreviation	Description
A Use Classes	A, A1, A2, A3, A4, A5	Land use classes designated under the Town and Country Planning (Use Classes) Order 1987 as amended:  A1: Shops A2: Financial and professional services A3: Restaurants and cafes A4: Drinking establishments A5: Hot food takeaways
Advanced treatment		The treatment of waste using thermal processes (gasification, incineration, pyrolysis) and other waste to energy processes such as plasma arc, and other emerging technologies.
Affordable housing		housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). This can include social rented housing, affordable rented and intermediate housing (see below)
Affordable housing for rent		Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
Aftercare		An agreed programme of work designed to bring a restored mineral or waste site to a satisfactory standard for agriculture, amenity or nature conservation use. Normally imposed in the form of a planning condition once a site has been granted permission to operate.
After-use		The use to which a mineral or waste site is put to on completion of restoration and any aftercare provisions e.g. agriculture, forestry, amenity (including nature conservation). Planning permission will be required to develop more formal uses of land (e.g. change of use of land to create a leisure facility).

## Policies Map

Title	Abbreviation	Description
Aggregate		Naturally occurring, primary, land-won minerals extracted directly from the ground in quarries or pits. Includes crushed rock and sand and gravel; raw materials used by the construction industry for building purposes, including asphalt, concrete and mortar.
Alternative (Secondary) Aggregates		The re-use of construction materials e.g. from demolition or road maintenance or the use or reprocessing of waste materials from other industries such as power station ash or colliery spoil, to replace primary aggregates.
Amenity		A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, residential dwellings, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquility.
Anaerobic digestion	AD	The biological treatment of biodegradable organic waste in the absence of oxygen, utilising microbial activity to break down the waste in a controlled environment. AD results in the generation of: biogas which is rich in methane and can be used to generate heat and/or electricity; fibre (or digestate) which is nutrient rich and can potentially be used as a soil conditioner; and liquor which can potentially be used as a liquid fertiliser. Where AD includes energy recovery it can be classified as “other recovery” (under the waste hierarchy) or an advanced treatment process under the Local Plan.
Annual Monitoring Report	AMR	Document that assesses implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented. Part of the Local Plan.



## Policies Map

Title	Abbreviation	Description
Archaeological Interest		An interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. These heritage assets are part of a record of the past that begins with traces of early humans and continues to be created and destroyed.
Area of Search	AoS	<p>An extensive area of land believed to contain significant mineral resources (inferred from BGS data) within which the Mineral Planning Authority considers mineral working acceptable in principle subject to compliance with relevant Local Plan policies.</p> <p>Proposals for mineral working within the AoS are expected to be for individual sites, not for the whole AoS.</p> <p>AoS boundaries do not necessarily represent acceptable extraction boundaries and are not survey accurate.</p>
Article 4 Directions		An article 4 direction is made by the local planning authority. It restricts the scope of permitted development rights either in relation to a particular area or site, or a particular type of development anywhere in the authority's area. Where an article 4 direction is in effect, a planning application may be required for development that would otherwise have been permitted development. Article 4 directions are used to control works that could threaten the character of an area of acknowledged importance, such as a conservation area.
Biological processing		Treatment of biodegradable organic waste utilising microbial activity to break down the waste matter.

## Policies Map

Title	Abbreviation	Description
Building Cost Information Service	BICS	BCIS is the Building Cost Information Service of the Royal Institution of Chartered Surveyors (RICS). It is described by RICS as 'the leading provider of cost and price information to the construction industry and anyone else who needs comprehensive, accurate and independent data
Blue/Green Infrastructure		In recent years, green infrastructure has evolved to mean blue-green infrastructure where blue infrastructure pertains to systems and technologies that are retrofitted into existing urban drainage infrastructure to improve water efficiency and expand a town or city's capacity to manage stormwater and flooding. Simple blue infrastructure includes rain gardens, rainwater tanks, infiltration trenches and bioswales.
Buffer Zones		A zone or area that separates waste management facilities from other land uses to safeguard local amenity
Building for Life 12		A national standard for well-designed homes and neighbourhoods. This provides a checklist for assessing larger housing schemes in terms of environment and community; character; streets, parking and pedestrianisation; design and construction.
Building Research Establishment Environmental Assessment Method	BREEAM	A nationally recognised benchmark to measure the environmental performance of buildings
Calcareous Grassland		An ecosystem associated with thin basic soil, such as that on chalk and limestone downland. Plants on calcareous grassland are typically short and hardy, and include grasses and herbs such as clover. Calcareous grassland is an important habitat for insects, particularly butterflies, and is kept at a plagioclimax by grazing animals, usually sheep and sometimes cattle.

## Policies Map

Title	Abbreviation	Description
Candidate Local Wildlife Site	CLWS	A site that meets the Local Wildlife Site (see below) criteria but which has not been through the formal notification process and may not have the landowner's permission to designate.
Civic amenity site		Civic amenity sites, and bring sites, are provided by Waste Disposal Authorities as places where the public can deliver a range of household waste for recycling or disposal, including metals, paper, glass, engine oil, garden waste, oversized items (e.g. furniture and appliances), and building rubble.
Climate change adaptation		Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities
Climate change mitigation		Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
Commercial and industrial waste	C&I	Waste from premises used mainly for trade, business, sport, recreation or entertainment.
Community Infrastructure Levy	CIL	A charge that levied by the local authority on most types of new development in its area based on simple formulae which relate the size of the charge to the size and character of the development paying it. The proceeds of the levy will be spent on local and sub-regional infrastructure to support the development of the area.
Commutated sum payment		A payment from a housing developer towards provision of affordable housing which is made in lieu of providing the affordable housing on-site.

## Policies Map

Title	Abbreviation	Description
Composting		A biological process in which micro-organisms convert biodegradable organic matter into a stabilised residue known as compost. The process uses oxygen drawn from the air and produces carbon dioxide and water vapour as by-products. Composting can be undertaken in either an open-windrow or in-vessel system.
Construction and demolition waste	C&D	Waste arising from any development such as vegetation and soils (both contaminated and uncontaminated) from the clearance of land, remainder material and off-cuts, masonry and rubble wastes arising from the demolition, construction or reconstruction of buildings or other civic engineering structures. Construction and demolition waste may also include hazardous waste materials such as lead, asbestos, liquid paints, oils, etc.
Conservation (The historic and cultural environment strategic policy)		The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Core Strategy DPD		The development plan document previously prepared by the Council which establishes the overall vision, objectives and spatial strategy. To be replaced by the Local Plan.
Curtilage		The enclosed area of land around a house or other building.
Development Plan		The statutory plan that provides the basis for determining planning applications. Comprises development plan documents that have been adopted by the Council and any “made” neighbourhood plans.
Development Plan Document	DPD	A document forming part of the local plan that is subject to independent examination and becomes part of the development plan when adopted by the council.

## Policies Map

Title	Abbreviation	Description
Economic Development		Industrial, commercial retail and tourism development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).
Environmental Impact Assessment		A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
Environment Agency Cement Sector Plan		A plan developed by the Environment Agency in conjunction with the cement industry to help reduce the sector's impact on the environment, it includes the use of alternative fuels.
Freestone		Stone that can be cut freely without splitting, can be used in masonry.
The Greater Cambridge and Greater Peterborough Local Enterprise Partnership	GCGP LEP	The Greater Cambridge Greater Peterborough Enterprise Partnership is focused on helping to drive forward sustainable economic growth– with local business, education providers, the third sector and the public sector working together to achieve this.
Green Corridor		Green corridors can link housing areas to the national cycle network, town and city centres, places of employment and community facilities. They help to promote environmentally sustainable forms of transport such as walking and cycling within urban areas and can also act as vital linkages for wildlife dispersal between wetlands and the countryside
Green infrastructure		A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Habitat Regulations Assessment	HRA	An assessment the likely impacts and possible effects of policies on the integrity of the internationally designated wildlife sites (e.g. Rutland Water).

## Policies Map

Title	Abbreviation	Description
Hazardous waste		Waste that contains hazardous properties that if improperly handled treated or disposed of, by virtue of its composition carries the risk of death, injury, or impairment of health, to humans or animals, the pollution of waters, or could have an unacceptable environmental impact.
Heritage Asset		A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic Landscape Characterisation		A range of approaches to the identification and interpretation of the historic dimension of the present day landscape (including townscape) within a given area that can be used to manage change to the historic environment.
Housing Market Area	HMA	The grouping of local authorities (comprising Rutland, South Kesteven and South Holland District Councils and Peterborough City Council forms the basis for the Strategic Housing Market Assessment and other areas of joint working.
Important Open Space		An identified open space which provides character to the area it is within and/or provides a setting to a building(s), which should be protected and retained

## Policies Map

Title	Abbreviation	Description
Incompatible Development		<p>Incompatible development with respect to mineral related development includes: High level of sensitivity - hospitals and clinics, retirement homes, hi-tech industry, painting and furnishing and food processing. Medium level of sensitivity - schools, residential areas, food retailers, glasshouses and nurseries, horticultural land and offices. Low level of sensitivity - farms, industry and outdoor storage. Incompatible development with respect to waste related development includes residential, commercial or recreational development.</p>
Inert disposal (or fill)		<p>Also known as inert or clean fill. Aggregates or inert materials used in construction or land reclamation works to create new levels. Inert disposal includes inert waste material that when buried will have no adverse effect on people or the environment and does not contain contaminants (e.g. combustible, putrescible, degradable, leachable, hazardous, or liquid wastes, etc). May include waste recovery (refer to Environmental Permitting Regulations 2010 EPR13).</p>
Inert processing (or recycling)		<p>The separation, sorting and recycling of inert waste. This may involve crushing, screening and potentially mixing with other materials such as secondary aggregates (i.e. those that do not meet primary aggregate specifications). Such material can be used in the construction industry (e.g. inert fill).</p>
Inert waste		<p>Waste which will not biodegrade or decompose (or will only do so at a very slow rate), examples include glass, concrete, bricks, tiles and ceramics, and soil and stone (excluding topsoil and peat).</p>
Infill development		<p>Defined as the filling of small gaps within the settlement and would normally involve development of a gap in a continuously built up frontage</p>

## Policies Map

Title	Abbreviation	Description
Infrastructure Funding Statement		The infrastructure funding statements are required to set out the infrastructure projects or types of infrastructure that the authority intends to fund, either wholly or partly, by the levy or planning obligations, though this will not dictate how funds must be spent and in turn collected.
Landbank		A stock of planning permissions (permitted reserves) for the winning and working of minerals generally expressed in 'years worth of supply'.
Landfill		The deposition of waste into hollow or void space in the land, usually below the level of the surrounding land or original ground level in such a way that pollution or harm to the environment is prevented. Landfill sites have to be sited where an existing void is available; former mineral workings have historically been used for this purpose. The term 'landfill' is often used when referring to 'landraising'.
Biodiversity Action Plan	BAP	A biodiversity action plan (BAP) is an internationally recognized program addressing threatened species and habitats and is designed to protect and restore biological systems.  Local Biodiversity Action Plans, which aim to focus resources to conserve and enhance biodiversity by means of local partnerships, taking account of national and local priorities.
Local Development Scheme	LDS	The Council's three-year programme for preparing local development documents.
Local Distinctiveness		A term used to refer to the features and characteristics of a place that contribute to its special character and which distinguish it from other places.
Local Enterprise Partnership	LEP	A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.



## Policies Map

Title	Abbreviation	Description
Important Green Space		Green areas of particular importance identified for special protection. A designation which was introduced in the National Planning Policy Framework.
Local Nature Partnership	LNP	A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.
Local Planning Authority	LPA	The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.
Local Transport Plan	LTP	The document that sets out the Council's local transport strategies and policies and an implementation programme.
Local Wildlife Site	LWS	Locally designated site of nature conservation importance according to published criteria.
Low level waste	LLW	Radioactive waste that includes metals, soil, building rubble and organic materials, which arise principally as lightly contaminated miscellaneous waste. Metals are mostly in the form of redundant equipment. Organic materials are mainly in the form of paper towels, clothing and laboratory equipment that have been used in areas where radioactive materials are used – such as hospitals, research establishments and industry. LLW contains radioactive materials other than those acceptable for disposal with municipal and general commercial or industrial waste. It is defined as: “radioactive waste having a radioactive content not exceeding four gigabecquerels per tonne (GBq/te) of alpha or 12 GBq/te of beta/gamma radioactivity”.

## Policies Map

Title	Abbreviation	Description
Masterplan		A plan that sets out the proposals or aspirations for the development of buildings, street blocks, public spaces, streets and landscape.
Material recovery or recycling facility	MRF	A facility that is designed to process recyclables. A 'clean MRF' processes source separated / co-mingled dry recyclables, whereas a 'dirty MRF' handles comingled wastes including putrescible materials.
Mechanical biological treatment	MBT	A waste processing facility that combines a sorting facility with a form of biological treatment such as composting or anaerobic digestion.
Mechanical heat treatment	MHT	The mechanical sorting or pre-processing stage with technology often found in a material recovery facility. The mechanical sorting stage is followed by a form of thermal treatment. This might be in the form of a waste autoclave or processing stage to produce a refuse derived fuel pellet. Mechanical heat treatment is sometimes grouped along with mechanical biological treatment. Mechanical heat treatment does not however include a stage of biological degradation (anaerobic digestion or composting).
Mineral Planning Authority	MPA	The Local Planning Authority responsible for overseeing all aspects of mineral operations. Rutland County Council is the MPA for Rutland.
Mineral Reserve		A mineral reserve is that part of a mineral resource, which has been fully evaluated and is commercially viable to work; in relation to the Local Plan this means those minerals for which a valid planning permission for extraction exists (i.e. permitted reserves).
Mineral Resource		Natural concentrations of minerals or, bodies of rock that are, or may become, of potential economic interest due to their inherent properties.

## Policies Map

Title	Abbreviation	Description
Minerals Safeguarding Area		An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilization by non-mineral development.
Minerals Core Strategy and Development Control Policies DPD		The development plan document previously prepared by the Council that sets out the strategy and planning policies for minerals development. To be replaced by the Local Plan Review.
Minerals Development		Mineral extraction and processing, the handling, processing and transport of secondary and recycled aggregate materials, rail heads and rail aggregate depots, rail links to quarries, wharfs and associated storage, handling and processing facilities as well as facilities for concrete batching, manufacture of other concrete products and coated materials.
Municipal waste (also referred to as Local Authority Collected Waste, LACW)		Waste that is collected and disposed of by, or on behalf of, a local authority. It will generally consist of household waste any other wastes collected by a Waste Collection Authority (WCA) or Waste Disposal Authority (WDA) or their agents. It includes waste collected from civic amenity sites, commercial or industrial premises, and waste resulting from the clearance of fly-tipped materials and litter. In addition, it may include road and pavement sweepings, gully emptying wastes, and some construction and demolition waste arising from local authority activities.
National Planning Policy Framework	NPPF	The government's statement of planning policies for England and how these are expected to be applied.
Neighbourhood Plan	NP	Neighbourhood Plans are community-led plans prepared by town and parish councils. They are primarily concerned about the use and development of land and buildings and once adopted become part of the development plan and a material consideration in determining planning applications.

## Policies Map

Title	Abbreviation	Description
Non-aggregate		Minerals, including limestone, utilised for purposes including building and roofing stone, agriculture and brick and cement manufacture.
Non-inert (non-hazardous) waste		Also known as degradable or putrescible waste. Waste which will quickly or slowly biodegrade or decompose, releasing environmental pollutants but is not classified as hazardous waste.
Ooidal limestone		Ooidal limestone is composed mainly of spherical grains ('ooids', from the Greek word for egg). Ooids often have a sand grain or shell fragment in their core, around which aragonite was precipitated in concentric layers. As aragonite is unstable, it is often converted to calcite when the sediment turns into rock. The ooids were cemented together by calcite to form the rock.
Open Space		All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Office of National Statistics	ONS	The UK's largest independent producer of official statistics and the recognised national statistical institute of the UK.
Permitted Reserves		Mineral reserves for which planning permission has been granted (usually expressed in million tonnes). The MPA will not release details of reserves for individual quarries or quarry operators to ensure 'commercial confidentiality'.

## Policies Map

Title	Abbreviation	Description
Potential impacts/potential adverse impacts		<p>Assessment of potential impacts should include direct effects and any indirect, secondary, cumulative, short / medium / long-term, permanent &amp; temporary, positive &amp; negative effects of the project.</p> <p>For minerals - natural and historic environment, human health, noise, dust, visual intrusion, traffic, tip and quarry slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site.</p> <p>For waste - water quality and resources, flood risk, land instability, landscape and visual impacts, nature conservation, historic environment, traffic and access, air emissions (including dust), odours, bio aerosols, vermin and birds, noise, light, vibration, litter, potential land use conflict, and amenity.</p>
Planned Limits of Development		<p>This marks the limit of the built up area, beyond which is classed as open countryside. It comprises of the curtilage of properties which form the main built up part of the settlement.</p>
Preliminary treatment		<p>Any waste management process that involves the recycling or biological processing of waste, for example materials recycling facility, recycling/processing of inert waste, composting, or anaerobic digestion, etc.</p>

## Policies Map

Title	Abbreviation	Description
Previously developed land or Brownfield land		Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Primary Aggregates (Minerals)		Naturally occurring minerals, unlike secondary aggregates, for example, which are recycled materials (see secondary aggregates).
Primary Frontages		Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods.
Prior treatment		Treatment (including sorting) of wastes that may be carried out either before or after acceptance to a landfill installation. It however cannot be carried out as part of the landfilling operation (i.e. compaction after deposit at the landfill) as it is a requirement that the treatment has been undertaken prior to landfilling. Prior treatment should not be carried out purely for the sake of achieving a treated condition. If treatment of a waste stream does not reduce the quantity of waste landfilled or the hazards of the waste to human health or the environment then it need not be undertaken.

## Policies Map

Title	Abbreviation	Description
RAMSAR site	RAMSAR	Ramsar sites are wetlands of international importance that have been designated under the criteria of the Ramsar Convention on Wetlands for containing representative, rare or unique wetland types or for their importance in conserving biological diversity.
Reclamation		Operations associated with mineral extraction to return an area to an acceptable environmental state. It includes restoration, aftercare and works which take place before, during and after mineral extraction.
Recycled Aggregates		Aggregates produced from reprocessed materials that have previously been used in construction, demolition and excavation (CD&E) work including concrete, stone, brick and road planings. Can be used in low specification applications as substitutes for primary aggregates.
Refuse derived fuel	RDF	A fuel produced by sorting and processing mixed waste (such as municipal solid and commercial & industrial wastes). RDF is often produced as a pellet and used as a feedstock for energy production.
Regionally Important Geological Site	RIGS	Locally designated sites of geological/geomorphological importance.
Residual waste materials/arising s		Waste generated as an output resulting from waste treatment processes e.g. contaminated recyclates/compost matter, non-recyclable/compostable materials, bottom ash residue, metals, Air Pollution Control (APC) residues (by products of cleaning up flue gases from high temperature processes), etc.
Restoration		Process of returning a site to its former or a new use following mineral extraction. Involves reinstatement of land by contouring and the spreading of soils or soil making materials.

## Policies Map

Title	Abbreviation	Description
Rural Exception Sites		Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Secondary Aggregates		The re-use of construction materials e.g. from demolition or road maintenance or the use or reprocessing of waste materials from other industries such as power station ash or china clay and slate waste from mining or quarrying activities. Can be used in low specification applications as substitutes for primary aggregates.
Section 106 Planning Obligation		A legal agreement requiring a developer to do something or restrict what can be done with land following the granting of planning permission. This may for example require provision of new infrastructure to support the development or require payment of a sum or sums of money, e.g. towards future maintenance costs.
Site Allocations and Policies DPD		The development plan document previously prepared by the Council that identified specific sites for development and set out detailed development planning policies. To be replaced by the Local Plan Review
Site of Nature Conservation Interest	SNCI	Sites of substantive local nature conservation and geological value
Site of Special Scientific Interest	SSSI	Nationally designated site of nature conservation importance and designated by Natural England under the Wildlife and Countryside Act 1981.
Social rented housing		Housing for which guideline target rents are determined through the national rent regime.



## Policies Map

Title	Abbreviation	Description
Specialist Housing		A range of housing options built to assist people such as older people, adults with dementia, adults with learning disabilities and/or autism, people with physical disabilities and vulnerable adults, including those with mental health issues, with their accommodation and support needs. Such specialist housing falls within Use Class C2 (Residential Institutions) of the Use Classes Order 1987 (as amended), and includes Extra Care Housing, Residential Care Housing and Sheltered Housing.
Statement of Community Involvement	SCI	Document setting out when, with whom and how consultation will be undertaken on Local Development Documents. Part of the Local Plan.
Sterilisation		Where minerals cannot be extracted because of surface level development.
Strategic Environmental Assessment	SEA	Document setting out the environmental assessment of policies, to meet the requirements of the European SEA Directive.
Strategic Housing and Employment Land Availability Assessment	SHELAA	A study of potential housing and employment land available for development to meet the housing and employment needs up to 2036 and beyond prepared by the Council.
Strategic Housing Market Assessment	SHMA	A study of housing need and supply carried out jointly with other authorities in the Housing Market Area to assist in policy development, decision-making and resource allocation in relation to housing issues.
Supplementary Planning Document	SPD	Document that expands on policies and proposals in development plan documents. Part of the Local Plan but not subject to formal public examination and not part of the development plan.
Supplementary Planning Guidance	SPG	Generic term for non-statutory planning policies and documents. Not part of the development plan.

## Policies Map

Title	Abbreviation	Description
Sustainability Appraisal	SA	Document setting out the appraisal of plans and policies to ensure they reflect sustainable development objectives.
Sustainable Communities Strategy	SCS	Document prepared by the Council in partnership with local organisations and individuals setting out the community's aspirations for the area.
Swales		Swales are shallow, broad and vegetated channels designed to store and/or convey water runoff and remove pollutants.
Town Centre		Area defined on the local authority's proposal policy maps, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.
Transport Assessment		A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.
Waste transfer station		A facility for the temporary storage of either waste or recyclables before it is moved on for treatment or disposal.
Windfall Sites		Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

## Policies Map

Use Classes	
A1 – Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes
A2 - Financial and professional services	Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops
A3- Restaurants and cafés	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes
A4- Drinking establishments	Public houses, wine bars or other drinking establishments (but not night clubs).
A5 - Hot food takeaways	For the sale of hot food for consumption off the premises.
B1 –Business	Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
B2 - General industrial	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8 - Storage or distribution	This class includes open air storage.
C1 – Hotels	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
C2 - Residential institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2A - Secure Residential Institution	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
C3 –Dwellinghouses	3(a) covers use by a single person or a

## Policies Map

	<p>family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.</p> <p>C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.</p> <p>C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.</p>
C4 - Houses in multiple occupation	Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
D1- Non-residential institutions	<p>Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres.</p> <p>Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).</p>
Sui Generis	<p>Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops,</p>

Policies Map

	theatres, larger houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.
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