



**RUTLAND**

**LOCAL DEVELOPMENT SCHEME**

**2020 - 2023**



**Rutland**  
County Council

**June 2020**

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### 1.0 INTRODUCTION

- 1.1 Local Planning Authorities are required by legislation to prepare and maintain a Local Development Scheme (LDS) to provide a timetable for the preparation of a Local Plan and any other Local Development Documents.
- 1.2 The national Planning Practice Guidance (PPG) requires the LDS to be kept up to date and be made publicly available, so that local communities and interested parties can keep track of Local Plan progress.
- 1.3 This LDS covers the period 2020 to 2023 and sets out the documents the Council intends to prepare over this period. It replaces the previous LDS published in April 2018 and the LDS timetable for preparation of the Rutland Local Plan 2018 – 2036 approved in December 2019.

### 2.0 RUTLAND LOCAL PLAN

#### Adopted Rutland Local Plan

- 2.1 At the time at which this LDS comes into effect, Rutland County Council has adopted the following documents:
    - **Minerals Core Strategy & Development Control Policies DPD – adopted October 2010:** Provides the overall vision for future minerals development in Rutland having regard to future predicted needs up to 2026 and contains development control policies to guide decision making on planning applications for minerals development. It replaced policies in the Leicestershire Minerals Local Plan Review (May 1995).
    - **Rutland Core Strategy DPD - adopted July 2011:** This provides the overall spatial vision, objectives and spatial strategy for Rutland. It identifies the broad locations, distribution and overall scale of development up to 2026 including a strategic allocation in Oakham. It contains a range of development control policies and addresses future waste development in Rutland, having regard to future predicted needs. It replaced a number of the policies in the Rutland Local Plan (2001) and the Leicestershire, Leicester and Rutland Waste Local Plan (2002).
    - **Site Allocations and Policies DPD – adopted October 2014:** The purpose of this DPD is to identify and allocate sites for development (i.e. housing, retail, waste) and to set out more detailed policies that will be used to determine planning applications in accordance with the overarching policies in the Rutland Core Strategy. It replaced the remaining policies in the Rutland Local Plan (2001) and the Leicestershire, Leicester and Rutland Waste Local Plan (2002).
  - 2.2. Work is underway on preparing a new Local Plan that will replace the above documents. The new Local Plan will contain strategic and other policies and allocations to guide development in the County up to 2036. Details of the timetable for this are set out in Section 4.0.
- #### Supplementary Planning Documents (SPDs)
- 2.3. SPDs are typically produced to provide more detailed guidance on how a particular policy should be implemented or site developed. SPDs are not subject to independent examination and there is no requirement for the LDS to include a timetable for the preparation of SPDs.
  - 2.4. To date the Council has adopted the following SPDs:
    1. Wind Turbine Developments SPD (adopted November 2012)
    2. Ashwell Business Park SPD (adopted January 2013)
    3. Extensions to Dwellings SPD (adopted March 2015)

4. Garden Extensions SPD (adopted March 2015)
5. Shop Fronts including Signs and Shop Security SPD (adopted March 2015)
6. Planning Obligations SPD (adopted January 2016)

- 2.5. It is proposed that the following SPDs will be prepared and adopted:
- Design SPD
  - Stamford North SPD (masterplan for site – joint SPD with South Kesteven District Council)
  - Planning Obligations SPD (update of SPD adopted in 2016)
- 2.6. The Council will also consider the possibility of producing additional SPDs if the need arises during the three year period of the LDS.
- 2.7. Information on adopted [SPDs](#) can be found on the Council's website.<sup>1</sup> This will also provide information on progress in preparation of the proposed SPDs.

### **Other Relevant Documents**

#### **Statement of Community Involvement (SCI)**

The SCI was adopted in January 2014. It sets out the standards and approach the Council takes to involving individuals, groups and organisations in preparing or revising policy documents and considering planning applications. A review of the SCI began in 2019, however progress with the review has been impacted by the Covid19 restrictions and rapidly changing government policy and advice. As a result of this guidance the Council will publish a review of the SCI which addresses Covid19 related issues as well as updating the SCI provisions in line with Regulations which will ensure that the Council can continue its statutory planning functions, in particular making progress with the Local Plan Review and neighbourhood plans. This will form a Second Review of the SCI and will be published during the summer of 2020. There is no requirement in legislation for local planning authorities to consult when reviewing and updating their Statement of Community Involvement, although it is good practice for authorities to inform the public of their intentions to update this document and of the changes that have been made.

2.8 .

#### **Community Infrastructure Levy (CIL)**

- 2.9 The Council adopted CIL in January 2016. CIL is a locally set charge on development. It is intended to give more certainty to developers over how much their development will need to contribute to meeting the costs of infrastructure. It is intended to supplement other funding streams to ensure that new community infrastructure can be provided to support local growth and to give councils and communities more choice and flexibility in how they fund infrastructure. The CIL is supported by a detailed [Charging Schedule](#) which sets out the CIL rate for specific types of development in Rutland.<sup>2</sup>

2.10 There are currently no proposals to review CIL.

#### **Authority Monitoring Report (AMR)**

- 2.11 The purpose of an AMR is established in legislation and should provide annual updates on the following:
- Progress on the timetable and milestones for preparation of documents set out in the LDS;
  - the progress and effectiveness of the Local Plan, including details of policies and proposals which are not being implemented and the reasons for this;
  - details of any neighbourhood plans and progress with work on the Duty to Cooperate;
  - information regarding the Community Infrastructure Levy;

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<sup>1</sup> <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/supplementary-planning-documents-spd/>

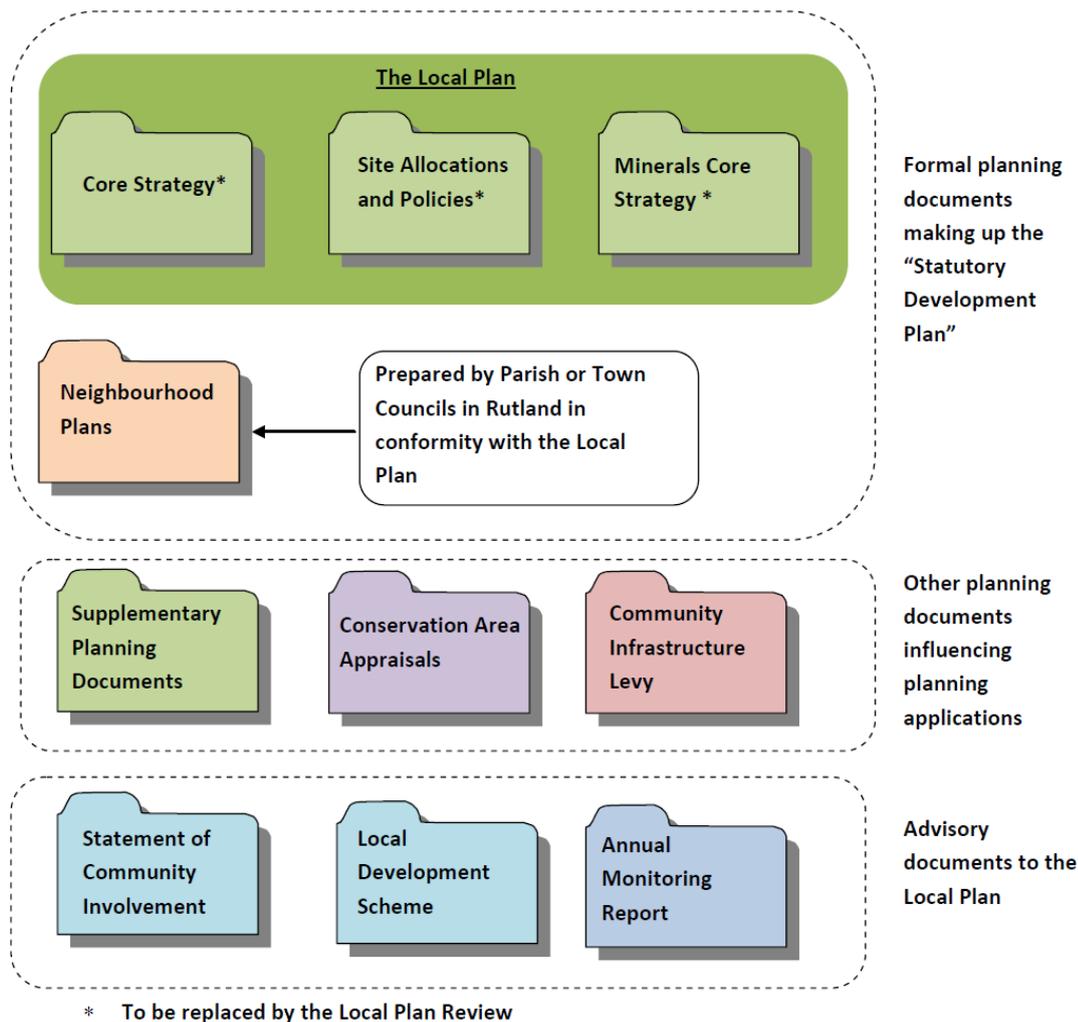
<sup>2</sup> <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/community-infrastructure-levy-cil/>

- information collected for monitoring purposes.

2.12 The [latest AMR](#) can be found on the Council’s website.<sup>3</sup>

2.13 A diagram showing an overview of the different documents which currently make up the Rutland Local Plan is shown in Diagram 1.

**Diagram 1: The Local Plan and Planning Policy Framework**



### 3.0 NEIGHBOURHOOD PLANS

3.1. Neighbourhood plans provide an opportunity for local people to influence development in the areas where they live or work. Neighbourhood Plans become part of the development plan and the policies within them used in determining planning applications within the relevant Neighbourhood Plan Area. A key criteria for a neighbourhood plan is that it is general conformity with the overarching strategic policies in the Rutland Core Strategy DPD (or emerging Local Plan).

3.2. At the time this LDS comes into effect, the following Neighbourhood Plans have been ‘made’:

- Edith Weston Neighbourhood Plan – June 2014

<sup>3</sup> <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/annual-monitoring-report/>

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- Uppingham Neighbourhood Plan – January 2016
- Cottesmore Neighbourhood Plan – July 2016
- Langham Neighbourhood Plan – April 2017
- Greetham Neighbourhood Plan – October 2017
- Barrowden and Wakerley Neighbourhood Plan – November 2019

3.3. Neighbourhood Plans are currently being prepared for the following designated Neighbourhood Areas: Wing, Ketton and Tinwell, Market Overton, North Luffenham and Oakham and Barleythorpe. Further information on these plans can be found on the [Neighbourhood Planning](#) pages of the Council's website.<sup>4</sup>

### 4.0 RUTLAND LOCAL DEVELOPMENT PROGRAMME

4.1. The documents the Council will prepare over the next three years are:

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

4.2. The Council is preparing a new Local Plan, which when adopted will replace all existing adopted Local Plan documents. Since the approval of the last LDS in December 2019, publication of the Local Plan under Regulation 19 for formal consultation, has had to be postponed as a result of Covid19 restrictions this has resulted in the need to revise the LDS.

4.3. The stages of preparing emerging Local Plan 2018 – 2036 and updated timing for key milestones is set out below (and in Appendix 1).

<b>Key Milestones for Preparation of Rutland Local Plan 2018 - 2036</b>		
	<b>Stage of Plan Making</b>	<b>Timetable</b>
Regulation 18	Consultation on Issues and Options	November 2015 – January 2016 (completed)
	Public consultation on preferred options consultation document	August – September 2017 (completed)
	Public consultation on focused changes and additional sites	July – August 2018 (completed)
Regulation 19	Formal public consultation on proposed submission Plan	Summer 2020 (planned)
Regulation 22	Submission to Secretary of State	December 2020 (planned)
Regulation 24	Examination of Local Plan	April – May 2021 (planned)
	Receipt of Inspector's Report	To be advised
Regulation 26	Adoption of Local Plan	To be advised

4.4. It should be noted that once the Local Plan is submitted to the Secretary of State the timing of subsequent stages is in the hands of the appointed Inspector and dependent on the need to publish and consult on Main Modifications recommended by the Inspector following the examination hearings.

4.5. The Local Plan is accompanied by a Policies Map, which will be updated to reflect any changes to area specific policies and site allocations.

#### **Statement of Community Involvement**

4.6. The SCI is in the process of being reviewed to reflect experiences of people using the planning service, updated regulations and guidance (including around the accessibility of documents and electronic means of communication) and in response to Covid19 restrictions.

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<sup>4</sup> <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/neighbourhood-planning/>

**5.0 RESOURCES AND PROGRAMME MANAGEMENT**

- 5.1 The lead role in the production of Local Plan documents will be taken by the Council’s planning policy team. However, recognising that the Local Plan will reflect the objectives and priorities of the Council’s Corporate Plan and other strategies, there will be input from various parts of the Council. Consultants will need to be engaged on specific projects where there is a lack of expertise (e.g. retail).
- 5.2 Close working with a range of stakeholders and partners will also be important to the preparation of the Local Plan and other planning policy documents.
- 5.3 At Examination stage, the Council will be expected to demonstrate evidence of having effectively co-operated to plan for issues with cross boundary impacts. Details of how the Council has undertaken this engagement will be set out in a Duty to Cooperate Statement, which will be published as supporting document when the Council submits the Local Plan for examination.
- 5.4 The County Council has a good track record of working with other authorities in particular on joint evidence based work (e.g. Strategic Housing Market Assessment) and the Council’s minerals waste planning service is currently provided in conjunction with Northamptonshire County Council.
- 5.5 The Council will keep open the possible production of joint evidence studies and if appropriate, the preparation of joint Local Plans, DPDs or SPDs. In order to co-ordinate the potential proposed development on the north side of Stamford within the Rutland and South Kesteven Local Plans, there will be a Memorandum of Cooperation agreed between the Council with South Kesteven District Council and Lincolnshire County Council.
- 5.6 The Portfolio Holder for Environment, Planning, Property and Finance has responsibility for the Local Plan and other planning policy documents. The Growth, Infrastructure and Resources Scrutiny Committee will consider draft policies and proposals and make recommendations to Cabinet. The approval for publication of the Local Plan (under Regulation 19) was given by Full Council on 10<sup>th</sup> February 2020, with delegated powers to the Strategic Director of Places, in consultation with the Portfolio Holder, to make any required modifications prior to submission. Post examination approval for adoption is given by Full Council.

**6.0 RISK ASSESSMENT**

6.1 The main risks to the successful progress on the preparation of the documents in the LDS are:

<b>Risk</b>	<b>Impact</b>	<b>Mitigation</b>
<p><b>Resources</b> Inadequate resources to undertake specific areas of work</p>	<p>Unable to progress work</p> <p>Potential impact on quality of work</p>	<p>Regular monitoring of resources, budgets and costings</p> <p>Explore opportunities for joint working and more cost effective way to deliver services</p> <p>Flexibility in preparation of documents so resources can be moved between different documents according to need and progress</p>
<p><b>Staff turnover</b></p>	<p>Delays in document preparation</p>	<p>Flexibility in use of staff resources</p> <p>Secondment of staff or use of short term contract staff</p>

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<b>Risk</b>	<b>Impact</b>	<b>Mitigation</b>
<b>Evidence base requirements</b>	Evidence base becomes out of date and may require reviewing, creating delays in delivery of Local Plan	Anticipate what information is required in advance so can be built into programme
<b>Planning Inspectorate (PINS) unable to meet the timescale for examination and report</b>	Delay to examination/reporting  Key programme milestones not met	Liaise with PINS on timetable and provide early notification of anticipated submission date  Close liaison with PINS to highlight any potential issues/problems at early stage
<b>Legal Challenge/soundness</b>	Local Plan fails tests of soundness which would significantly delay process  Legal challenge to document could see Local Plan, or part of it, quashed and requirement to repeat work	Ensure procedures, Acts and Regulations are complied with  Use of PAS Local Plan Toolkit  Draw on external expertise where necessary to ensure evidence and approach to policy is robust
<b>Continuation of Covid19 Restrictions</b>	Regulation 35 requires a copy of the Regulation 19 Local Plan to be available for public inspection at the Council's principle Office.  Closure of public buildings and restrictions on public access, public meetings and peoples movement  Postponement of Local Plan Examination hearings until further notice	Review ways in which copies of the documents can be made available for inspection at the Council's Principal Office in a safe manner which confirms to the latest Covid19 restrictions and regulations.  Review the SCI to remove need to use consultation methods which rely on public access and face to face contact and replace with greater use of virtual and electronic formats whilst responding to the needs of those who do not have access to the internet and a computer.  Continue close liaison with PINS to respond to any potential issues/problems at early stage

**7.0 MONITORING AND REVIEW**

7.1 Any changes in content of documents or timetable will be monitored through the AMR. In the event of work proceeding more quickly or slowly than programmed, adjustments will be highlighted in the AMR and the LDS amended as necessary.



**APPENDIX 2 - Glossary**

Authority Monitoring Report (AMR)	Report on how authority is performing with regard to meeting the timetables for preparation of Local Plan documents and the performance of planning policies, with the identification of any remedial action to be taken if required
Community Infrastructure Levy (CIL)	Charge that local planning authorities can impose on new developments in their area. Money can be used to support development by funding infrastructure that has been identified by the Council and the local community
Development Plan	Includes adopted local plans and neighbourhood plans that have been made. Currently comprises the Minerals Core Strategy and Development Control Policies DPD, Rutland Core Strategy DPD and Site Allocation and Policies DPD. Will be replaced on adoption by the Rutland Local Plan 2018 – 2036.
Local Development Scheme (LDS)	The Council's three-year programme for preparing Local Development Documents.
Local Plan	In law described as a Development Plan Document (DPD) can consist of either strategic or non-strategic policies, or a combination of the two. They are subject to an independent examination by a planning inspector and are prepared in consultation with the local community
Neighbourhood Plan	A plan prepared by a Town/Parish Council or neighbourhood forums for a specific neighbourhood area. They are subject to community consultation, an independent examination by an examiner and a local referendum process. Once made, these documents form part of the statutory development plan for the area
Policies Map	This is a map on an Ordnance Survey base for the whole of the local planning authority's area which shows where the policies in the Local Plan applies. The Policies Map may include inset maps for particular villages or areas to show information at a larger scale. The Policies Map may be updated each time that a Local Plan is adopted
Statement of Community Involvement (SCI)	Sets out how the Council will engage and consult with the public and other stakeholders during the production of the Local Plan and when dealing with planning applications
Supplementary Planning Document (SPD)	Expand on policies and proposals in Local Plans. They do not form part of the statutory development plan and are not subject to independent examination. SPDs are typically produced to provide more detailed guidance on how a particular policy should be implemented or site developed. Once adopted, SPDs form part of the Local Plan as non-statutory documents.