

CABINET

24 May 2022

RUTLAND DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT

Report of the Portfolio Holder for Planning, Highways and Transport

Strategic Aim:	Sustainable Growth	
Key Decision: Yes	Forward Plan Reference: FP/140422	
Exempt Information	No	
Cabinet Member(s) Responsible:	Cllr Rosemary Powell, Deputy Leader and Portfolio Holder for Planning, Highways and Transport	
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Ward Councillors	All	

DECISION RECOMMENDATIONS

That Cabinet adopts the Rutland Design Guide at Appendix A as a Supplementary Planning Document.

1 PURPOSE OF THE REPORT

- 1.1 The purpose of this report is to request that Cabinet adopts the Rutland design Guide as a Supplementary Planning Document (SPD).

2 BACKGROUND AND MAIN CONSIDERATIONS

- 2.1 In December 2021, Cabinet adopted the Rutland and South Kesteven Design Guide as a Supplementary Planning Document.
- 2.2 At that time, Cabinet also resolved to commit to producing a specific guide for Rutland, based on the same guidance contained in the joint Design Guide.
- 2.3 The Rutland Design Guide has been produced in line with that commitment and is set out in Appendix 1 of this report.

- 2.4 The document does not seek to amend the guidance as set out previously in the joint Rutland and South Kesteven Design Guide. The text has been amended to refer to the Rutland Development Plan system only and images within the document have been changed to make these more specific to Rutland.
- 2.5 In making this commitment, Cabinet recognised that a specific Rutland Design Guide would have the potential benefit of achieving greater “ownership” among local communities and developers. For this reason, the approach set out in this report and the attached document are recommended to Cabinet.

3 CONSULTATION

- 3.1 No consultation has taken place on this version of the Design Guide.
- 3.2 Extensive consultation was undertaken on the joint Design Guide and was referenced in the report to Cabinet in December 2021.
- 3.3 Prior to the consultation period, a stakeholder workshop was undertaken in January 2019, an officer workshop was undertaken in June 2019 and South Kesteven District Council (SKDC) and Rutland County Council (RCC) Member workshops were undertaken in September 2019.
- 3.4 This preliminary consultation work led to a draft document being produced which was approved at Cabinet in November 2020 for wider consultation.
- 3.5 This wider consultation was undertaken between 29 January to 12 March 2021 in line with the Council’s Statement of Community Involvement (2018) and the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 3.6 A detailed Consultation Statement was set out within Appendix 2 of the report to Cabinet in December 2021. This summarises the responses to this consultation and how these have been considered in re-drafting the Design Guide. The Consultation Statement includes a log of all the amendments made to the Design Guide.
- 3.7 The Council decision in September 2021 to withdraw the submitted Local Plan in September 2021 has had a small impact on the Design Guide in terms of changing the text on the policy basis for the SPD. Consequently, following advice given to Rutland County Council by Counsel, the appropriate amendments have been made to the document to revise all references to Rutland County Council’s planning policies, changing references to the forthcoming (withdrawn) Local Plan to the Core Strategy Development Plan Document (DPD) and Site Allocations and Policies DPD. As these changes do not materially impact on the guidelines, there is no requirement for further consultation.

4 ALTERNATIVE OPTIONS

- 4.1 Alternative options to the Design Guide were set out in the report to Cabinet in December 2021.
- 4.2 The alternative available for Cabinet presently would be to continue with the adopted joint Rutland and South Kesteven Design Guide. This is not recommended for the reasons set out above.

5 FINANCIAL IMPLICATIONS

- 5.1 The additional cost of preparing the Rutland specific version of the Design Guide SPD is estimated to be £3,325. This cost will need to be found from the Local Plan reserve budget.

6 LEGAL AND GOVERNANCE CONSIDERATIONS

- 6.1 There is a requirement for public participation prior to a local planning authority adopting a Supplementary Planning Document, as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 6.2 This is outlined above and was set out fully in the previous report to Cabinet in December 2021.

7 DATA PROTECTION IMPLICATIONS

- 7.1 A Data Protection Impact Assessments (DPIA) has not been completed because there are no risks/issues to the rights and freedoms of natural persons within this report.

8 EQUALITY IMPACT ASSESSMENT

- 8.1 The Design Guide includes proposals to make places and developments more accessible and inclusive, and so will have a positive impact on equality. An Equalities Impact Assessment screening was undertaken on the joint SPD and is still relevant for the Rutland Design Guide.

9 COMMUNITY SAFETY IMPLICATIONS

- 9.1 The Design Guide includes proposals to address community safety with the design of new developments. Although there is not a specific chapter on this subject, it is addressed in other chapters that cover issues such as healthy lifestyles, buildings overlooking streets and strong front boundary treatments.

10 HEALTH AND WELLBEING IMPLICATIONS

- 10.1 The Design Guide includes proposals to address health and well-being through good design of new developments, with the issue of healthy lifestyles included within the Guide.

11 ORGANISATIONAL IMPLICATIONS

- 11.1 Environmental implications
- 11.2 The Design Guide will set out the Council's design expectations for high quality, inclusive and sustainable places which reflect and respond to local character alongside the design process to achieve this aim. The Design Guide recognises the challenges faced by our changing climate and seeks to provide guidance as to how new development can achieve a reduced carbon footprint in terms of design, layout, construction, and use. This is a cross-cutting theme throughout the document.
- 11.3 Human Resource implications

11.4 Training will be provided to Officers and decision makers on the implementation of the Design Guide.

11.5 Procurement Implications

11.6 The procurement for the joint Design Guide was undertaken by South Kesteven District Council in line with their financial regulations and procedures; the additional work to prepare the Rutland Design Guide has been undertaken in line with the County Council's financial regulations and procedures.

12 CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

12.1 Given the nature of future growth likely to come forward within Rutland, it is important that the Council has up to date and robust design guidance that reflect national best practice and planning policy. National guidance currently advises Councils to have local Design Guides that provide detailed design guidance; the draft Design Guide provides this local-level framework whilst reflecting the latest national-level design guidance.

12.2 The Design Guide will seek to achieve the Council's ambitions for improving the quality of design in the County.

13 BACKGROUND PAPERS

13.1 National Model Design Code <https://www.gov.uk/government/publications/national-model-design-code>

13.2 National Planning Policy Framework

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

14 APPENDICES

14.1 Appendix 1 – Rutland Design Guide

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