

## PLACES SCRUTINY PANEL

8 October 2015

### RUTLAND LOCAL PLAN REVIEW ISSUES AND OPTIONS CONSULTATION

#### Report of the Director for Places (Development and Economy)

Strategic Aim:	Creating an active and enriched community Creating a sustained environment Building our infrastructure	
Exempt Information	No	
Cabinet Member(s) Responsible:	Councillor Terry King, Portfolio Holder for Places (Development and Economy) and Resources	
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Ward Councillors	N/A	

#### DECISION RECOMMENDATIONS

That the Panel:

1. Considers the Rutland Local Plan Review Issues and Options consultation document set out in Appendix A to this report and any comments be reported to Cabinet, as appropriate

#### 1. PURPOSE OF THE REPORT

- 1.1 To consider the Rutland Local Plan Review Issues and Options document prior to going out to consultation with local community and key stakeholders.

#### 2. BACKGROUND AND MAIN CONSIDERATIONS

- 2.1 The publication of an "Issues and Options" document is the first public consultation stage in preparing a review of the existing Rutland Local Plan. The existing Local Plan for the period up to 2026 will be reviewed and extended to cover the next 10 year period up to 2036. The review is required in order to comply with national planning guidance and to meet the future needs for additional new housing, employment and other development over the extended period.

2.2 It is proposed that the following current Development Plan Documents (DPDs) that make up the existing Local Plan will be reviewed and will be replaced by a 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)

2.3 The consultation document set out in Appendix A to this report sets out the reasons for the review and the key issues and options to be considered in order to support the development growth planned as part of the Local Plan Review (LPR) for the period up to 2036.

2.4 The document covers a range of issues primarily focused on the overall housing numbers (about 1,600 additional dwellings up to 2036) and the proposed distribution of development between Oakham, Uppingham and the villages. The document seeks views on how the new housing and other developments should be distributed between the towns and villages. The table below illustrates the housing distributions based on the apportionment from the existing Local Plan based on the higher levels of accessibility and services/facilities available in the two market towns:

Town/Villages	Number of Dwellings 2015-2036	Numbers per year
Oakham	880	42
Uppingham	220	10
Villages	480	23
Total	1580	

2.5 The larger villages (i.e. Local Service Centres) with the higher levels of accessibility and services/facilities available will be the main focus for any housing allocations in the villages, with the majority of new housing in the villages anticipated through windfall development. It is anticipated that there will continue to be low level of growth in the majority of the villages. For example, if a proportional approach to growth (i.e. 5%) is applied, across the 50 or so villages in the County (based on the size of the villages); this would result in a potential growth rate of 1-2 dwellings in the smaller villages through windfall developments up to 2036.

2.6 The document sets out 20 questions seeking views the key issues to be considered including:

- how people can submit sites for housing and other purposes for consideration in the plan;
- whether the spatial portrait, vision and objectives of the plan need to change;
- the role of the Local Plan in coordinating neighbourhood plans;
- whether changes to the settlement hierarchy are needed (including proposed changes to the status of some of the villages);
- which are the most suitable directions of growth around Oakham and Uppingham to accommodate new development;
- whether sites for employment, retail or other uses need to be allocated;

- the future approach to minerals planning, including the approach to the supply of minerals, whether additional sites for minerals extraction and aggregates production are needed and the extent of the minerals safeguarding area;
- the approach to waste planning, including waste arisings/disposal capacity, and whether a policy on radioactive waste and additional sites for waste management are needed;
- whether any additional infrastructure is needed to support future development.

### **3. CONSULTATION**

- 3.1 The Local Plan Members Working Group (LPMWG) at its meeting on 11th September 2015 considered the LPR consultation document and the timetable for consultation. The LPWMG asked for a minimum 8 week period for consultation to allow the parish councils sufficient time to comment on the document due to the variation in the timing of some parish meetings in Rutland.
- 3.2 The LPR document will be subject to formal consultation from November 2015 through to January 2016. A copy of the document will be sent to key stakeholders and statutory bodies in accordance with the procedures outlined in the Council's Statement of Community Involvement. Copies of the document will also be made available on the Council's website, Council offices and at the public libraries.
- 3.3 A separate "Call for Sites" consultation is taking place in September-November 2015 prior to the consultation on the Issues and Options document. This will provide an early opportunity for developers, landowners, town and parish councils and other interested parties to put forward potential sites to be allocated in the Local Plan review. There will also be another opportunity for further sites to be submitted to the Council when the Issues and Options document is published.

### **4. ALTERNATIVE OPTIONS**

- 4.1 Alternative reasonable options for all of the key issues are set out in the LPR consultation document in Appendix A to this report.
- 4.2 Cabinet at its meeting on 18th August 2015 considered the Local Plan review and the timetable set out in the Local Development Scheme (LDS) (Report no. 148/2015). A shorter timetable for the Local Plan review showing the adoption of the new single Local Plan by December 2016 was assessed and not considered to be a viable option as it would provide insufficient time to take the plan through the various statutory stages of the plan preparation/examinations and carry out the consultation and supporting evidence based work.
- 4.3 A longer timeframe for the preparation of the Local Plan review beyond December 2017 was also assessed but not considered to be a viable either as it would be contrary to the recommendations of the Planning Inspector's report (August 2014) on the Site Allocations and Policies DPD (SAP DPD) and the latest government planning reforms to streamline the local plan process. The SAP DPD specifies in paragraph 1.12 that the Local Plan review be completed by 31<sup>st</sup> December 2017 in accordance with the recommendations and modifications set out in the Planning Inspector's report.

## **5. IMPLICATIONS**

### **5.1 FINANCIAL IMPLICATIONS**

5.1.1 There will be some financial costs involved in advertising and publicising the consultation document that will be met from existing budgets.

### **5.2 LEGAL AND GOVERNANCE CONSIDERATIONS**

5.2.1 The LPR is required to make plans for future housing, employment and other developments and to ensure that the proper planning and control of development can be undertaken in the future. A sound Local Plan is essential for implementing a robust planning policy framework and five year housing supply.

5.2.2 A risk associated with the progress on the preparation of the Local Plan review is a legal challenge. The risk can be minimised by taking all of the necessary procedural steps to ensure the documents are sound. This will include working closely with other authorities/bodies to fulfil the Council's duty to cooperate under the Localism Act and the Planning Inspectorate at key stages in plan preparation and examination.

5.2.3 In order to ensure that the County Council members/officers, community and stakeholders are kept up to date on the progress of the preparation of the Local Plan review, the Council will produce a regular update in the Local Plan newsletter published on the Council's website on a bi-annual basis. This will be in addition to the updates provided through the Local Plan Annual Monitoring Report.

### **5.3 EQUALITY IMPACT ASSESSMENT**

5.3.1 The screening assessment for the Equality Impact Assessment (EqIA) was completed. The result showed no impact and as such a full EqIA is not required. The consultation document sets out key issues and options and does not involve new or significantly changed function, policy, procedure or services of the Council.

### **5.4 COMMUNITY SAFETY IMPLICATIONS**

5.4.1 A clear and up to date Local Plan would have an indirect effect on community safety by ensuring that a sustainable planning policy framework is provided to guide the proper planning and design of future development that reduce crime and improve the community environment and its safety.

### **5.5 HEALTH AND WELLBEING IMPLICATIONS**

5.5.1 A clear and up to date Local Plan will have an indirect effect on health and wellbeing by impacting on the social, economic and environmental living conditions of existing and new development through ensuring that a sustainable planning policy framework is provided to ensure the proper planning and design of future development for housing, community facilities, employment and green space in the County.

## **5.6 ORGANISATIONAL IMPLICATIONS**

### **5.6.1 Environmental implications**

A clear and up to date Local Plan will have a direct effect through providing a framework that will include planning policies that promote improved design linked to affordability and sustainability, protect the character of the County and reduce the negative impacts on the environment within the area.

## **6. CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS**

- 6.1 The Issues and Options document is the first public consultation stage in preparing a review of the existing Rutland Local Plan. It sets out the key issues and options to be considered in order to support the development growth planned as part of the LPR for the period up to 2036.
- 6.2 Following consideration by the Places Scrutiny Panel, the consultation document together with any comments will be considered by Cabinet.
- 6.3 Subject to approval by Cabinet, it is intended that the document will be published for consultation with the local community and key stakeholders. Once the Issues and Options consultation has ended, the Council will need to consider all 'reasonable alternatives' for development before preparing a "Preferred Options" document. This will set out the Council's strategy for development and the proposed planning policies of the Local Plan. It is anticipated that consultation on the Preferred Options will take place in August/September 2016.

## **7. BACKGROUND PAPERS**

None

## **8. APPENDICES**

Appendix A – Rutland Local Plan Review Issues and Options consultation document

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