

Rutland
County Council

Rutland Local Plan Review

Issues and Options Consultation

November 2015-January 2016

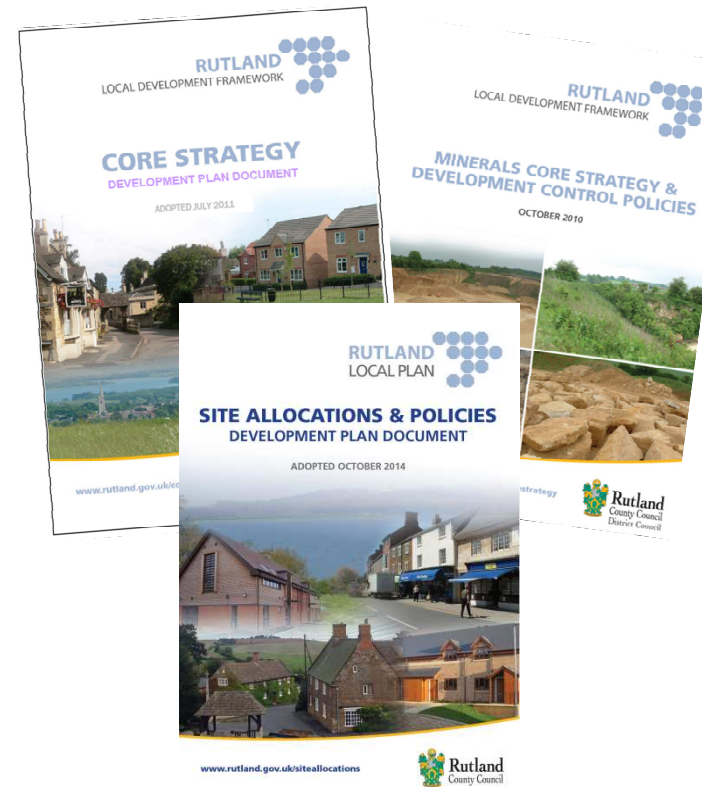




Introduction

Current Rutland Local Plan comprises:

- Core Strategy Development Plan Document (DPD) - July 2011
- Site Allocations and Policies DPD - October 2014
- Minerals Core Strategy and Development Control Policies DPD - October 2010
- Existing documents cover the period to 2026 (just over 10 years)





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Why Review the Local Plan?

Main reasons:

- To extend the plan period to 2036 and provide a minimum 15-year time period as recommended by the government
- To combine a number existing documents into a single Local Plan and reflect any new issues that have arisen
- To provide for any additional new housing, employment or other development that will be required over the extended plan period
- To reflect the preparation of a number of neighbourhood plans in Rutland.



What will we be consulting on?

- “Issues and Options” document sets out key issues and possible options
- First stage in preparing the Local Plan review
- Does not include policies or proposals at this stage
- Seeks views on 20 key questions - but also allows for any other issues to be raised
- 9 weeks consultation - 10 November 2015-12 January 2016



Rutland Local Plan 2015-2036
Development Plan Document

Local Plan Review

Issues and Options Consultation



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Call For Sites

- Early opportunity for developers, landowners, town and parish councils and others to put forward development sites for consideration in the Local Plan Review
- Separate consultation - Closing date **5 November** – may also submit sites through the “Issues and Options” consultation
- Form for submitting sites to the Council
- Sites put forward will be assessed as part of the Local Plan Review
- Further information on the Council’s website:

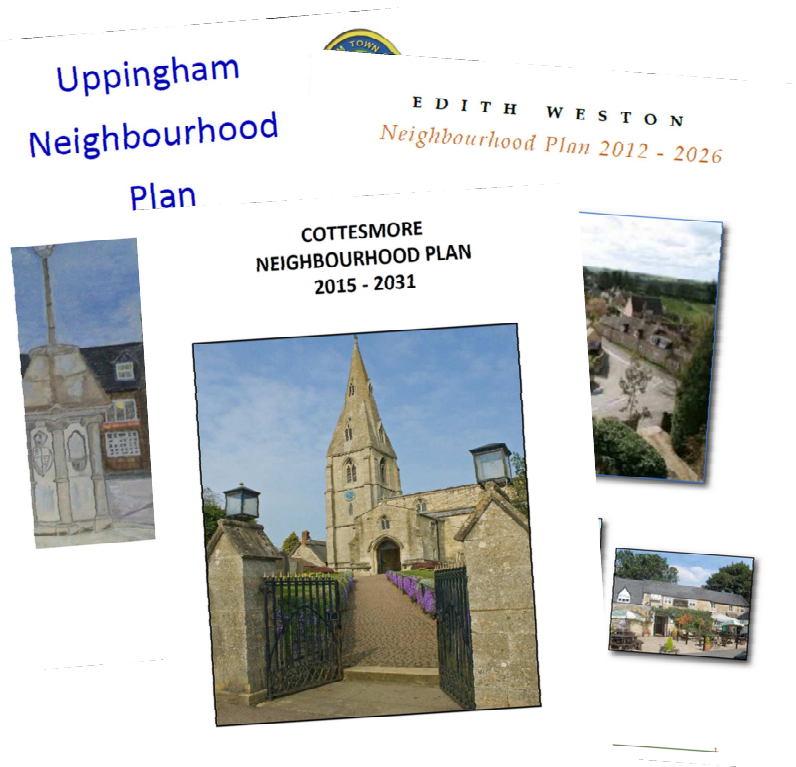
http://www.rutland.gov.uk/local_plan/local_plan_review/call_for_sites.aspx



What are the key issues?

- **What role should the Local Plan take in coordinating Neighbourhood Plans?**
- Should the Local Plan specify the amount of development to be accommodated in each Local Service Centre (the largest villages)?

(3 potential options)





What are the key issues?

Does the Settlement Hierarchy need to change?

- Council has carried out a review of the Settlement Hierarchy
- Based on access to employment opportunities, services and facilities and public transport
- Suggesting 2 potential options which:
 - increase the number of Local Service Centres
 - reduce the number of Smaller Service Centres
 - include a new “Accessible Villages with Limited Facilities” category.
 - Rename Restraint Village category as “Small Villages”.



Option A



Option A

- 9 Local Service Centres
- 11 Smaller Service Centres
- New “Accessible Village” category
- Restraint Villages renamed “Small Villages”

Key

	Railway		Road		Small town
	Watercourse		Reservoir		Local service centre
	Rutland county boundary		Main town		Smaller service centre
					Accessible Village with Limited Facilities
					Small Village

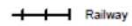


Option B

Option B

- 12 Local Service Centres
- 8 Smaller Service Centres
- New “Accessible Village” category
- Restraint Villages renamed “Small Villages”

Key



Small town

Local service centre

Smaller service centre

Accessible Village with Limited Facilities

Small Village

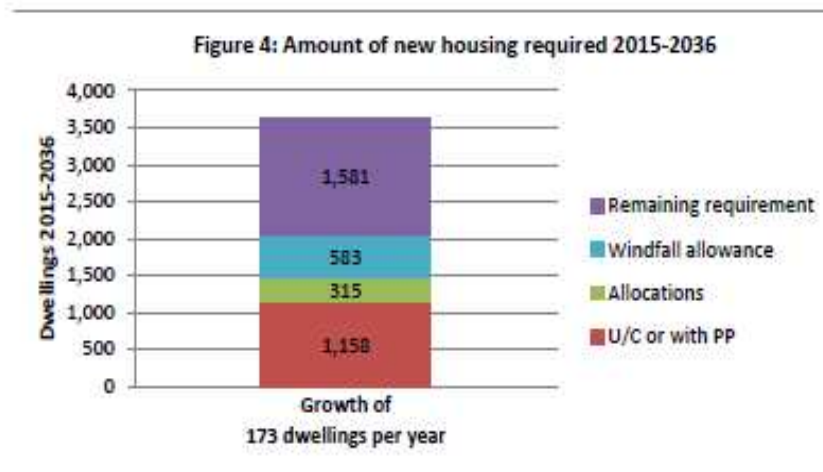




What are the key issues?

How much new housing and other development is needed?

- Council has carried out a Strategic Housing Market Assessment
- shows need for **173 new dwellings per year**



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

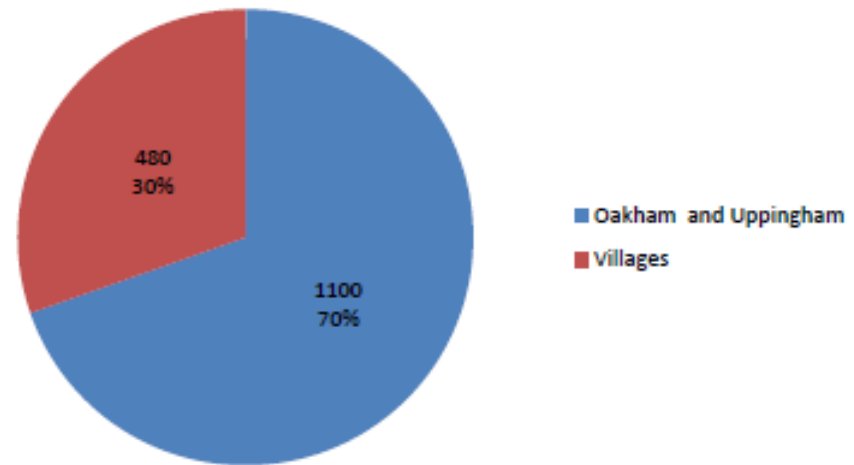
- Should the figure be higher or lower than this?



What are the key issues?

Should we retain the current distribution of development between the towns and villages?

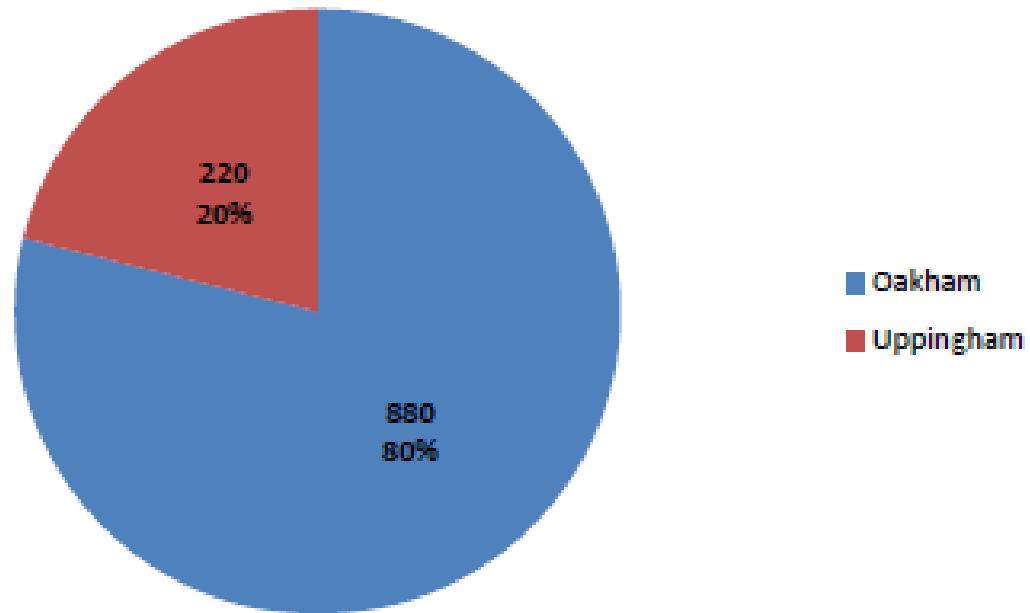
- majority of new development in Rutland (70%) previously focussed on the market towns of Oakham and Uppingham
- these are considered to be the most sustainable locations for new development





What are the key issues?

- **Should we retain the current distribution of development between Oakham and Uppingham?**
- 80% of new development in the two towns previously focussed on Oakham
- The town has the best range of services, facilities and public transport.



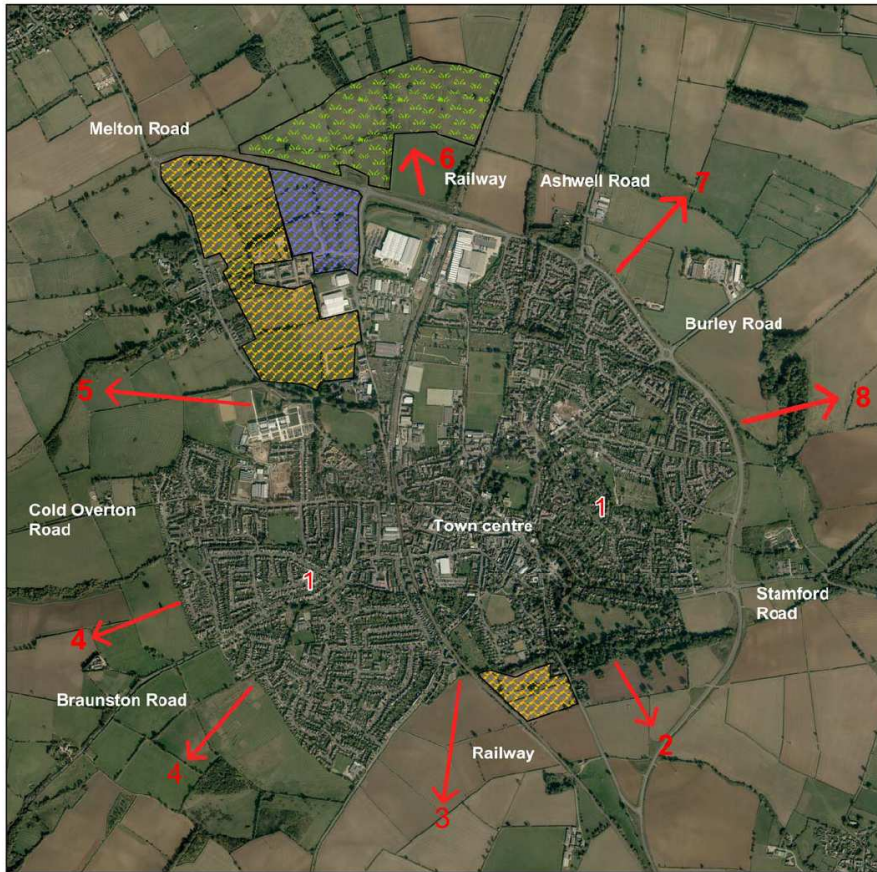


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What are the key issues?

What are the most suitable directions for growth at Oakham and Uppingham?





- Current Local Plan - the majority of development is focussed to the north west of Oakham and west and north west of Uppingham
- Views are being sought as to the most appropriate directions of growth around the towns
- Need to accommodate any additional new development that may be needed in the period to 2036



Oakham

- Land to the north west of the town is already allocated for a sustainable urban extension for about 1,100 new houses
- A site for 100 houses to the south of the town already being developed




Legend

-  Potential directions of growth
-  Land already allocated or with planning permission for new housing
-  Land already allocated or with planning permission for new employment
-  Land already allocated for new agricultural showground and sports fields



Uppingham

- Current policies favour sites to the north and west of the town
- Sites for 170 houses already allocated to the west of the town in the Uppingham Neighbourhood Plan (subject to the outcome of a legal challenge)

- ← Potential directions for growth
-  Site allocated for housing in the Uppingham Neighbourhood Plan
-  Site allocated for future housing in the Uppingham Neighbourhood Plan
-  Site allocated for employment in the Uppingham Neighbourhood Plan.



What are the key issues?

What additional infrastructure will be needed?

- important that any new development must have the necessary infrastructure (such as roads and schools) available to support it.
- Local Plan Review will consider the need for any key infrastructure that may be needed in the period to 2036 and beyond and address any existing deficiencies

Are sites for employment, retail or other uses needed?

- The Council is carrying out a review of future needs of land for employment and retail purposes in the period to 2036.



What are the key issues?

- **Are changes to minerals and waste planning policies needed?**
- These protect minerals reserves from other forms of development and provide for a future supply of minerals
- Much of the eastern half of Rutland is covered by a Minerals Safeguarding Area for limestone and clay reserves
- This will need to be reviewed to also cover building-stone resources.

Figure 5 - Mineral Safeguarding





What are the key issues?

- **Local Waste Needs Assessment** shows an increase of 7,000 tonnes of waste per annum in the period to 2036.
- This may require provision of some additional small scale facilities for recycling or processing of waste.

Estimated need to 2036:

1 small-scale materials recycling facility;

1 small-scale composting or anaerobic digestion facility; and

either 1 medium-scale inert recycling/processing facility or 3 small-scale facilities



Consultation

- 9 week response period from **10 November 2015- 12 January 2016**
- Information on the Council's website and at public libraries in Rutland;
- Consultation letters and/or emails will be sent to all Town and Parish Councils/Meetings
- Community Roadshow at Oakham, Uppingham, Cottesmore, Ketton and Ryhall





Consultation

Exhibition dates

An exhibition of the key proposals is being held at the following venues:



Oakham (RCC Offices foyer)	10 November 2015-12 January 2016
Oakham Library	10-18 November 2015
Ryhall Library	19-26 November 2015
Ketton Library	27 November-5 December 2015
Uppingham Library	9-22 December 2015



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Consultation

Community roadshow dates:

Planning Officers will be available to discuss your views and help you to submit your comments:

- Oakham (Victoria Hall): Saturday 21 November 10am-1pm
- Ryhall Public Library: Thursday 26 November 3-6 pm
- Ketton Public Library: Wednesday 2 December 3-6pm
- Cottesmore Village Hall: Tuesday 8 December 3.30-6.30pm
- Uppingham Public Library: Tuesday 15 December 3-6 pm



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What happens next?

- The Council will consider all the comments received before preparing the next “Preferred Options” version of the Local Plan.
- This will set out the proposed polices and sites to be allocated for development in the plan.
- This will be published (estimated September/October) in 2016.



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Further information

- Council's website www.rutland.gov.uk/localplanreview
- Email localplan@rutland.gov.uk
- Telephone 01572 722577

Any questions?