



**RUTLAND**

**LOCAL DEVELOPMENT SCHEME**

**2017-2020**



**Rutland**  
County Council

**July 2017**

## CONTENTS

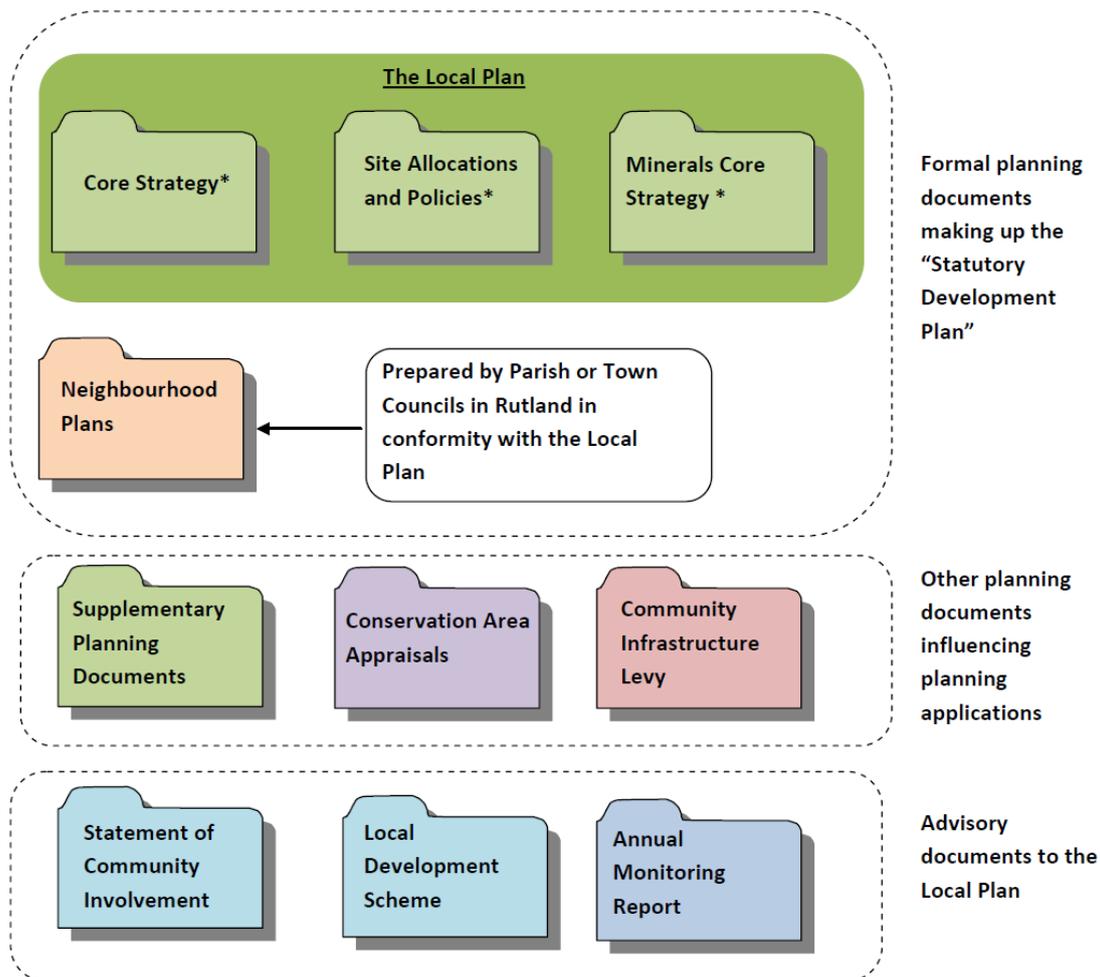
<b>Section</b>	<b>Page</b>
1. Introduction	1
2. The current Local Plan	3
3. The Local Plan Programme 2017-2020.	4
4. Monitoring and Review	6
Appendix 1 - Programme for preparation Local Development Documents 2017-2020	7
Appendix 2 - Schedule of Adopted and Proposed Local Development Documents	8
Appendix 3 - Glossary	10

RUTLAND COUNTY COUNCIL  
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**1.0 INTRODUCTION**

- 1.1 The Local Development Scheme (LDS) sets out the timetable for the Development Plans Documents (DPDs)/Local Plans which a local planning authority intends to produce over the next three year period. These documents form part of the statutory development plan for the area (known as the Local Plan).
- 1.2 The National Planning Policy Framework (NPPF) states that each local planning authority should produce “a Local Plan for its area” (previously the Local Development Framework), which can be reviewed in whole or in part. Any additional DPDs should only be used where they can be clearly justified. The Local Plan can therefore be either a single document or a collection of Local Development Documents (LDDs) which deliver the planning strategy for a local authority area.
- 1.3 The Rutland LDS sets out the DPDs/Local Plans that Rutland County Council intends to prepare over the period 2017 to 2020. It explains when the Council intends to reach key stages in the preparation of each DPD and outlines the Local Plan documents that have already been adopted. It replaces the Rutland LDS which was adopted in August 2015 covering the period 2015-2018.
- 1.4 The LDS is therefore the “Project Plan” for the Rutland Local Plan. It is, however, only part of the Local Plan which comprises a number of individual LDDs. A diagram showing an overview of the different documents which currently make up the Rutland Local Plan is shown in **Diagram 1**, which are summarised below:
  - **Development Plan Documents (DPDs):** These are the documents that form part of the statutory development plan for the area. The Town and County Planning (Local Planning) England Regulation 2012 now refers to DPDs as ‘Local Plans’. They are subject to an independent examination by a planning inspector and undergo rigorous procedures of community involvement and consultation. In Rutland, they include the Core Strategy, Site Allocations & Policies and Minerals Core Strategy & Development Control Policies DPDs. These have already been adopted. The proposed timetable for the production of each of the new DPDs/Local Plans over the period 2017-2020 is set out in **Appendix 2**.
  - **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 DPDs/Local Plans apply. 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 DPD/Local Plan is adopted.

Diagram 1: The Local Plan and Planning Policy Framework



\* To be replaced by the Local Plan Review

- **Supplementary Planning Documents (SPDs)** which expand on policies and proposals in DPDs/Local Plans. They do not form part of the statutory development plan and are not subject to formal independent examination. The Council can decide to produce an SPD on any appropriate subject whenever the need arises. It is no longer necessary to submit SPDs to the Secretary of State or include them in the LDS. Once adopted, SPDs will form part of the Local Plan as non-statutory documents.
- **Neighbourhood Plans (NPs):** These were introduced by the Localism Act 2011 and are 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 inspector and a local referendum process. Once made, these documents form part of the statutory development plan for the area. It is not necessary to include them in the LDS. In Rutland, neighbourhood plans which are currently made or proposed are set out in paragraph 2.1 and 3.6 below.
- **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. It is

## Rutland Local Development Scheme 2017-2020

no longer necessary to submit SCI to the Secretary of State or include it in the LDS. Rutland has an adopted SCI (January 2014).

- **Authority Monitoring Report (AMR)** The Localism Act 2011 requires every authority to produce reports containing information on a number of topics including:
  - the implementation of the Local Development Scheme
  - the progress and effectiveness of the Local Plan, and
  - assess the extent to which policies in the DPDs/Local Plans are meeting their objectives and targets.

### 2.0 THE CURRENT RUTLAND LOCAL PLAN

2.1 At the time at which this LDS comes into effect, Rutland County Council has adopted the following documents. These include documents that constitute the statutory development plan for Rutland, with policies that form the starting point for decisions on all planning applications in the area.

- **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).
- **Edith Weston Neighbourhood Plan (EWNP) – adopted June 2014**
- **Uppingham Neighbourhood Plan – adopted January 2016**
- **Cottesmore Neighbourhood Plan – adopted July 2016**
- **Langham Neighbourhood Plan – adopted April 2017**

The purpose of the NP is set out above. These NPs provides more detailed policies and proposals on the community views on what will need to be considered when determining planning applications within the relevant Neighbourhood Plan Area. A key criteria for an NP is that it is general

## Rutland Local Development Scheme 2017-2020

conformity with the overarching strategic policies in the Rutland Core Strategy DPD. Once adopted a Neighbourhood Plan forms part of the Development Plan for the area.

- **Statement of Community Involvement (SCI) – adopted January 2014:** The purpose of the SCI is set out above. The SCI include an updated list of stakeholders, how the Council intends to deal with the duty to cooperate and neighbourhood planning during the production of the Local Plan and when dealing with planning applications
- **Community Infrastructure Levy (CIL) – Adopted 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.
- **Supplementary Planning Documents (SPDs):** The Council has adopted the following SPDs. These supplement and support the DPDs/Local Plan:
  1. Wind Turbine Developments SPD – adopted November 2012
  2. Ashwell Business Park SPD – adopted January 2013
  3. Ashwell Conservation Area Appraisal – adopted February 2013
  4. Whitwell Conservation Area Appraisal – adopted February 2013
  5. Empingham Conservation Area Appraisal – adopted June 2014
  6. Morcott Conservation Area Appraisal – adopted October 2014
  7. Extensions to Dwellings SPD – adopted March 2015
  8. Garden Extensions SPD – adopted March 2015
  9. Shop Fronts including Signs and Shop Security SPD – adopted March 2015
  10. Planning Obligations SPD – adopted January 2016

### **3.0 LOCAL PLAN PROGRAMME 2017-2020**

#### **Development Plan Documents/Local Plans**

- 3.1 Rutland County Council will progress the preparation of the Rutland Local Plan review over the 3 year period of the LDS.
- 3.2 The following DPDs are being reviewed and it is intended that they 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)

### 3.3 There are a number of reasons for reviewing the Local Plan:

- To bring it up to date and to reflect new issues that have arisen since adoption of the Council's current Local Plan documents;
- To reflect changes to national planning policy and guidance published in 2012 and 2014 respectively;
- To reflect the Council's 20 year vision statement and corporate strategies;
- To combine a number of existing Local Plan documents into a single Local Plan as recommended in National Planning Practice Guidance;
- To reflect the preparation of a number of neighbourhood plans in Rutland;
- To extend the plan period in order to ensure that there will be a 15 year time horizon as recommended in National Planning Practice Guidance;
- To provide for the additional new housing, employment and other development that will be required to meet future needs over the 15 year period.

3.4 A detailed timetable showing the different production stages for this document is shown in **Appendix 1**. The programme commenced in 2015 with a view to adopting an updated Local Plan by early 2019. Further information, including the subject matter, geographical area which the documents cover and its conformity with other LDDs is contained in **Appendix 2**.

3.5 During the preparation, the Local Plan will be accompanied by maps that will show where the Policies Map will be revised when the plan is adopted. Accordingly, the Policies Map will be revised and re-issued as soon as reasonably possible after the Local Plan is adopted.

### **Other documents to be produced**

3.6 As a result of the government streamlining of the Local Plan process; it is no longer necessary for a LDS to include details of any other planning documents that the local planning authority intends to produce. For this reason, the attached table only includes details of Rutland's DPDs. However, in the interest of transparency, we set out below our current intentions for the preparation of other documents over the next three years:

- **Planning Obligations SPD** – depending on the progress of the Local Plan, consideration will be given to a review of the current adopted Planning Obligations SPD
- **Design SDP** - depending on the progress of the Local Plan, consideration will be given to the production of a Design SPD..
- **Other Neighbourhood Plans** – The Parish Councils in Barrowden and Wakerley, Greetham, Market Overton, Wing and Oakham (with Barleythorpe) are currently leading on the preparation the NPs in their areas. The Council is currently supporting the Parish Councils in the preparation of their draft NPs. The Council will then need to take a leading role in taking the NPs through public examination and local referendum process over the two years.

3.7 The Council will also have to support other neighbourhood plans that might come forward over the next 3 years. The Council will also consider the possibility of producing additional SPDs if the need arises during the three year period of the LDS.

### **Resources, Programme Management and Risk Assessment**

3.8 The programme of Local Plan work in the LDS has been prepared to reflect the identified risks and potential areas where savings can be achieved. The successful implementation of this more focused Local Plan programme will be subject to a regular review of resources available. The lead role in the production of the Local Plan documents will be taken by the planning policy staff. Consultants will need to be engaged on specific projects where there is a lack of expertise (e.g. Minerals & Waste planning service). The main risks to the successful progress on the preparation of the DPD/Local Plan in the LDS are:

- i) Resources – the constraints on the Council's budget and the demise of the separate dedicated housing and planning delivery budget for the preparation of the Local Plan. This will need to be kept under review, to look at more cost effective ways of delivering the service and to be flexible so that the financial resources can be moved between different documents according to need and progress.
- ii) Staff turnover – the loss of staff experienced in local plan documents preparation and built up of knowledge about Rutland can have an impact on progress. This can be mitigated by using staff resources in a flexible way, secondments or short-term contract staff if necessary, subject to any financial constraints.
- iii) Legal Challenge/soundness – 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.
- iv) Evidence base requirements – progress on the preparation of the DPDs will be put at risk if the evidence base cannot be commissioned due to financial constraints or is delayed. This can be minimised by carrying out as much of the work in-house and anticipating what information is required in advance so it can be built into the programme.

### **Joint Working Arrangements**

3.9 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. The Council will continue to fulfil its responsibilities under the duty to co-operate requirements and keep open the possible production of joint evidence studies and if appropriate, the preparation of joint Local Plans, DPDs or SPDs.

## **4.0 MONITORING AND REVIEW**

4.0 In order to ensure that the community and stakeholders are kept up to date on the progress of the LDS and the preparation of the Local Plan review, the Council will produce a regular update in the Local Plan newsletter published on

## **Rutland Local Development Scheme 2017-2020**

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the Council's website. This will be in addition to the updates provided through the Local Plan AMR.

- 4.1 Any changes in content or timetable in respect of LDDs will be flagged up by the AMR and LDS updates. 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

**SCHEDULE OF ADOPTED AND PROPOSED LOCAL DEVELOPMENT DOCUMENTS**

Document Title	Status	Role and Content	Geographical coverage	Chain of Conformity	Date for public participation on preferred options DPD	Date for Proposed submission DPD	Date for Submission to Secretary of State	Proposed Adoption Date
Core Strategy	DPD	To provide the vision, strategic objectives and spatial strategy, including Strategic allocations, for Rutland to 2026	Whole authority area	In general conformity with national planning policy and (until its abolition) the Regional Spatial Strategy	<b>Adopted July 2011</b>			
Minerals Core Strategy & Development Control Policies	DPD	To set out the vision, objectives and spatial strategy for minerals development and provide the key policy framework for minerals development control in the period up to 2026.	Whole Authority area	In general conformity with national planning policy and (until its abolition) the Regional Spatial Strategy	<b>Adopted October 2010</b>			
Site Allocations & Policies	DPD	To identify site allocations and designations and set out policies for determining planning applications in the period up to 2026.	Whole Authority area	To conform with Core Strategy DPD	<b>Adopted October 2014</b>			
Rutland Local Plan	Local Plan	To provide the vision, strategic objectives and spatial strategy for Rutland, to identify site allocations/ designations	Whole Authority area	In general conformity with national planning policy	August - September 2017	January – February 2018	May 2018	To be confirmed

## Rutland Local Development Scheme 2017-2020

		and set out policies for determining planning applications in the period up to 2036.						
Policies Map	DPD	Shows land use proposals and designations on an Ordnance Survey base map	Whole authority	To conform with proposals of all DPD documents	Updated to reflect the proposals of each Local Plan/DPD	Updated to reflect the proposals of each Local Plan/DPD	Updated to reflect the proposals of each Local Plan/DPD	Adopt updated version as per each Local Plan/DPD

Abbreviations - DPD: Development Plan Document

**Glossary**

AAP	Action Area Plan	Document to provide planning framework for area of significant changes or delivery of planned growth areas or regeneration. AAP will have the status of a DPD.
AMR	Annual Monitoring Report	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.
DPD	Development Plan Document	Document subject to independent examination, which will form part of the statutory development plan for the area. Also known as Local Plans.
LDD	Local Development Document	Collective term for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.
LDF	The Local Development Framework	The folder or portfolio of documents making up the spatial strategy for the area. Now known as the Local Plan
LDS	Local Development Scheme	The Council's three-year programme for preparing Local Development Documents. Part of the Local Plan.
LSP	Local Strategic Partnership	The statutory partnership of local organisations and agencies that prepares the Community Strategy for the area.
NP	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 inspector and a local referendum process. Once made, these documents form part of the statutory development plan for the area.
SA	Sustainability Appraisal	Document setting out the appraisal of plans and policies to ensure they reflect sustainable development objectives.
SCI	Statement of Community Involvement	Document setting out when, with whom and how consultation will be undertaken on Local Development Documents. Part of the Local Plan.
SEA	Strategic Environmental Assessment	Document setting out the environmental assessment of policies, to meet the requirements of the European SEA Directive.
SPD	Supplementary Planning Document	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 statutory development plan.