LOCAL PLAN UPDATE

Rutland County Council

Presentation to the Rutland Parish Forum 17th July 2017

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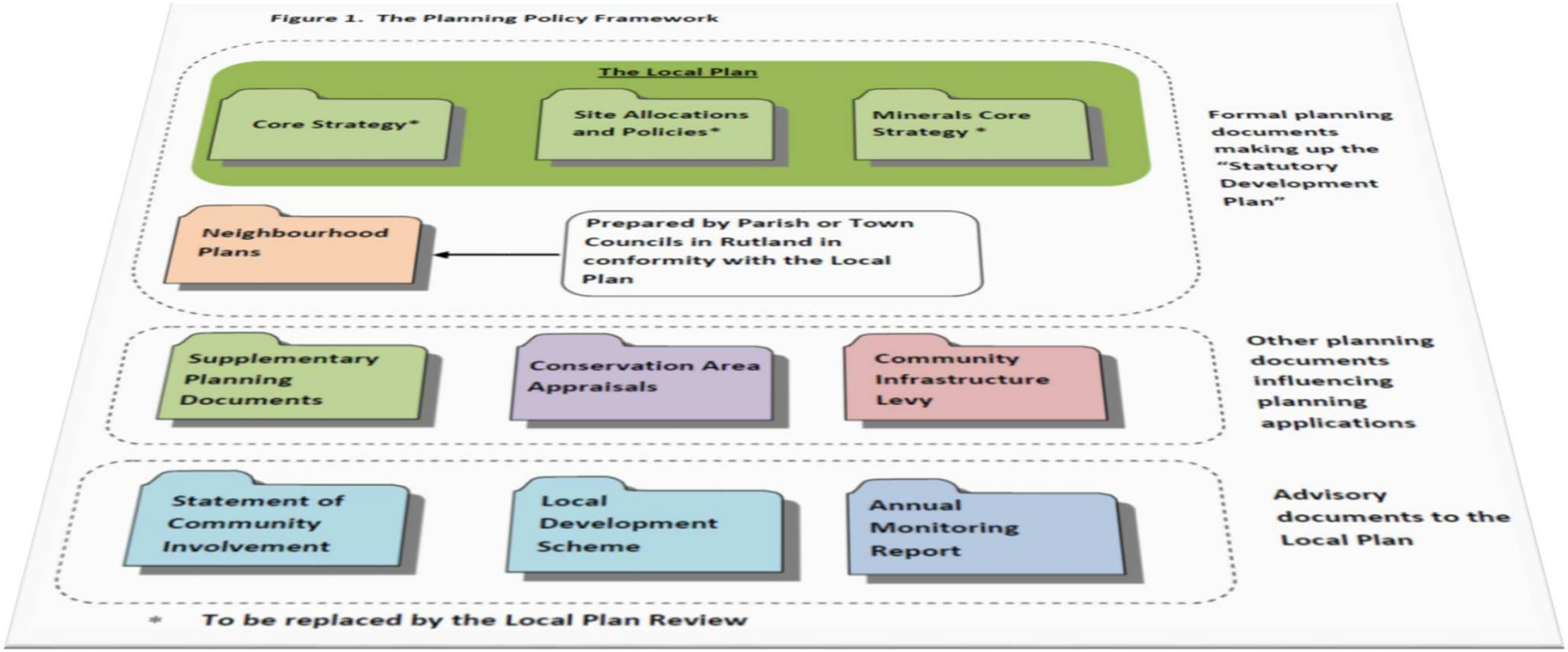
POSITIVE ABOUT DISABLED PEOPLE

Where are we now: Planning Policy Framework

- In a relatively good place … but some policies out of date and not aligned to NPPF



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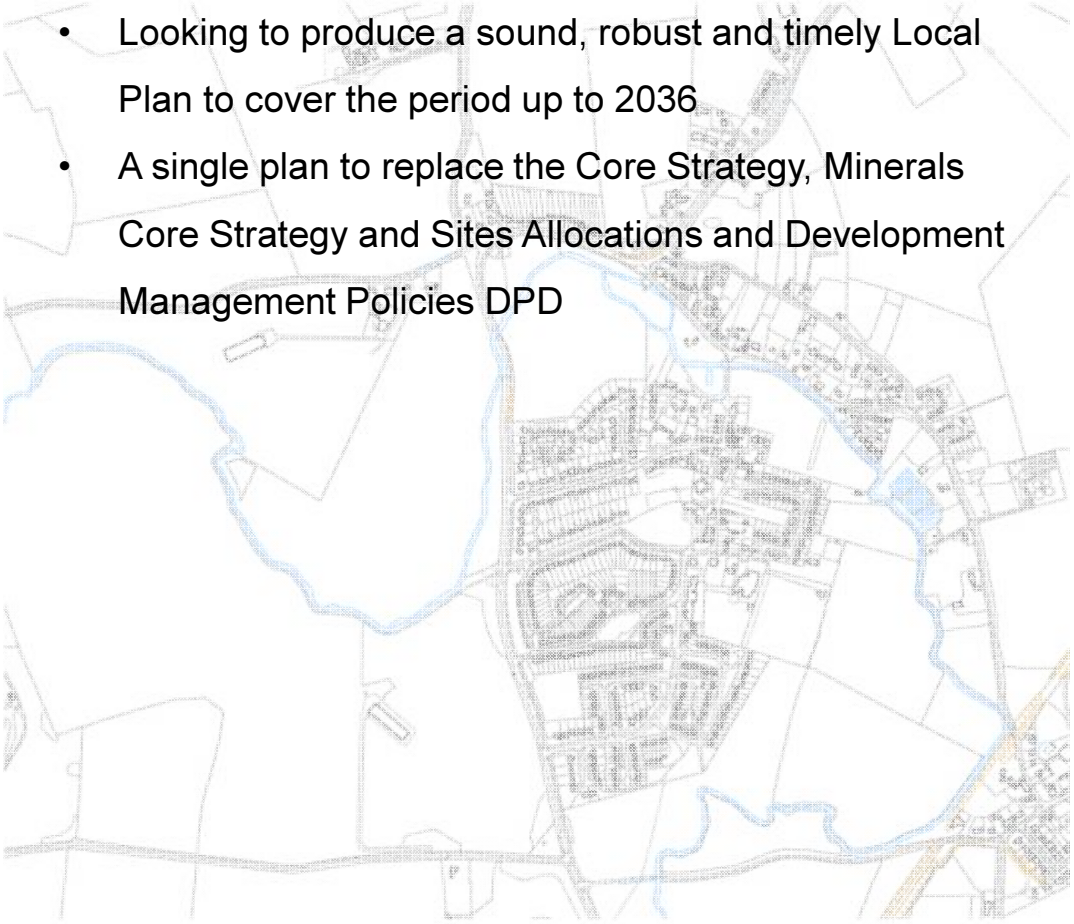
A new Local Plan for Rutland

- Looking to produce a sound, robust and timely Local Plan to cover the period up to 2036
- A single plan to replace the Core Strategy, Minerals Core Strategy and Sites Allocations and Development Management Policies DPD



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Stages in the preparation of the new Local Plan

- Issues and Options Consultation: November 2015
- Call for Sites: Sept./Oct 2015
- Responses published to consultation and SHELAA consultation undertaken to consider all reasonable alternatives + building the evidence base
- **Consultative Draft Local Plan: July Cabinet, with consultation to follow August/September 2017**
- Consultation on Submission Local Plan: Early 2018
- Submission to Secretary of State: late Spring 2018
- Public Examination and Inspector's Report
- Adoption: late 2018

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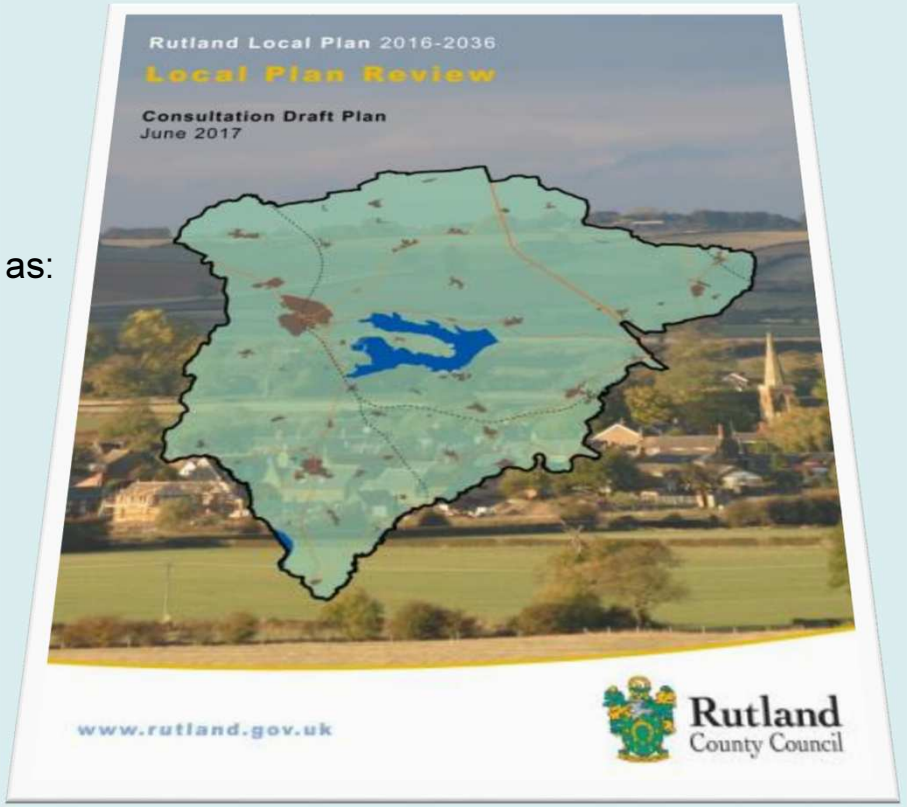
Status of the Consultative Draft

- Contains draft policies and provisional site allocations
- Supported by strong evidence based and robust site appraisal process
- BUT carries minimal weight in determining planning applications
- Will be supported by Sustainability Appraisal as well as:

  Whole Plan Viability assessment

  Infrastructure Delivery Plan



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Economic prosperity - 1

- Employment land requirement is to provide up to 29.9 additional hectares of employment land up to 2036
- Safeguarding key existing employment sites.
- New additional employment sites proposed as part of mixed use allocations on land off Burley Road, Oakham and on the Greetham quarry site.
- Supply and demand to be kept under regular review

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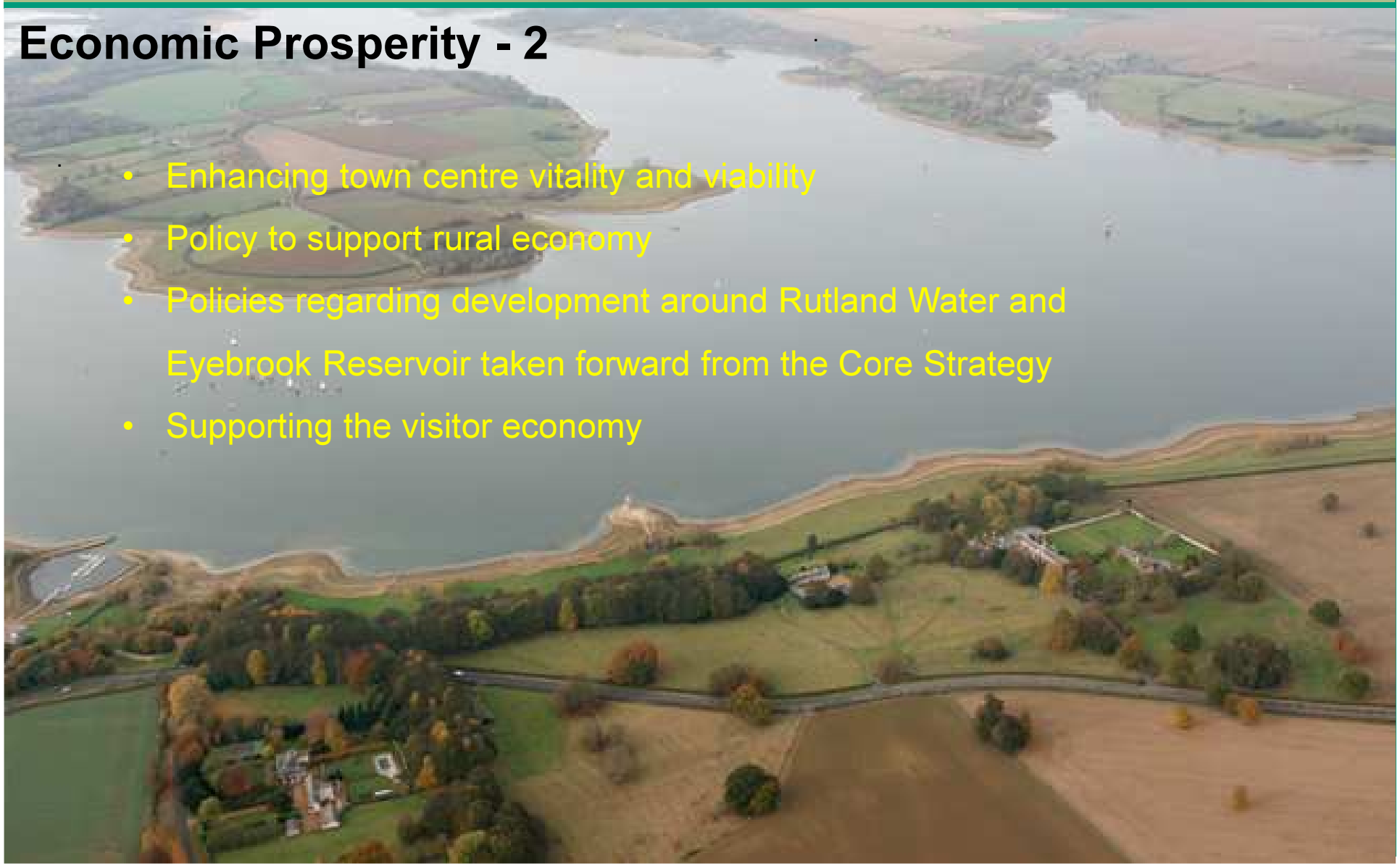
Economic Prosperity - 2



- Enhancing town centre vitality and viability
- Policy to support rural economy
- Policies regarding development around Rutland Water and Eyebrook Reservoir taken forward from the Core Strategy
- Supporting the visitor economy

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Sustainable development – amount and location of new homes

- Current SHMA gives a **minimum** requirement to provide 160 dwellings per annum, 2011-36
- Applying spatial strategy and taking account of completions, commitments and proposed allocations, the Local Plan needs to allocate a **minimum** of an additional 1,500 new homes
- Allowing for proposed site allocations gives the follow distribution for housing in the County as below
- Planned Limits of Development to be amended to reflect proposed allocations and specific circumstances (eg. Harrier Close, Cottesmore)

	Strategic Require-ment***	Wind-fall	Spatial distribution		Completions (2011-16)	Commitments (as at 2015/16)	LP Review Proposed Sites	Total
Oakham			70%	1,859	438	819	757	2,014
Uppingham				465	34	79**	365	478
Local Service Centres			30%	996	63	98	554	715
Other Villages					298	63		361
County Total	**4,000**	**680**		**3,320**	**833**	**1059**	**1,676**	**4,248***

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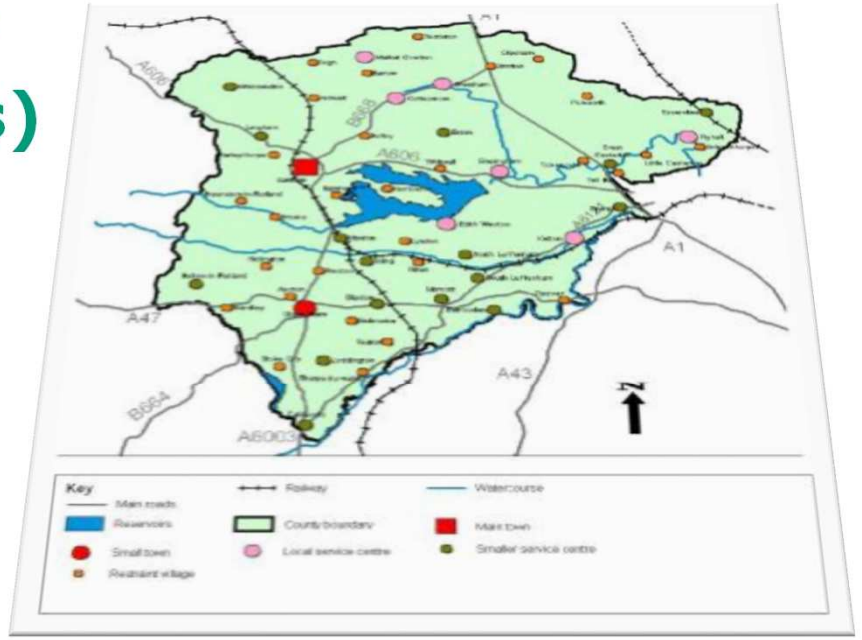
Spatial Strategy – review of Local Service Centres (LSCs)

- Assessment of the sustainability of settlements taking account of services, facilities and accessibility
- *Ketton, Ryhall, Empingham, Cottesmore, Langham, Edith Weston, Great Casterton, Market Overton, Whissendine and Greetham identified as LSCs*



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Smaller Villages – alignment of policy to national guidance:

Small scale infill and redevelopment opportunities of a scale and nature appropriate to the settlement within which it is located will also be acceptable within Smaller Service Centres and Small Villages in accordance with the policies in this plan

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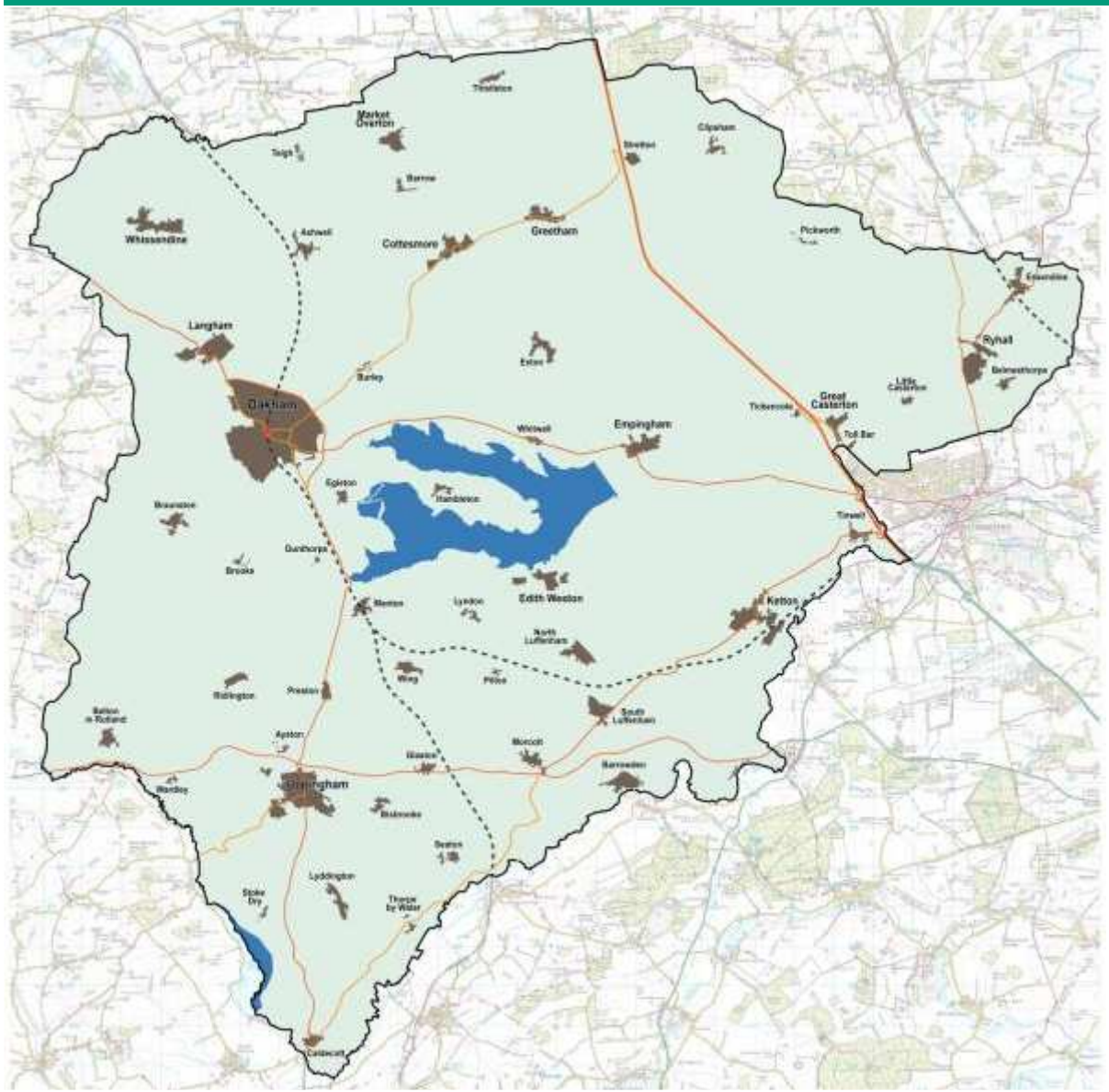

Site Appraisals

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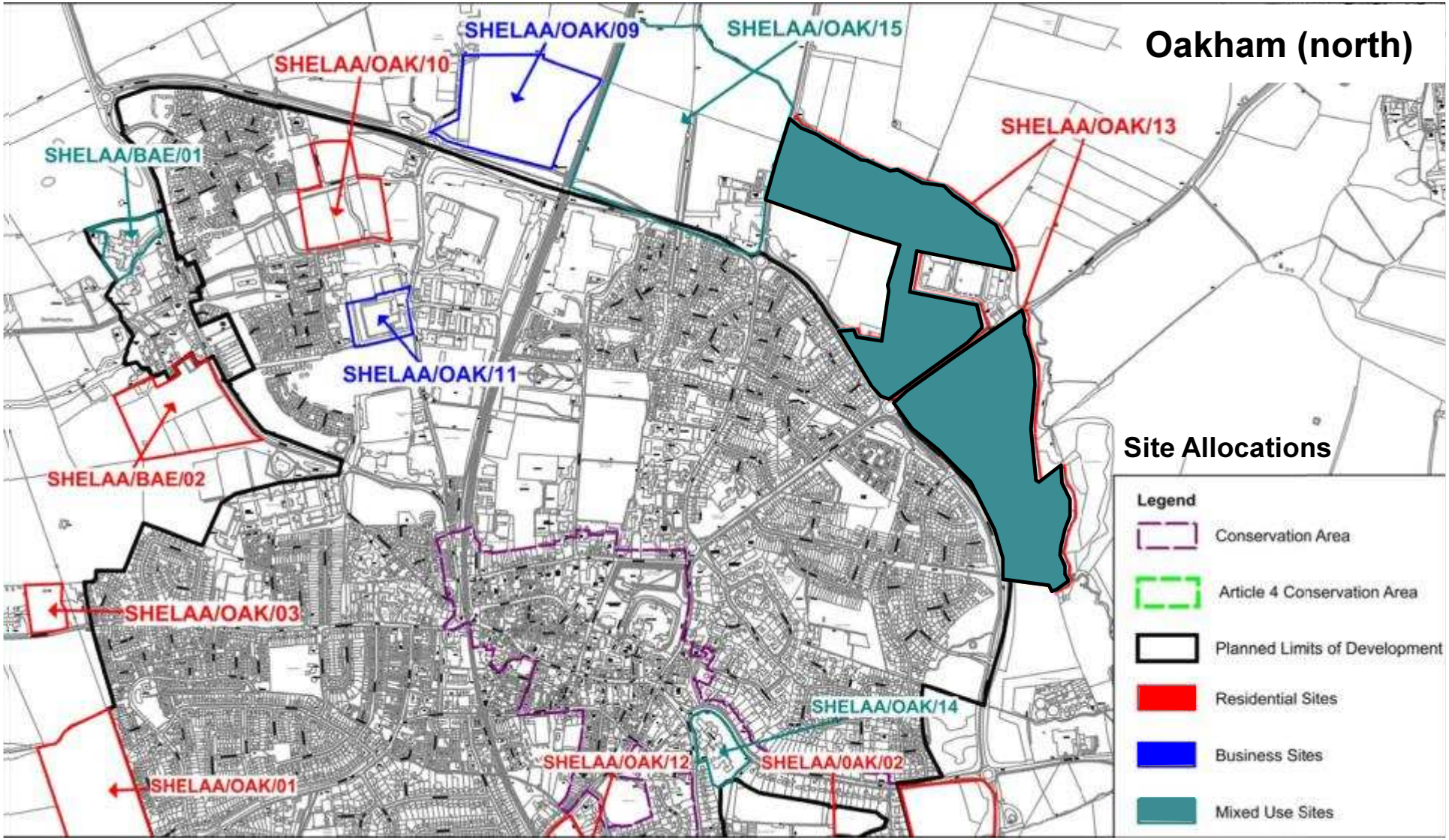
Oakham (north)



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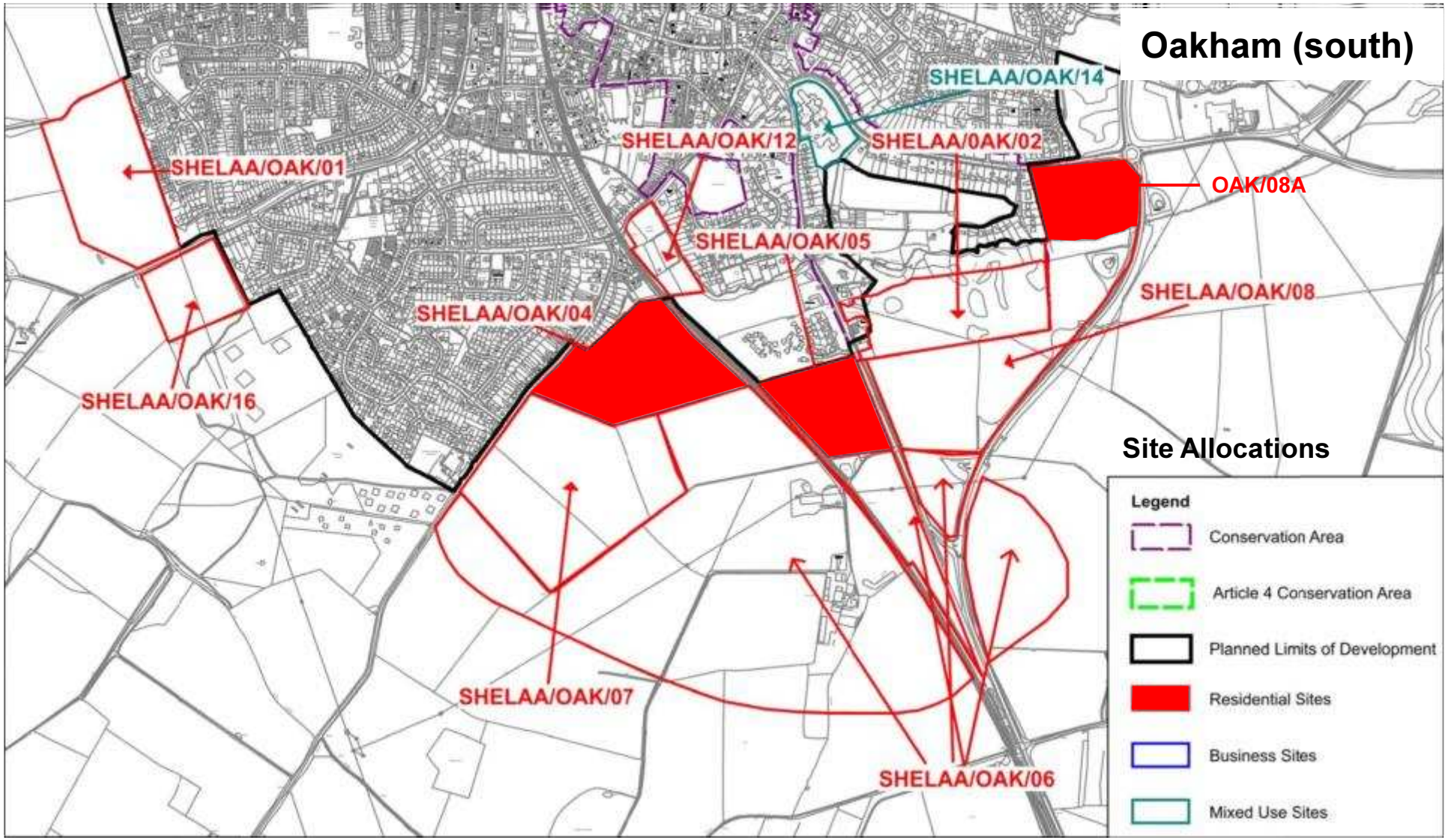

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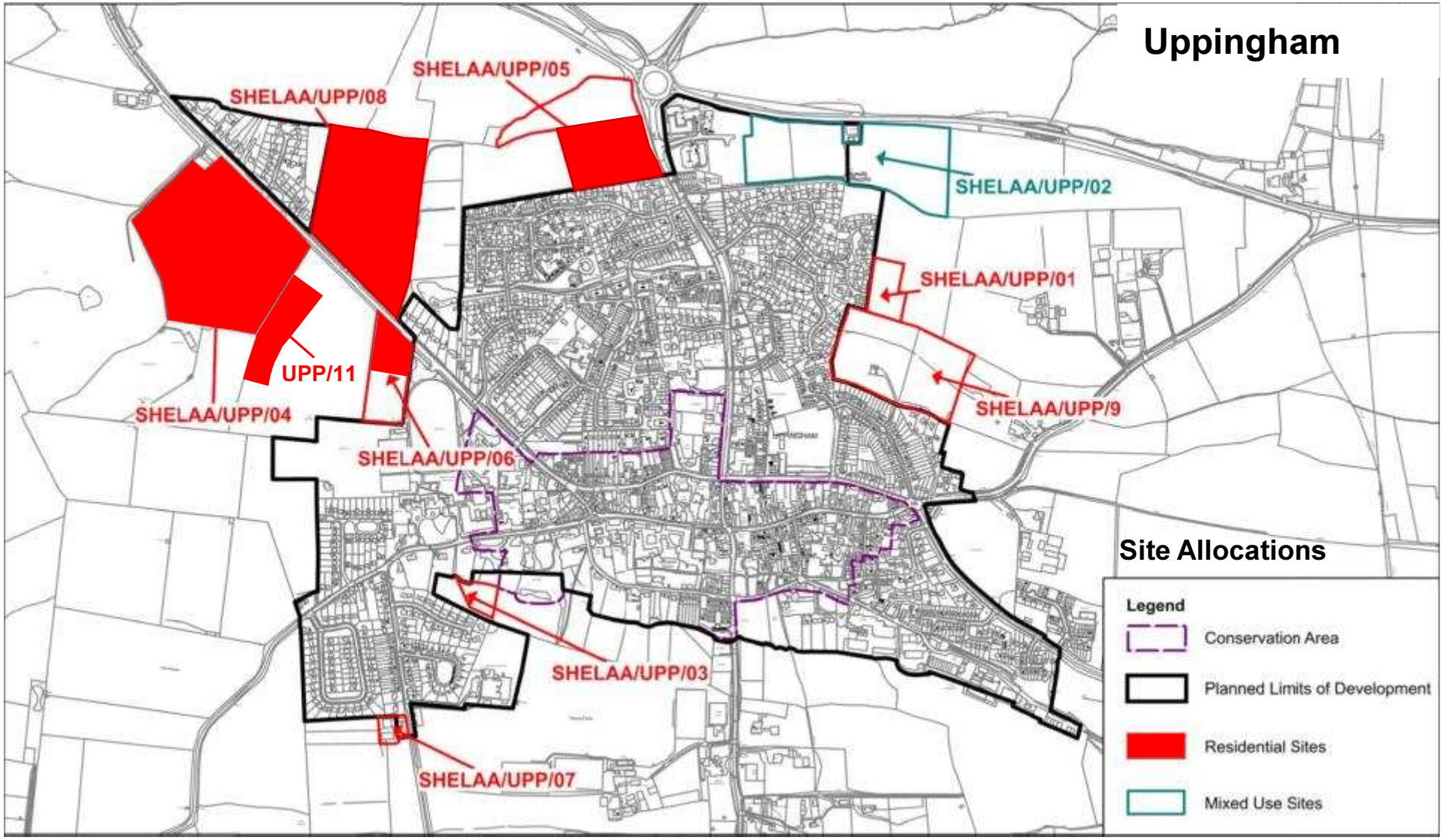

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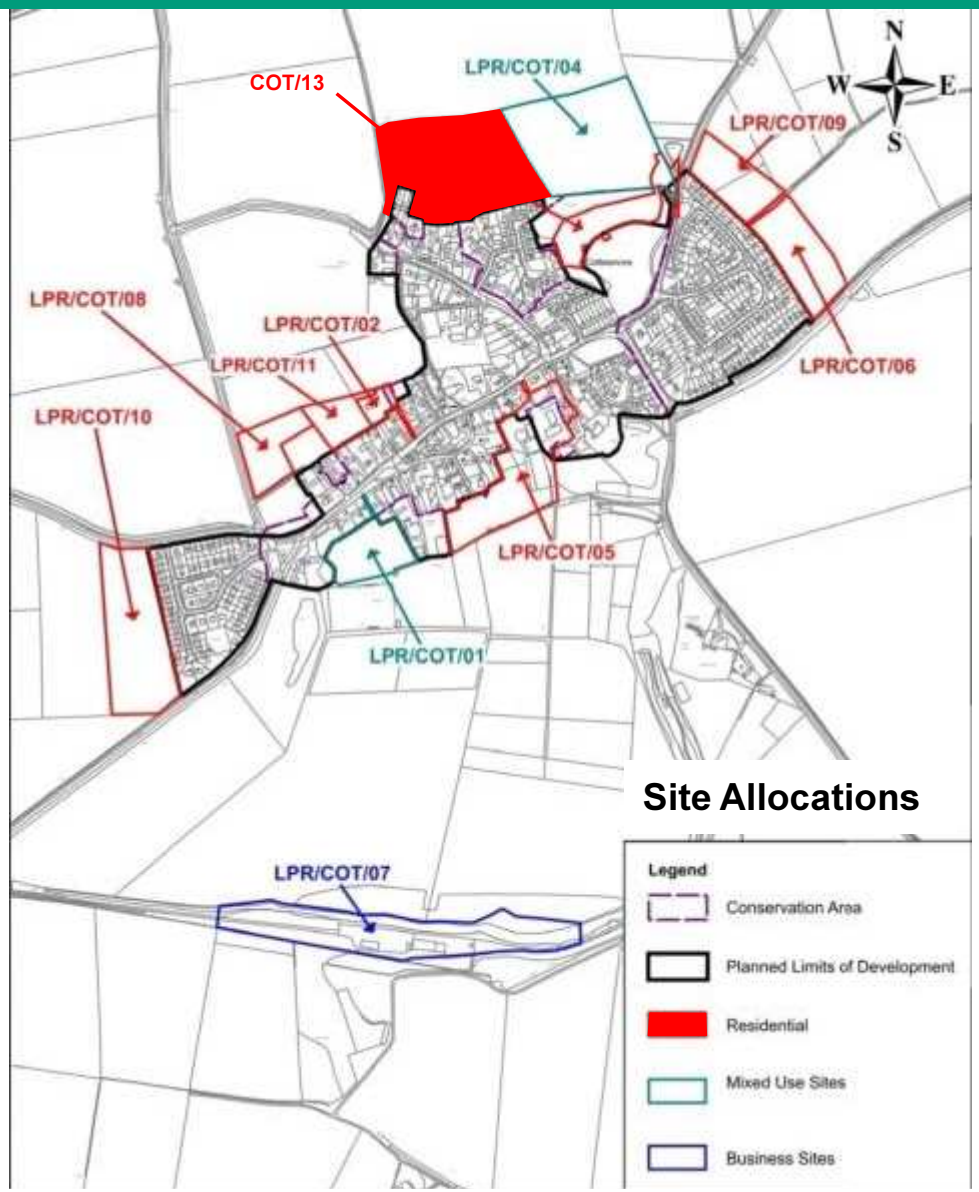
Cottesmore



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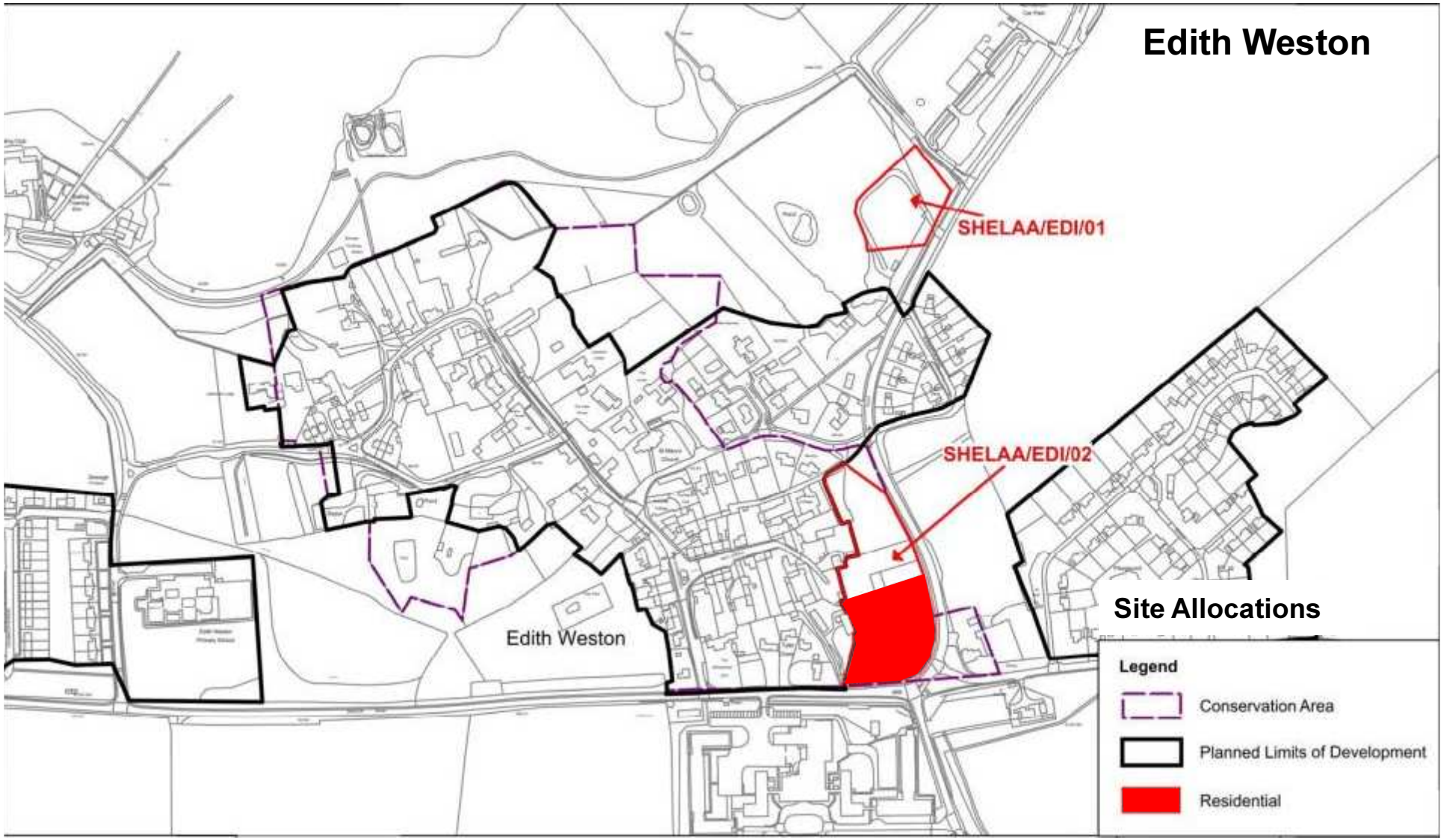
Edith Weston



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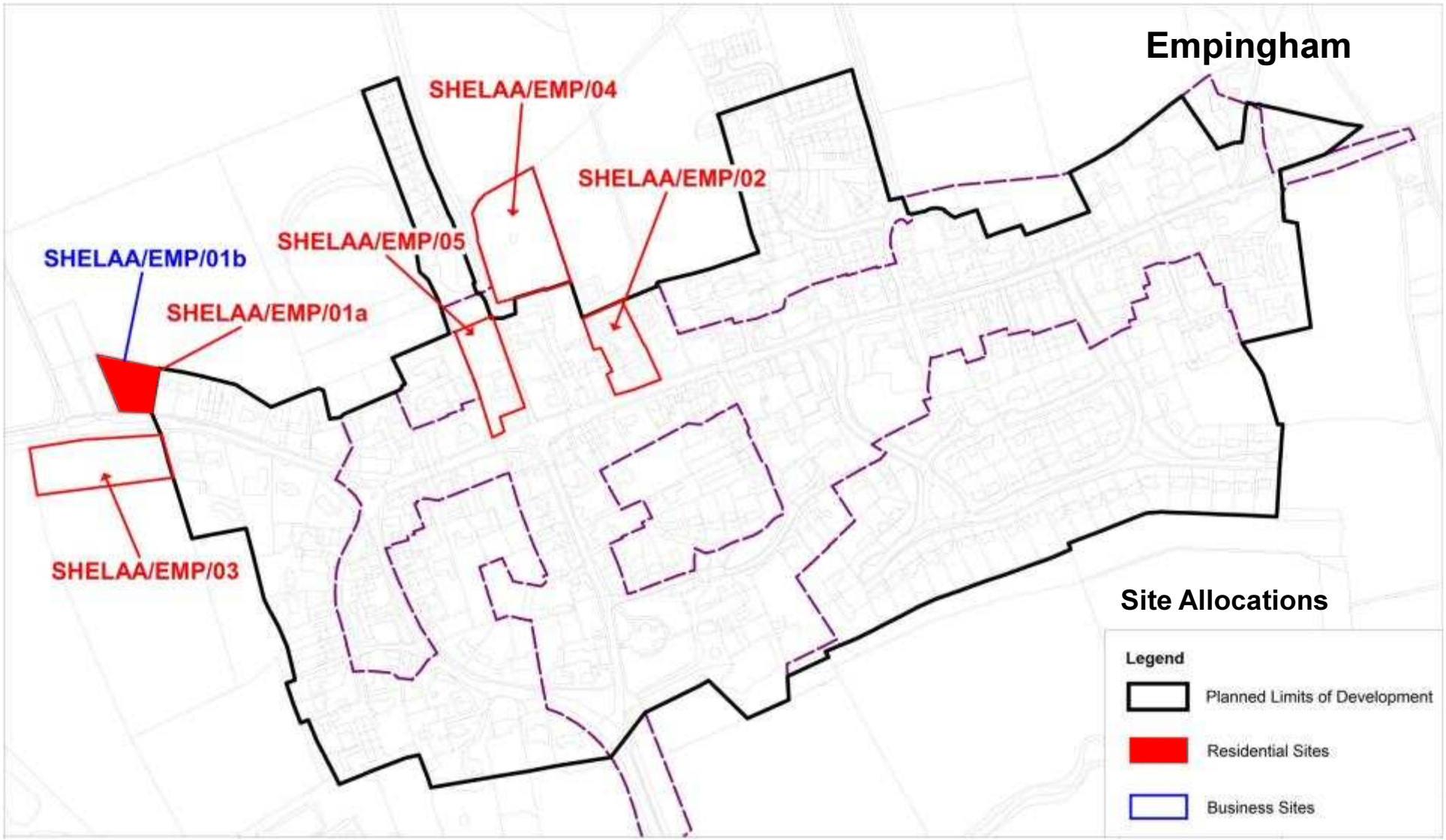

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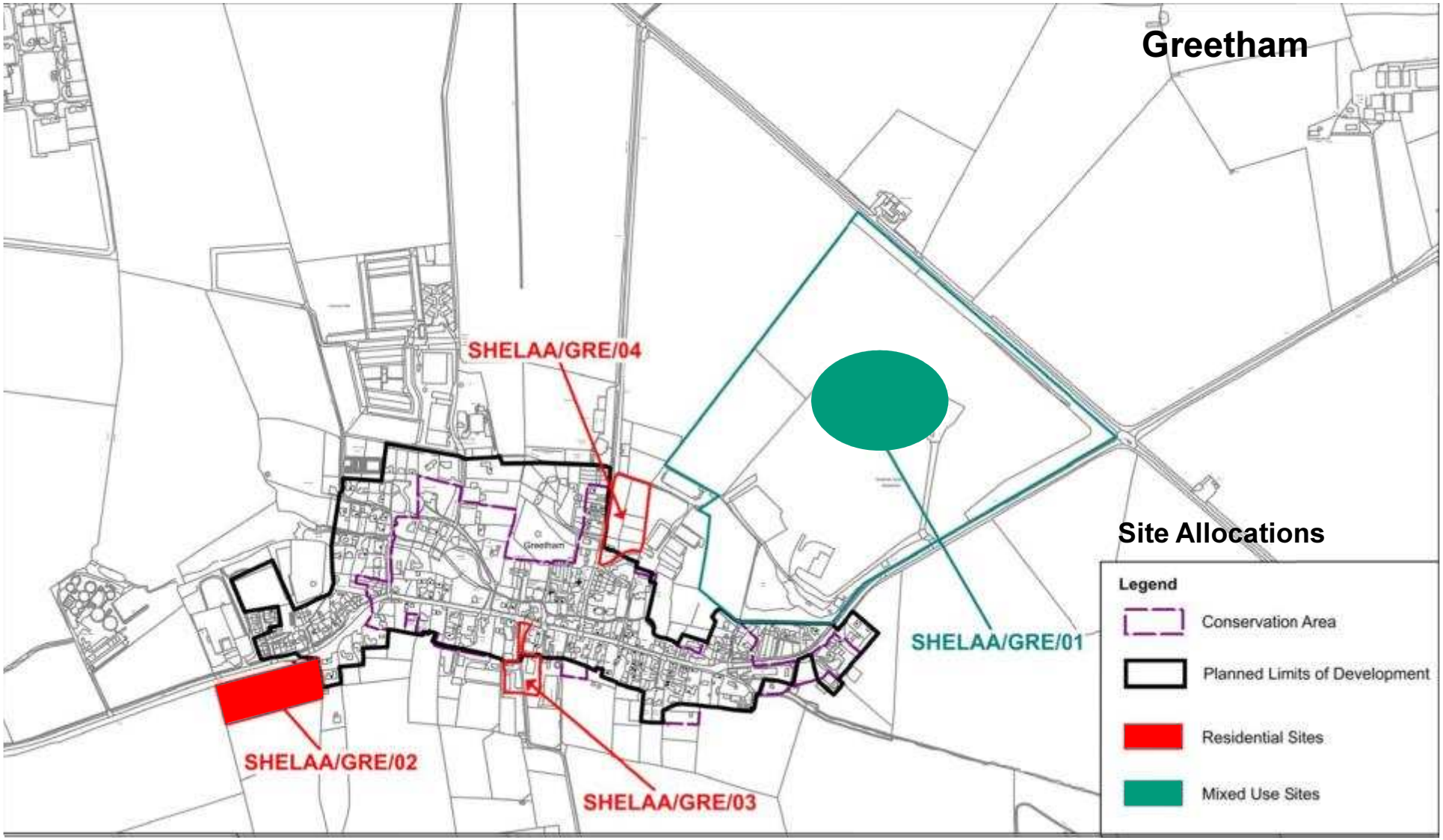

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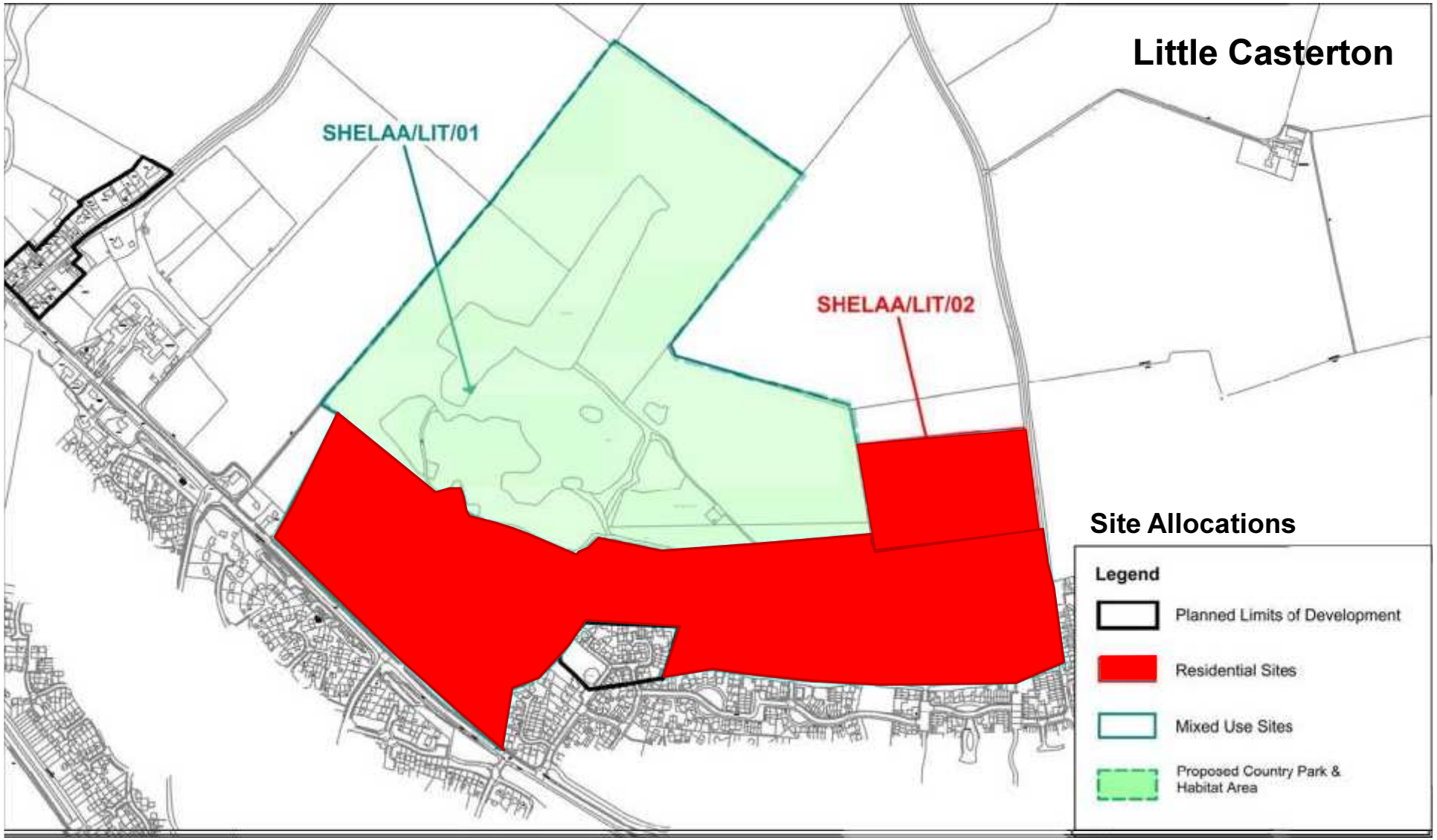

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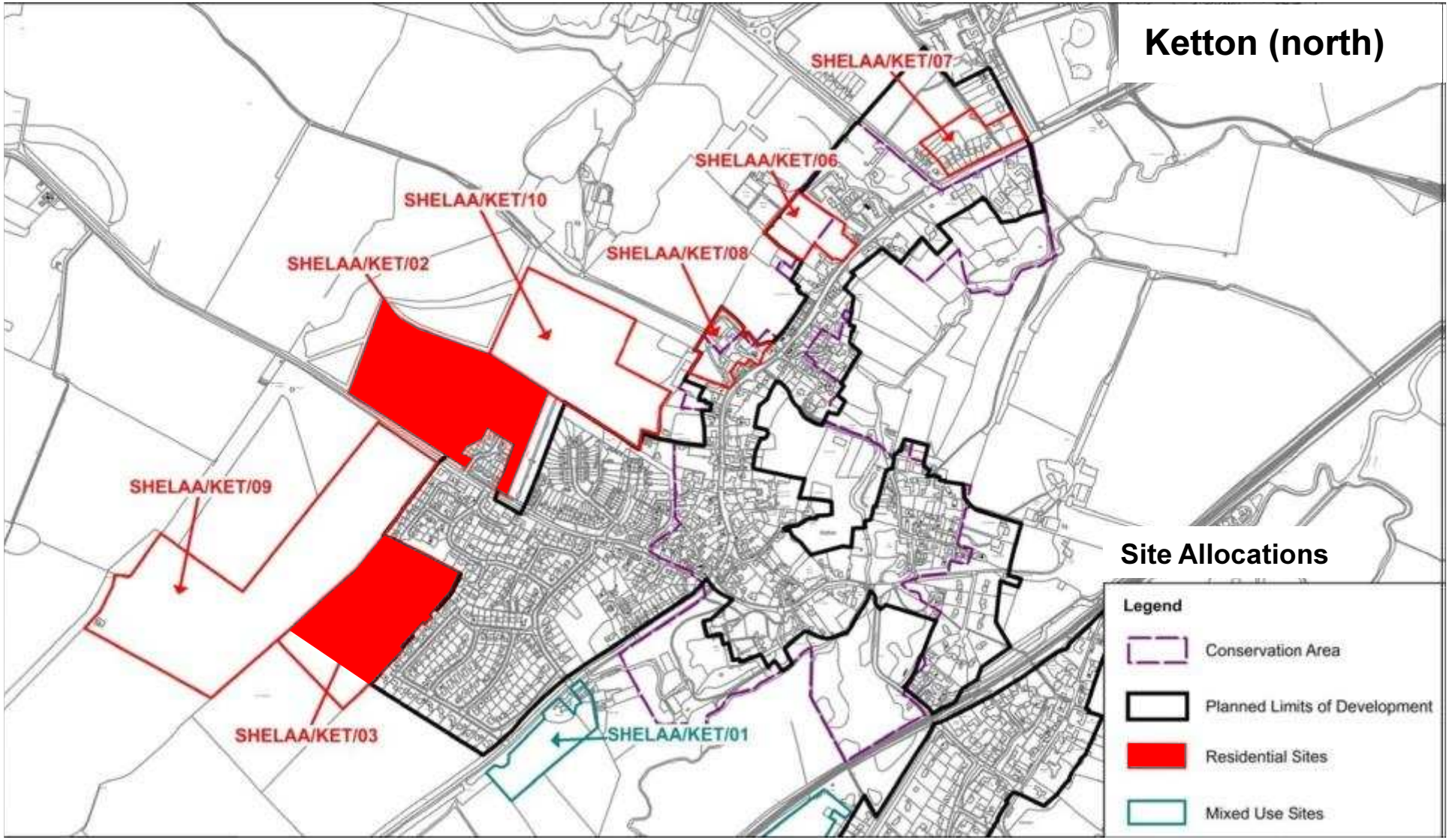

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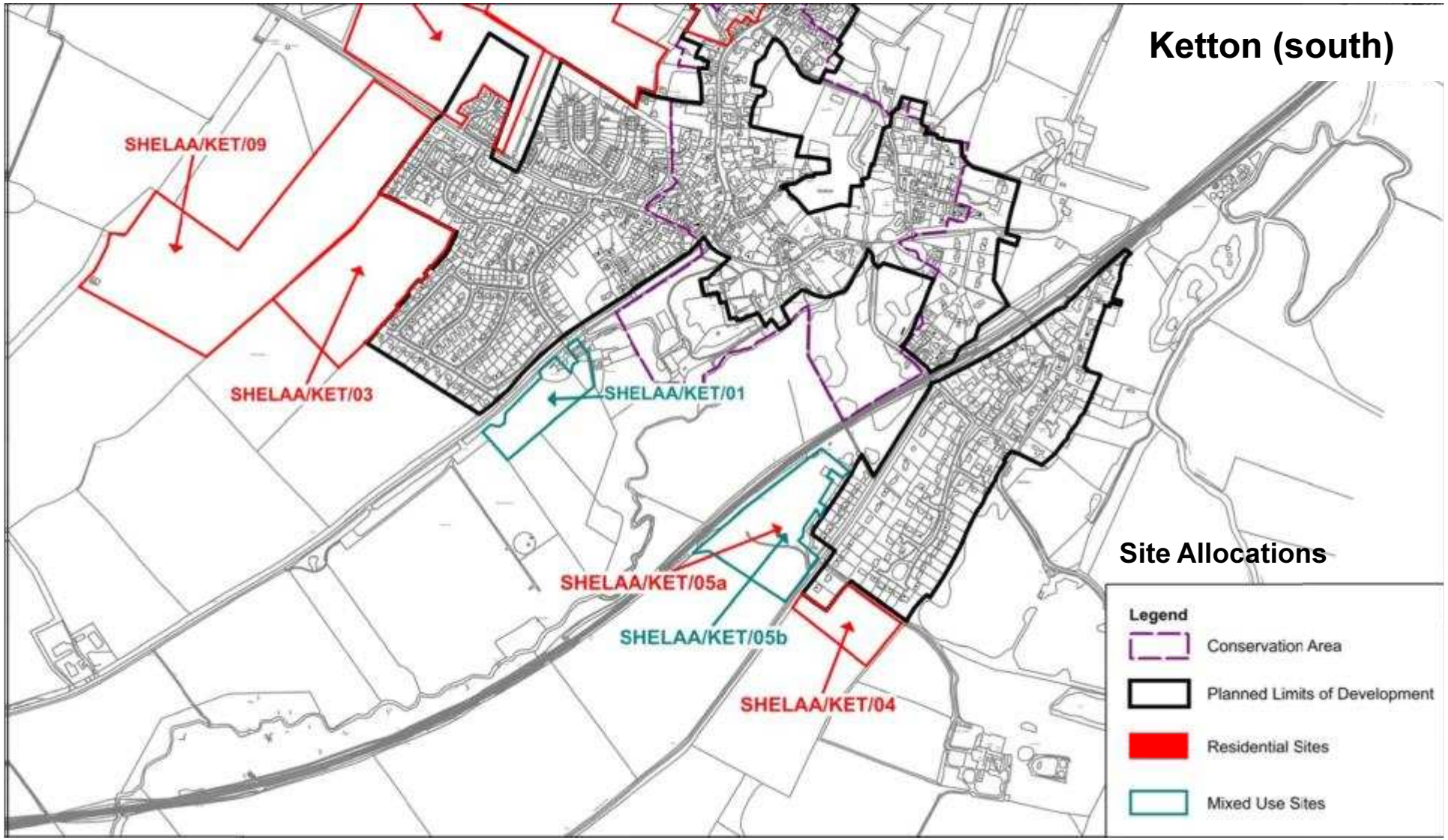

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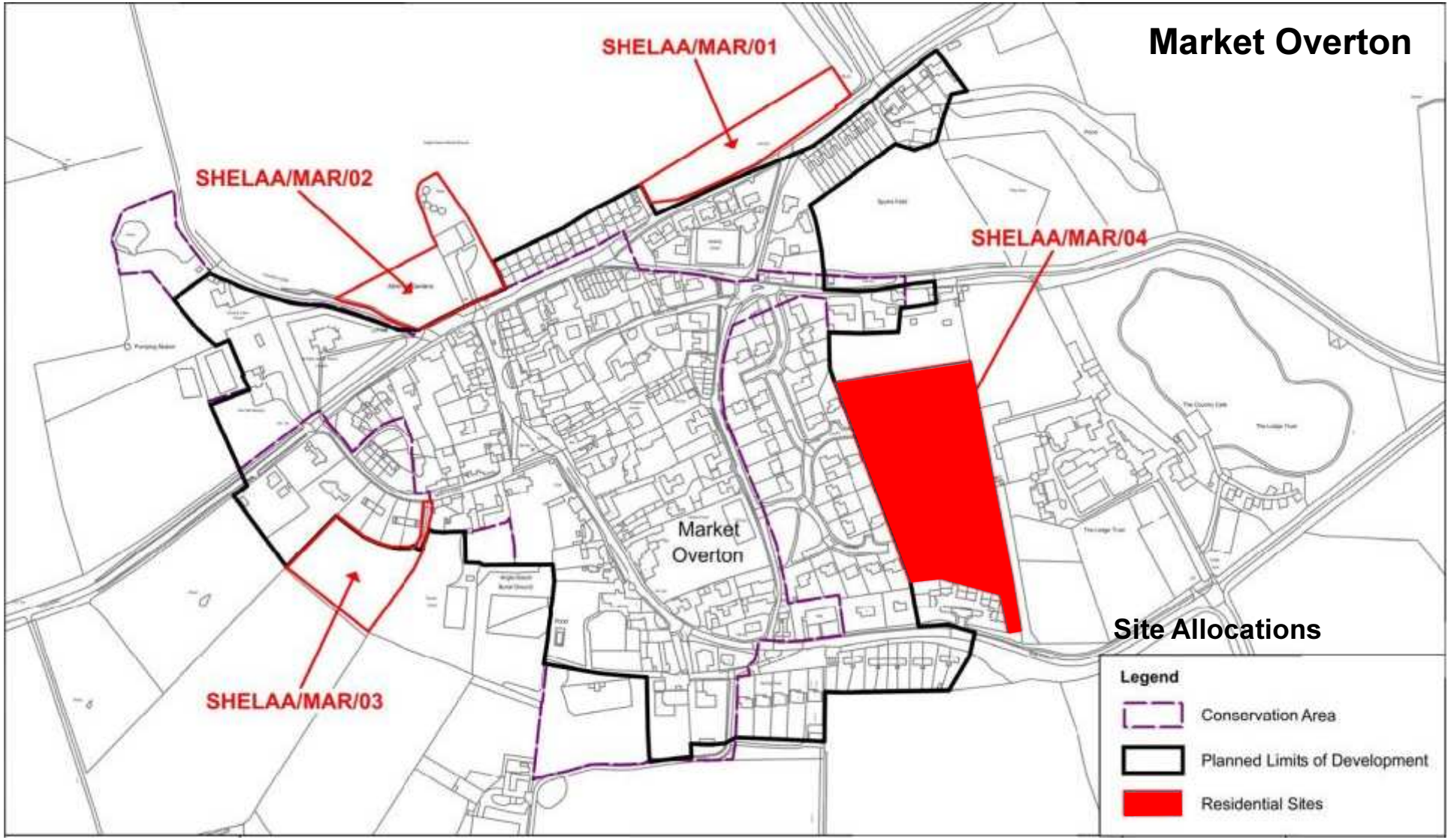

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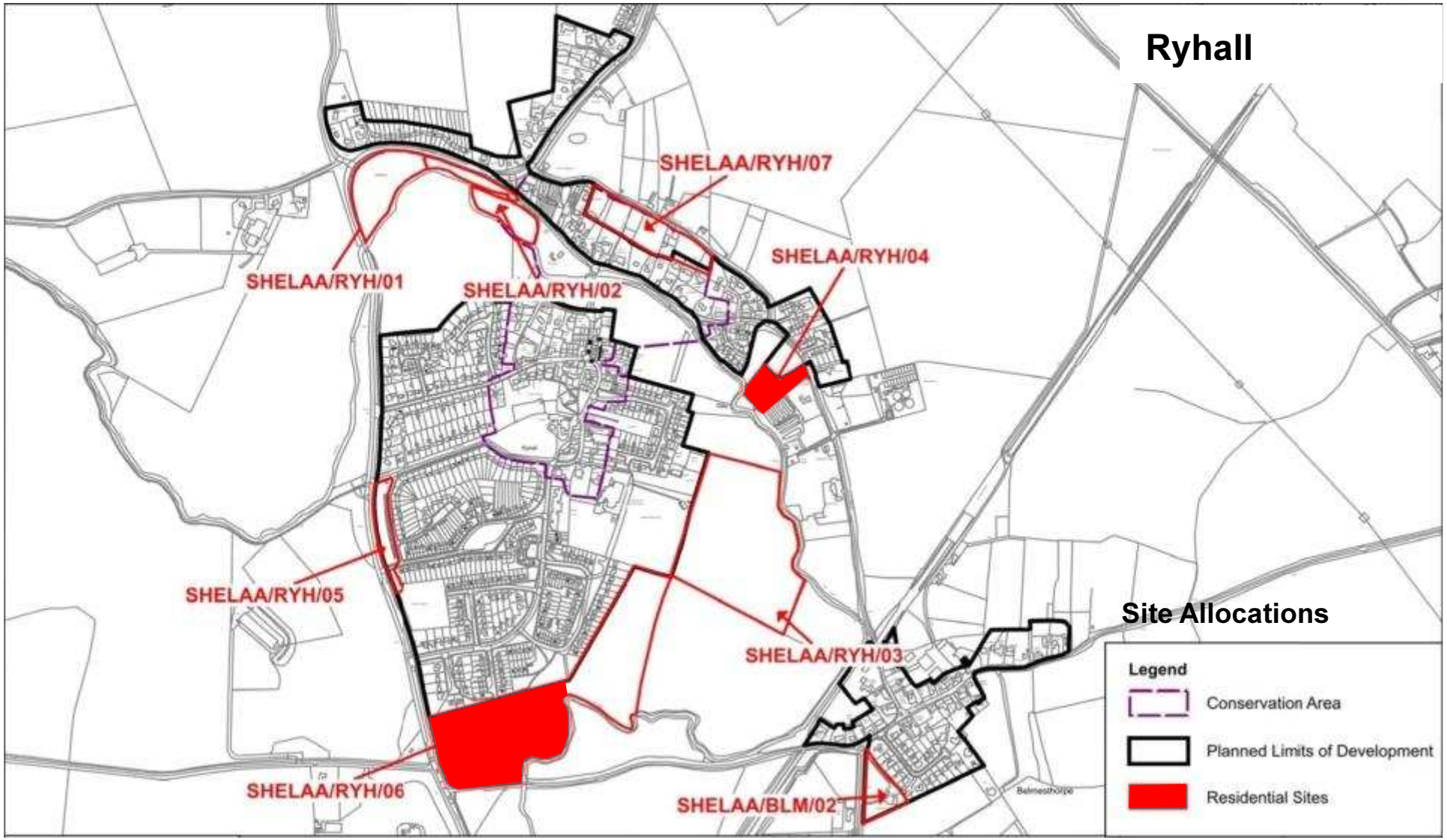

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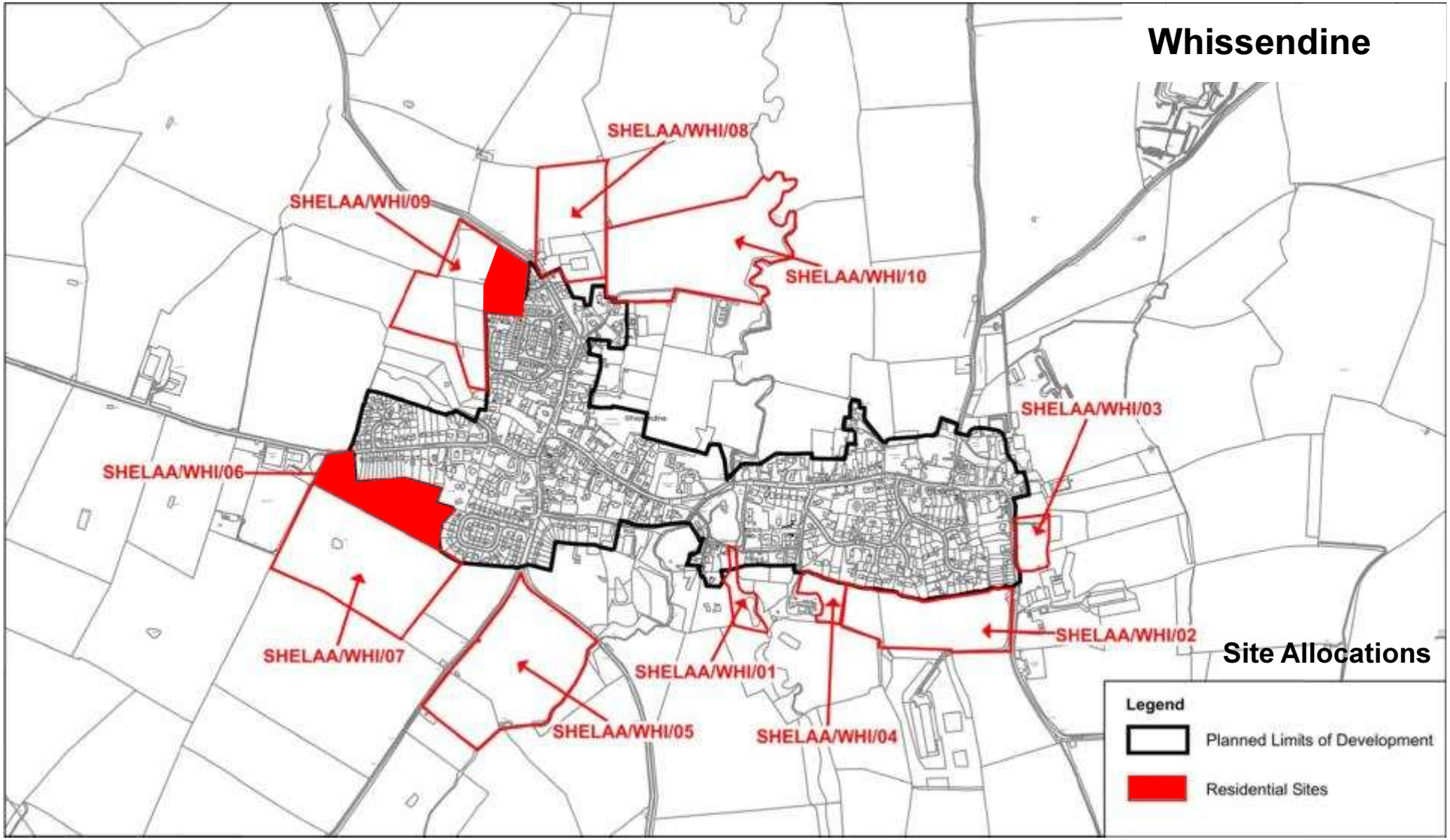

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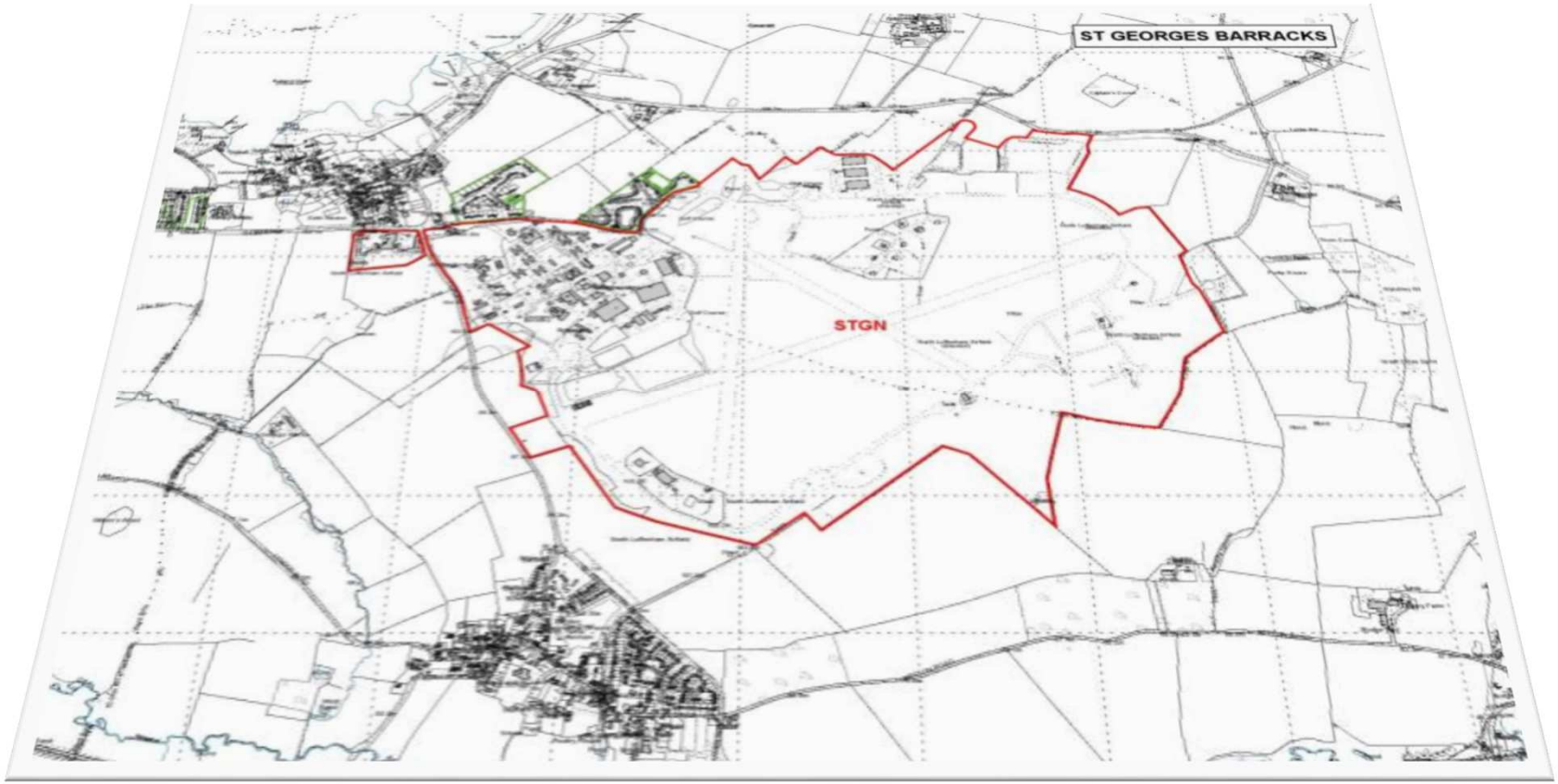
Additional considerations

- Ministry of Defence decision for the closure of St Georges Barracks by 2021



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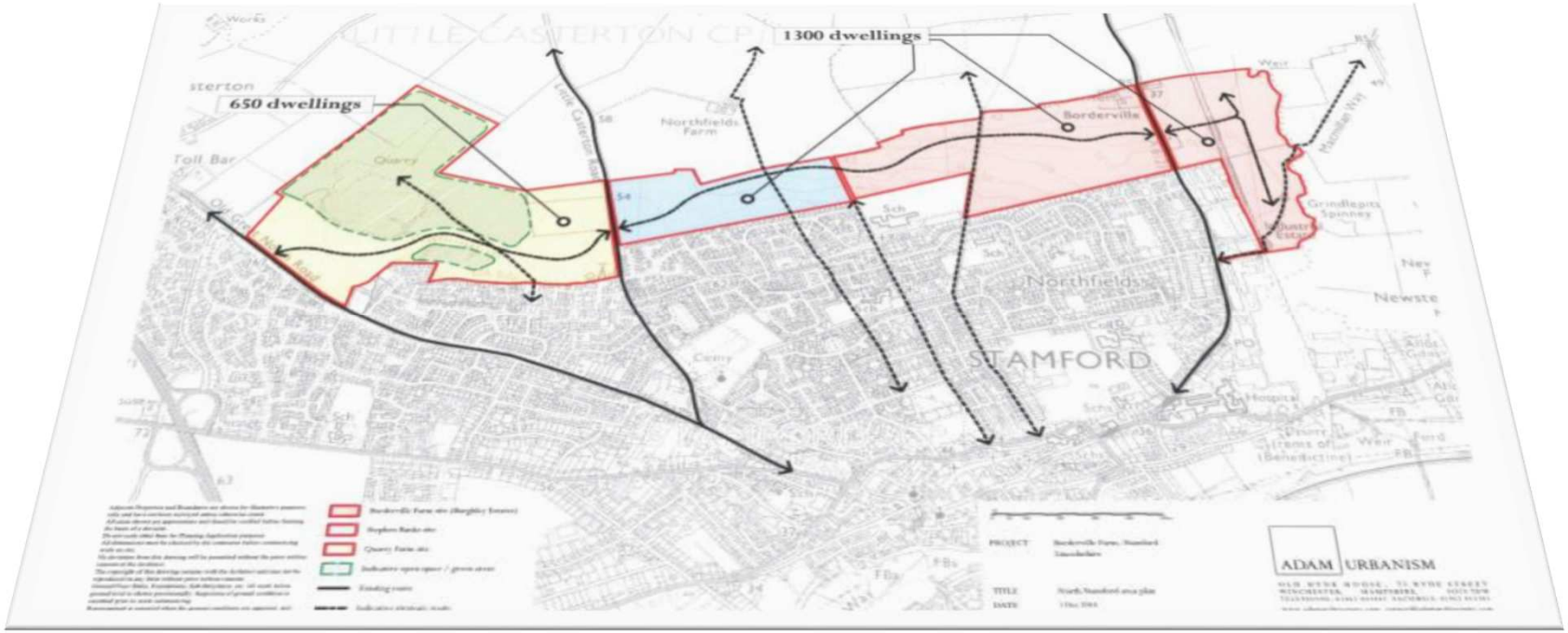
Development on the North side of Stamford

- Potential capacity of up to 1,800 dwellings with up to 600 in Rutland (Quarry Farm) – development unlikely to start until 2020 and could take up to 12 years to complete.
- Traffic impact and infrastructure delivery will be key – important to get commitment before development
- Duty to Co-operate issues to resolve with SKDC/LCC re housing requirement and CIL/S106



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Meeting specific housing needs

- Local Plan includes that all developments of 11 dwellings or more should make provision for up to 30% affordable housing, subject to viability and other considerations
- A new policy sets out that large new housing proposals of over 20 units are expected to make at least 5% of plots available for self or custom build
- An appropriate mix and form of housing will encouraged to meet the needs of current and future households
- Provision for Gypsy and Traveller Accommodation to be kept under review

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Sustaining our environment

- Increasing emphasis on quality of design + encouraging Building for Life 12 code of practice as well as enhanced accessibility standards
- More flexible approach to density - making best use of land whilst recognising local character and distinctiveness
- Carrying forward existing robust policies for biodiversity
- Encouraging custom and self build
- Ensuring appropriate provision for minerals and waste
- Electric charging points

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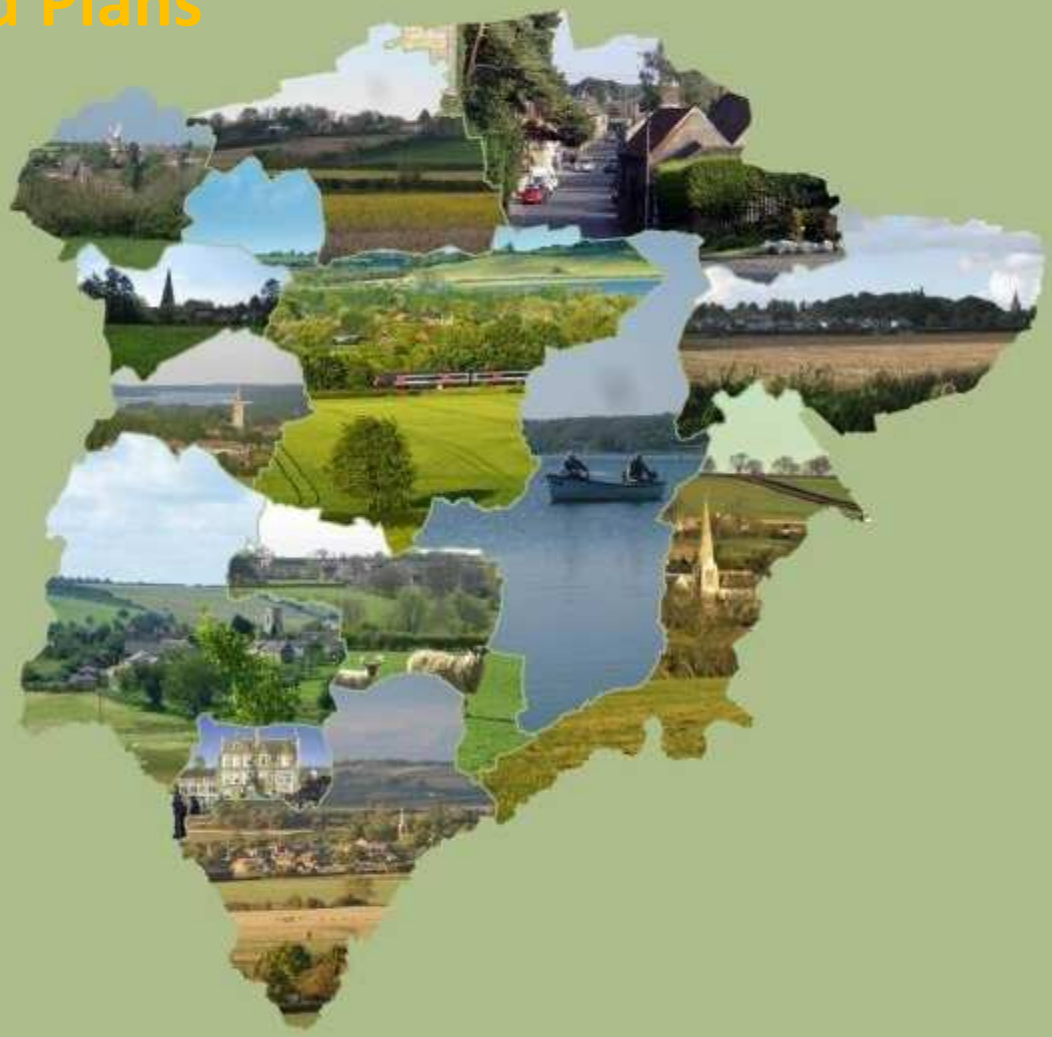
Neighbourhood Plans



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Neighbourhood Plans need to be in general conformity to the strategic policies of the Local Plan

As the new Local Plan progresses and gains weight, any “made” Neighbourhood Plans, or those currently being prepared, should be reviewed over time by the qualifying bodies to ensure they remain consistent with the strategic policies of the new Local Plan

Neighbourhood Plans can allocate sites but they can not propose less development than the Local Plan

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What next?

- Report to Cabinet – 18th July
- Prepare for and undertake public consultation – August/September
- Ongoing further work on evidence base, Sustainability Appraisal, Infrastructure Delivery and Whole Plan Viability

Thank you – please complete sheer if you have any questions?