

Rutland Local Plan 2016-2036

# Local Plan Review

Consultation Draft Plan

July 2017



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**Rutland**  
County Council

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# 1. Introduction



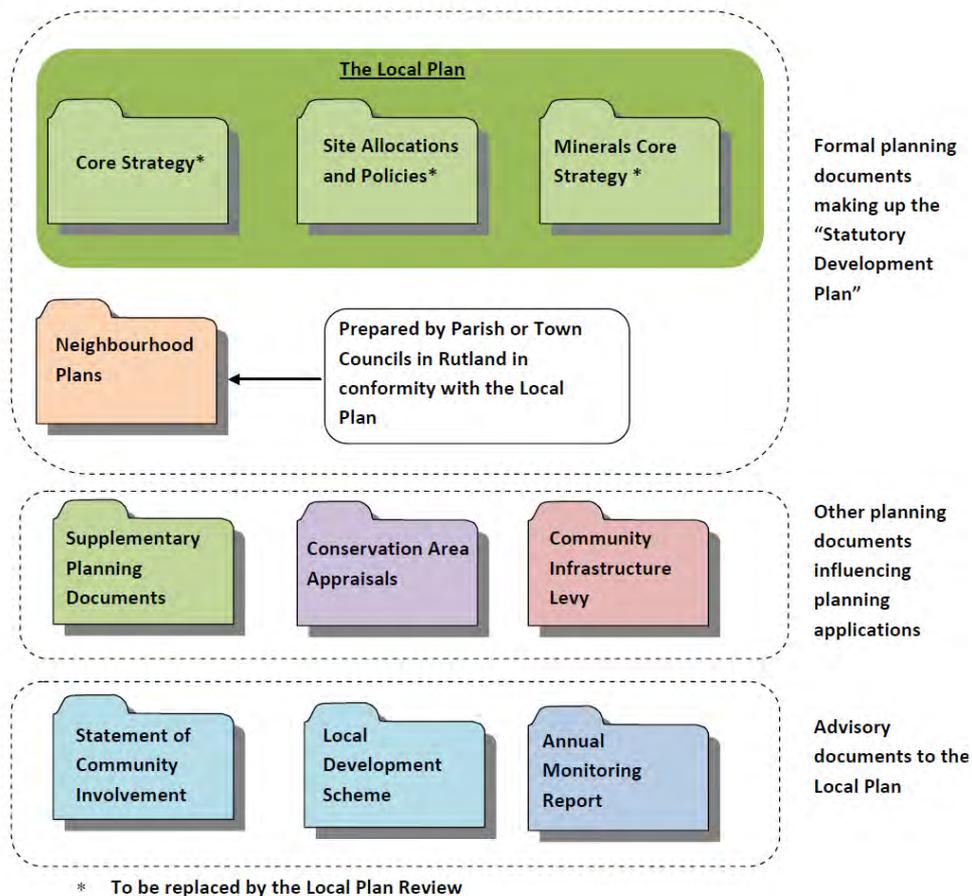
Introduction

1. Introduction

What is the Local Plan?

- 1.1 The Local Plan is a statutory planning document prepared by the Rutland County Council. It sets out planning policies that will help to determine the future location, scale, type and design of new development in Rutland.
- 1.2 The Local Plan, together with any neighbourhood plan prepared by Town and Parish Councils or other appropriate bodies, make up the “statutory development plan” which has important status in determining future planning applications in the area.
- 1.3 The Local Plan in Rutland currently comprises three separate “Development Plan Documents”. These three documents will be replaced by this single Local Plan Review Development Plan Document as shown below.
- 1.4 A list of the existing policies that will be replaced and the policies that it is intended will replace them is shown in Appendix 2.

Figure 1: The Local Plan



## Introduction

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### **Why is the Local Plan being reviewed?**

- 1.5 Rutland County Council is reviewing its Local Plan order to:
- produce a single Local Plan document as recommended government planning policy in the National Planning Policy Framework (NPPF);
  - extend the plan period to 2036 in order to ensure that there will a 15 year time horizon as recommended in the NPPF;
  - provide for additional new housing, employment and other development that will be required to meet future needs over the extended plan period;
  - bring the plan up to date and to reflect new issues that have arisen since adoption of the Council's current Development Plan Documents;
  - reflect changes to national planning policy and guidance; and
  - to take into account the preparation of a number of neighbourhood plans in Rutland.
- 1.6 A glossary of the terms used in this document is shown in Appendix 11.

### **Which documents are being reviewed?**

- 1.7 The following Development Plan Documents\* (DPDs) are being reviewed and it is intended that they will be replaced by the 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)
- 1.8 Where policies in these existing DPDs remain up-to-date and relevant these have been carried forward largely unchanged. Some policies have been combined or have been amended in response to issues raised through the consultation process.

### **What is the plan period?**

- 1.9 The plan period is from 2016 until 2036. This will provide an additional 10 years horizon beyond the current plan period (2026) and will ensure that there is at least a 15 year time horizon after the plan is finally adopted by the Council.

### **What are we now consulting on?**

- 1.10 This document seeks views on the proposed sites to be allocated for development in the plan and the more detailed policies that will provide criteria for determining planning applications and other spatial planning decisions.
- 1.11 Many of the policies are being carried forward with little or no change where it is considered that they remain up-to-date and relevant. You may comment on these policies as well but you should explain why you consider that are no longer up-to-date and provide evidence of why they need to change.

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- 1.12 This consultation follows the “Issues and Options” version of the document in January-February 2016 which sought views on suitability of sites for development and the issues to be addressed in the policies of the plan.
- 1.13 A total of 106 responses to the consultation were received which have been considered by the Council in preparing this Preferred Options document. Further details are shown in the Summary of Consultation Responses document which is available on the [Council’s website](#).
- 1.14 A “Call for Sites” took place in September 2015-January 2016 in which people were invited to submit sites to the Council for consideration in the plan. Further details are shown in the Summary of Sites submitted through the Call for Sites and Issues and Options Consultations which can be viewed on the [Council’s website](#).

### **How do Neighbourhood Plans fit in?**

- 1.15 Neighbourhood Plans are community-led and provide a powerful spatial planning tool for local communities to shape and influence where development will go and what it will look like in their local area. Introduced by government through the Localism Act 2011, the process provides the opportunity for local communities to exercise greater influence through plans, policies and orders that meet the needs of the local community.
- 1.16 Local Planning Authorities have a general duty to support communities producing Neighbourhood Plans. The Council has developed a step by step Neighbourhood Planning Toolkit to assist groups and provides support and guidance throughout the process from scoping the Plan and building the evidence base, to ensuring the Plan is in general conformity with strategic planning policy. A successful Plan also depends on local participation, leadership and ownership and also empowers communities and supports local capacity building. The Council therefore recognises the importance of good governance, inclusion and wide engagement in the process of developing Neighbourhood Plans.
- 1.17 When adopted by the Council, Neighbourhood Plans form part of the Statutory Development Plan and form the basis for determining planning applications. Neighbourhood Plans will also provide policies on issues of a non-strategic, local nature. They should look to add locally specific detail to the Local Plan policies and should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area.

### **Neighbourhood planning activity in Rutland**

- 1.18 In most parts of Rutland where we have Parish or Town Councils they will be required to take the lead in neighbourhood planning on behalf of their communities. Outside such areas, then it is possible to establish a Neighbourhood Plan Forum to undertake this role.
- 1.19 Four neighbourhood plans have been ‘made’ following a public referendum (Uppingham, Edith Weston, Cottesmore and Langham) with Uppingham being one of the country’s initial ‘frontrunner’ Plans which began to be developed in

## Introduction

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2012. Policies in these plans are used alongside Local Plan and national policies to determine planning applications in these areas.

1.20 Across Rutland five additional plans are at various stages of development:

- Greetham - Referendum to be held in September 2017
- Barrowden & Wakerley - area designated April 2015
- Oakham & Barleythorpe - area designated April 2016
- Market Overton - area designated July 2016
- Wing - area designated June 2017

### Review of Neighbourhood Plans

1.21 The Local Plan review establishes how much housing and employment and retail development is needed to meet the needs of the County over the plan period. The Local Plan also allocates suitable sites to meet the need identified in the Local Plan.

1.22 Neighbourhood Plans must be in “general conformity” with the strategic policies contained in the Local Plan. The strategic policies are those which are essential to delivering the overall planning and development strategy for Rutland, such as those that set out the number of homes that should be built. A list of the identified strategic policies to provide clarity for neighbourhood plan purposes is shown in Appendix 1.

1.23 Neighbourhood Plans which are being prepared or reviewed after the Local Plan is adopted can allocate additional sites for development within their town or village. However, they cannot propose less development within their town or village than that set out in this Local Plan. As the Local Plan Review progresses, these Neighbourhood Plans will need to be reviewed by the relevant Parish and Town Councils in order to ensure that they will be consistent with the Local Plan.

### Sustainability Appraisal

1.24 A Sustainability Appraisal (SA)\* has been carried out in order to appraise the economic, social, and environmental sustainability of the plan’s proposals. The SA process is iterative and has been ongoing to inform the development of policies and proposals in the Local Plan Review. An SA Scoping Report was published alongside the Issues and Options consultation in 2015 and a draft report has been prepared to accompany this draft consultation version of the Local Plan Review. These reports may be viewed on the Council’s website and are available for inspection together with the Local Plan Review.

1.25 A Habitat Regulations Assessment (HRA)\* has also been undertaken to assess the potential impacts of the Local Plan against the conservation objectives of Rutland Water. This may be viewed on the Council’s website and is available for inspection together with the Local Plan Review.

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### How to use the Plan

- 1.26 As a unitary authority Rutland County Council is also responsible for preparing the policies and proposals for minerals and waste development. Rather than prepare a separate Minerals and Waste Local Plan.
- 1.27 This new Rutland Local Plan incorporates the relevant policies and site allocations for both minerals and waste development within a dedicated Minerals and Waste Chapter. It is important to recognise that all policies in this plan should be considered alongside those specifically related to waste and minerals.
- 1.28 **When using the plan it must be read as a whole as a number of different policies may apply to a particular site or issue. The policies of the plan should not be read in isolation from each other.**
- 1.29 The preparation of the plan has been supported by a number of evidence-base studies that have been prepared or commissioned by the Council. A list of these studies is shown in Appendix 3.

### How and when do comments need to be made?

- 1.30 Consultation is taking place with a range of groups and stakeholders, including the Rutland Town and Parish Council's, as set out in the Council's [Statement of Community Involvement](#)\*.
- 1.31 The document is being made available for comment over an 8-week period from Monday 31st July 2017 until Monday 25 September 2017. During this period it will be subject to widespread publicity, including:
- Notices and items in local newspapers, media and Council's website.
  - An exhibition at the Victoria Hall in Oakham, the Village Hall in Cottesmore and public libraries in Oakham, Uppingham, Ketton and Ryhall at the times specified in the notices.
  - Publicity at public venues in the County.
- 1.32 Any comments should be sent to the Council during this period using the form provided. Comments may also be submitted using [the on-line form on the Council's website](#).

### What happens next?

- 1.33 The Council will consider all comments made during the consultation period before preparing the next submission version of the Local Plan Review. This will be subject to a 8-week consultation period for formal representations early in 2018 before being submitted for independent examination to the Secretary of State.
- 1.34 Further details and timetable for the consultation process are set out in the Council's [Local Development Scheme](#).

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- 1.35 When adopted, the Local Plan will become part of the statutory development plan which provides the framework for the Council's decisions on future development proposals in Rutland.

## 2. Spatial Portrait



## Spatial Strategy and Location of Development

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### 2. Spatial Portrait

- 2.1 The spatial portrait provides context for the spatial vision and strategic objectives. It sets out the main characteristics of Rutland in terms of geography, economy, environment, social and cultural matters.

#### Spatial Characteristics

- 2.2 The area of Rutland is approximately 390 km<sup>2</sup> and latest mid-year population estimates (2015) show it as having a population of 38,046. This is projected to rise to 40,880 by 2036 and to 41,280 by 2039. The density of population is low with less than one person per hectare. Rutland has been classed as the most rural county or unitary authority in England and Wales with a high proportion of land in agricultural use.
- 2.3 Oakham is the larger of the two market towns with a population of about 10,000 and a range of education, community, health and leisure facilities, employment, shopping, a twice weekly market, a railway station and bus station and bus services to the surrounding area. Uppingham has a population of about 4,000 with a more limited range of facilities, employment and shopping, a weekly market and bus services to the surrounding area.
- 2.4 Rutland has 52 villages ranging in size from small hamlets with a few houses and no facilities to larger villages with facilities such as a school, a convenience store, a post office, general medical practice, employment opportunities, community and leisure facilities and bus links to the towns and neighbouring villages. The six largest villages each have a population of more than 1,000 and account for about 25% of Rutland's population.
- 2.5 Beyond Rutland's borders, Stamford lies just outside the county boundary, providing a range of community facilities, shopping, education, health services and acting as a service centre to some of the villages on the eastern side of Rutland. Stamford is tightly constrained by the county boundary and may have limited space to grow and meets its own needs within Lincolnshire. Corby lies approximately 3 miles south of Rutland and is planned to double in size in the next 30 years including new housing, leisure and shopping facilities.

#### Sustainable Communities

- 2.6 Rutland is a relatively affluent area with very low levels of deprivation, the lowest in the East Midlands and 301 out of 326 nationally, where 1 is the most deprived. There are low levels of unemployment (3.7% on out of work benefits in February 2016), low levels of crime and lowest levels of premature death (under the age of 75) in the East Midlands. The County also has a higher than national average rating for happiness.
- 2.7 There are above average levels of educational attainment with the highest level of pupils obtaining 5 or more GCSEs at grades A-C in the East Midlands. Rutland has 17 primary schools located in the towns and larger villages and 3 secondary schools located in Oakham, Uppingham and Great Casterton. There are large independent schools in Oakham and Uppingham.

Spatial Strategy and Location of Development

2.8 Rutland has a higher proportion than the East Midlands regional average of people in good health and lower levels of limiting long-term illness. The county has a hospital in Oakham providing inpatient and outpatient services which it is planned to develop to include a new health centre. Rutland is also served by larger hospitals in Leicester, Peterborough, Grantham and Kettering. GP and dentists’ practices are located in Oakham and Uppingham and some of the villages.

2.9 There are below average numbers of people in the 0-15 and 20-34 age groups and above average in the 16-19 and 35-69 and 80+ age groups compared with the East Midlands regional average. The table below demonstrates the effect of these population figures in relation to the local workforce. This situation is expected to be compounded by the expected rise in the numbers of people aged 65+ which will roughly double during the plan period. The proportion of non-white ethnic groups is low being under 2%.

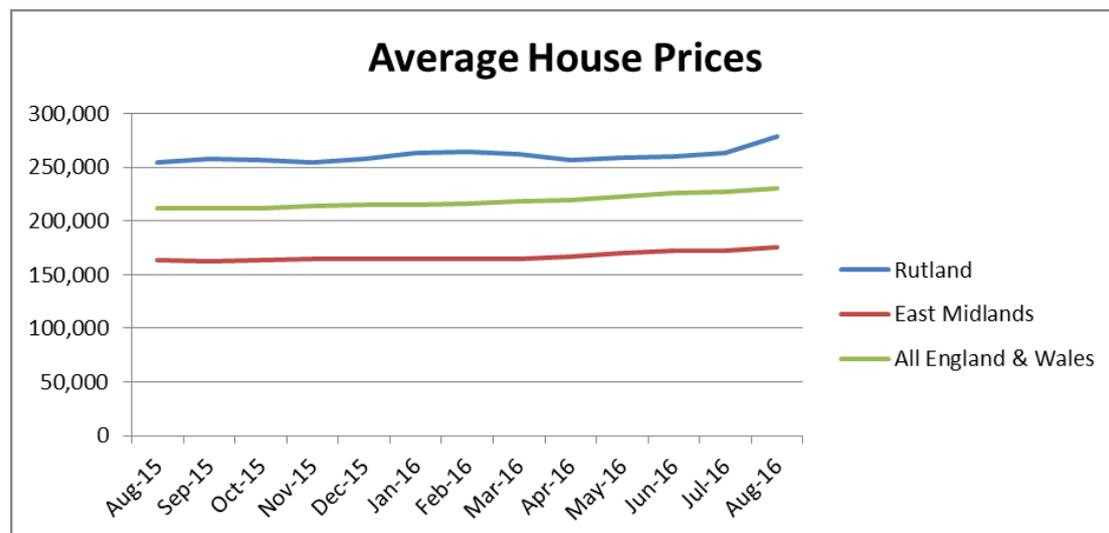
Estimated Working Age Population by Gender 2011 census:

	2011 Rutland (numbers)	Rutland (%)	East Midlands (%)	Great Britain (%)
All people - working age	23,000	61.2	64.3	64.7
Males - working age	12,000	62.8	65.1	65.5
Females - working age	11,100	59.5	63.6	63.9

Source: ONS - Working Age Population 2011

Notes: % is a proportion of total population Working age includes males and females aged 16-64

2.10 The average house price in Rutland in May 2016 was £257,000 compared with the East Midlands regional average of £167,000. It is one of the least affordable areas in the region with median house price to median earnings ratio of 10.8 (Source: July 2016 - GOV.UK – Live tables on housing market and house process, 2015).



Source: November 2016 - Land Registry – House Price Index Report

## Spatial Strategy and Location of Development

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- 2.11 Rutland has a high proportion of detached and very large houses and properties owned outright compared with the rest of the region and a low proportion of local authority rented and mortgaged properties.
- 2.12 The 2001 census data indicated that 35% of household incomes were below £20,000; conversely 36% of households had incomes in excess of £35,000. Whilst comparable census data is no longer available a recent survey shows that more than 20% of households in Rutland are unable to buy market housing, with over 90% of social tenants and almost half of private tenants unable to afford to buy. This results in concealed pockets of deprivation and housing affordability problems given the high house prices.

### Economy and Infrastructure

- 2.13 The service sector provides the most jobs in Rutland (about 60%) with the remainder in manufacturing (about 16%), retail (16%) and construction (about 4%). This broadly reflects the East Midlands regional average but a higher proportion than average are employed in education (18%) and in tourism related businesses (about 11%). Agriculture, the traditional employer, is a minority employer and still declining. The County also has a lower than national and regional number of full time employees in the transportation and storage sector (2.5%).
- 2.14 Major employers with importance to the local economy include the Ministry of Defence establishments at Cottesmore and North Luffenham and HM Prison at Stocken Hall, independent schools at Oakham and Uppingham, Hanson Cement at Ketton and Rutland County Council in Oakham. Small businesses also have an important role. Oakham Enterprise Park now provides office, storage, light industrial and amenity/leisure accommodation on the site formerly occupied by HM Prison Ashwell.
- 2.15 The MoD has completed a national “footprint” review of the Defence Estate. As a result it is expected that the Military Dog Regiment based at St Georges Barracks will be relocated by 2020 and the Medical Regiment also based at the Barracks will be rationalised by 2021. These moves will enable disposal of the St Georges Barracks site which is close to Edith Weston and North Luffenham. The same review indicates that facilities at the Kendrew Barracks at Cottesmore will be expanded to accommodate relocated regiments.
- 2.16 Economic activity rates for both men and women are above the East Midlands and national averages with very low levels of unemployment (0.5% at September 2016). There is a high incidence of self-employment for men and women with 14.3% compared to East Midlands average of 9.7% (November 2016 - ONS – Employment and Unemployment). A high proportion of the resident work force is managerial or professional (53%). Earnings of residents on average are higher than those for the region.
- 2.17 The A1 passes through the eastern part of Rutland providing good north-south road links. East-west connections are less good, although the A47, which traverses the southern part of Rutland, and A606 Stamford-Nottingham road provide east-west road links. Oakham has direct rail links to the east coast

## Spatial Strategy and Location of Development

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main line and Stansted Airport and Birmingham to the west. A direct once-daily return rail link to London via Corby commenced in 2009. A number of long-distance footpaths pass through Rutland.

- 2.18 Rutland has high levels of car ownership – with only 12% non-car ownership, this compares to 24% in Peterborough City (2011 census). There are also high levels of out of county commuting with 60% of Rutland residents who travel to work going out of the county – primarily to Peterborough, South Kesteven, Leicester and Corby.

### Environment

- 2.19 Rutland's towns and villages have a large number of buildings listed of historic and architectural interest (approximately 1,400) and a large number (34) of designated conservation areas providing a built environment with a historic and distinctive character. The county has 32 scheduled ancient monuments and 2 registered parks and gardens.
- 2.20 The environmental quality of Rutland's landscape is high and the character of the landscape is varied with five different landscape character types. These range from high plateau landscapes across large areas of the north east and south west to lowland valleys in the centre and north west and on the county's southern border along Welland Valley.
- 2.21 Rutland has 19 sites of special scientific interest (SSSIs) including Rutland Water which is an internationally designated wetland site with importance for wintering and passage wildfowl. There are 222 local wildlife sites and important areas of calcareous grassland and ancient and broadleaved woodland in the county.
- 2.22 The limestone geology has importance for local quarrying and wildlife. Soils are largely loamy in the east and clayey in the west. Agricultural land is largely grade 3 with some grade 2 centred on the south and pockets of grade 1 in the north.

### Waste Management

- 2.23 All forms of development and activities produce waste, this includes residential, commercial, industrial, agricultural, and construction. Just over 100,000 tonnes of waste is produced from within Rutland County each year.
- 2.24 Municipal waste accounts for just over 20,000 tonnes, of which the majority is recycled (around 60%) with the remaining waste exported to adjoining Counties for treatment at an Energy from Waste facility (around 40%) with a small amount disposed of to landfill (around 1%). The county has two civic amenity sites.
- 2.25 Commercial and industrial waste accounts for around 24,000 tonnes. This waste is largely subject to private contracts with waste being collected and exported to adjoining counties for recycling (around 20%), treatment (around 50%) and disposal (around 20%). A small proportion of 'trade waste' is taken to Rutland's civic amenity sites.

## Spatial Strategy and Location of Development

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- 2.26 Construction, demolition and excavation waste accounts for around 55,000 tonnes, of which the majority is recycled (around 55%), with the remaining waste used as inert fill (around 10%), undergoes some form of treatment (less than 10%) or is disposed of (25%).

### Minerals

- 2.27 Minerals are a finite resource, that can only be worked where they are found. It is important to make best use of them to secure their long-term conservation. Mineral resources are concentrated almost exclusively in the eastern half of the county and consist mainly of Lincolnshire Limestone and siliceous clay. Some isolated pockets of glacial, sub-alluvial and river terrace sand and gravel deposits exist around the edge of the county, particularly in the Welland Valley.
- 2.28 Currently only limestone and siliceous clay are extracted within Rutland. Limestone is used for aggregate (as crushed rock) and non-aggregate purposes (e.g. building stone, agricultural lime, cement production) and clay is used for cement production. Rutland currently has five crushed rock (limestone) quarries from which the majority of mineral is exported to surrounding authorities. Estimated reserves cannot be published for confidentiality reasons - however, there are currently sufficient permitted reserves to maintain the government recommended ten-year landbank.
- 2.29 There are currently no sand and gravel quarries in Rutland and no evidence that this material has been worked in the past. Sand and gravel consumed within Rutland is imported from surrounding authority areas.
- 2.30 A small amount of recycled aggregate (from construction, demolition and excavation waste) is produced within Rutland. There are no facilities within the County for the production of secondary aggregates.

### Issues to be Addressed

- 2.31 In general terms, Rutland is recognised as having a high quality of life, with an attractive and high quality environment, low levels of deprivation, unemployment and crime, high levels of life expectancy, health and educational attainment.
- 2.32 Nevertheless, it is not a universal picture of affluence and the attractive rural nature of the area gives rise to its own problems such as the high cost of housing and difficulties accessing services due to the dispersed pattern of settlement making it harder to deliver transport provisions.
- 2.33 The Council's Corporate Plan 2016-2020 sets out the Council's Strategic Aim to:

***“deliver sustainable growth in our County supported by appropriate housing, employment, learning opportunities and supporting infrastructure”***

**Spatial Strategy and Location of Development**

2.34 This aim is supported by a series of Strategic Objectives for the five year period 2016-2020. The Strategic Aim and Objectives highlights the key issues affecting the County over the coming years. In addition the Sustainability Appraisal (SA) process considers the issues arising from a range of baseline evidence and other relevant Plans and Programmes. These key sustainability issues should be addressed by the Local Plan Review.

2.35 The Key Issues to be addressed by the local plan review are summarised below:

<b>Economic Issues</b>
High levels of car dependence and commuting with high proportion of Rutland residents who travel to work going out of the county to work.
Need for the County to retain and grow existing businesses and attract new businesses, to create new jobs and secure inward investment.
Address the ‘skills base’ gap ensuring the right skills in those seeking to enter the labour market and that the demand for skills in our employment and access to training is appropriate.
Having the right amount and type of employment land/business space and affordability and ensuring good access to key employment sites. There is currently a shortage of available serviced and well located allocated sites which is constraining the development of new employment opportunities in key locations
To promote sustainable tourism whilst protecting the unique culture, environment and heritage of Rutland.
Raising the awareness of Rutland as a place to visit, invest and do business.
Support and ensure our market towns are vibrant and attractive to residents and visitors.
A1, A47 and A606 provide strategic transport routes which provide economic opportunities for the County. There are also further opportunities to exploit our rail connections and proximity to the A1.
<b>Social Issues</b>
Objectively Assessed need for housing over the period 2011-2036 of about 160 additional homes per annum.
A mix of housing types and tenures required to meet needs, but particularly focussed on two and three bed properties to reflect continuing demand from newly forming households and older households downsizing.
Numbers of older people in the county expected to increase by 50% over the plan period - this has significant implications for meeting housing, health and care needs.
Increasing need to deliver specialist or extra care housing- both through new build and by addressing existing housing stock through adaptations.
High house prices and shortage of affordable housing.
Need to continue to support our Armed Forces community and recognise the contribution they make to the local economy and community.
The Gypsy and Travellers Accommodation Needs Assessment has shown the need for up to 13 residential pitches for Gypsies and Travellers and 10 plots for show people.
<b>Environmental Issues</b>
Leicester, Leicestershire and Rutland together form one of the least wooded areas

## Spatial Strategy and Location of Development

of England.
Need to protect and enhance wildlife and its habitats and important natural features. Leicestershire and Rutland are amongst the poorest counties in the UK for sites of recognised nature conservation value.
Rutland Water is a designated RAMSAR site which needs to be protected, but also provides an important leisure and tourist destination which makes an important contribution to the counties economy.
There are heritage assets at risk within the County. Continue to monitor and react to Heritage at Risk within the County.
Levels of waste arising likely to increase. Need to develop sustainable waste management practices.
Waste recycling and landfill diversion rates have improved significantly but need to continue improvements to meet targets.
Minerals production is an important part of Rutland’s economy but safeguards are needed to protect the local environment.
Flooding from rivers is of limited extent in Rutland but surface water run-off may be an issue in some areas.
Four wastewater treatment works in Rutland do not have capacity to accept further wastewater from growth without an increase in the volumes they are consented to discharge.
To reduce and control pollution and the county’s contribution to harmful carbon emissions and climate change.
Low proportion of homes built on previously developed land in Rutland.

### Minerals Development

- 2.36 Minerals are essential to support sustainable economic growth and our quality of life. Ensuring a steady and adequate supply of minerals for aggregate use and to maintain cement production at the regionally significant Ketton cement plant, as well as the maintenance of landbanks (limestone) and stock of permitted reserves (cement production), needs to be considered. This means identifying how much is needed and where this need should come from. Although minerals can only be worked where they are found, where possible the relationship between minerals development and other forms of development should also be considered.
- 2.37 Other forms of development can hinder the future extraction of minerals and so the safeguarding of mineral resources and reserves, as well as associated facilities and infrastructure also needs to be considered.

### Development in Neighbouring Areas

- 2.38 There are major proposals for new housing and employment growth in neighbouring areas that may impact on the demand for housing, employment and recreation facilities in Rutland in particular. Of particular relevance are proposals for housing growth in Leicestershire (in Melton Borough and Harborough Borough); South Kesteven District; Peterborough City; Corby and East Northamptonshire. (see Figure 2 below) Other effects are difficult to predict but will depend in part on:

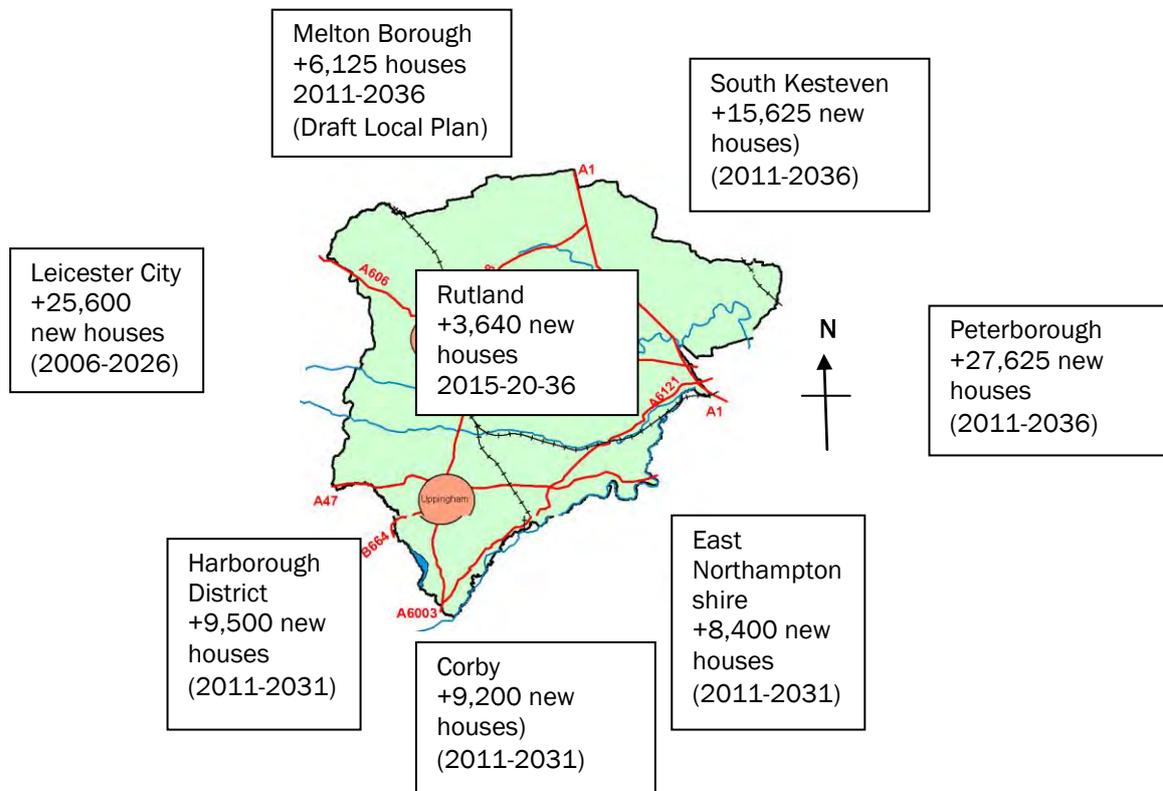
## Spatial Strategy and Location of Development

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- The success of surrounding areas in creating the required number of jobs and the type of jobs that are created;
- The price of market housing in neighbouring areas other expansion areas; and
- The policy of housing authorities in neighbouring areas towards affordable housing in general and social housing for people of working age in particular because this will affect labour supply.

## Spatial Strategy and Location of Development

**Figure 2: Scale of proposed new housing in neighbouring areas**



Source: Local Development Documents of neighbouring local authorities.

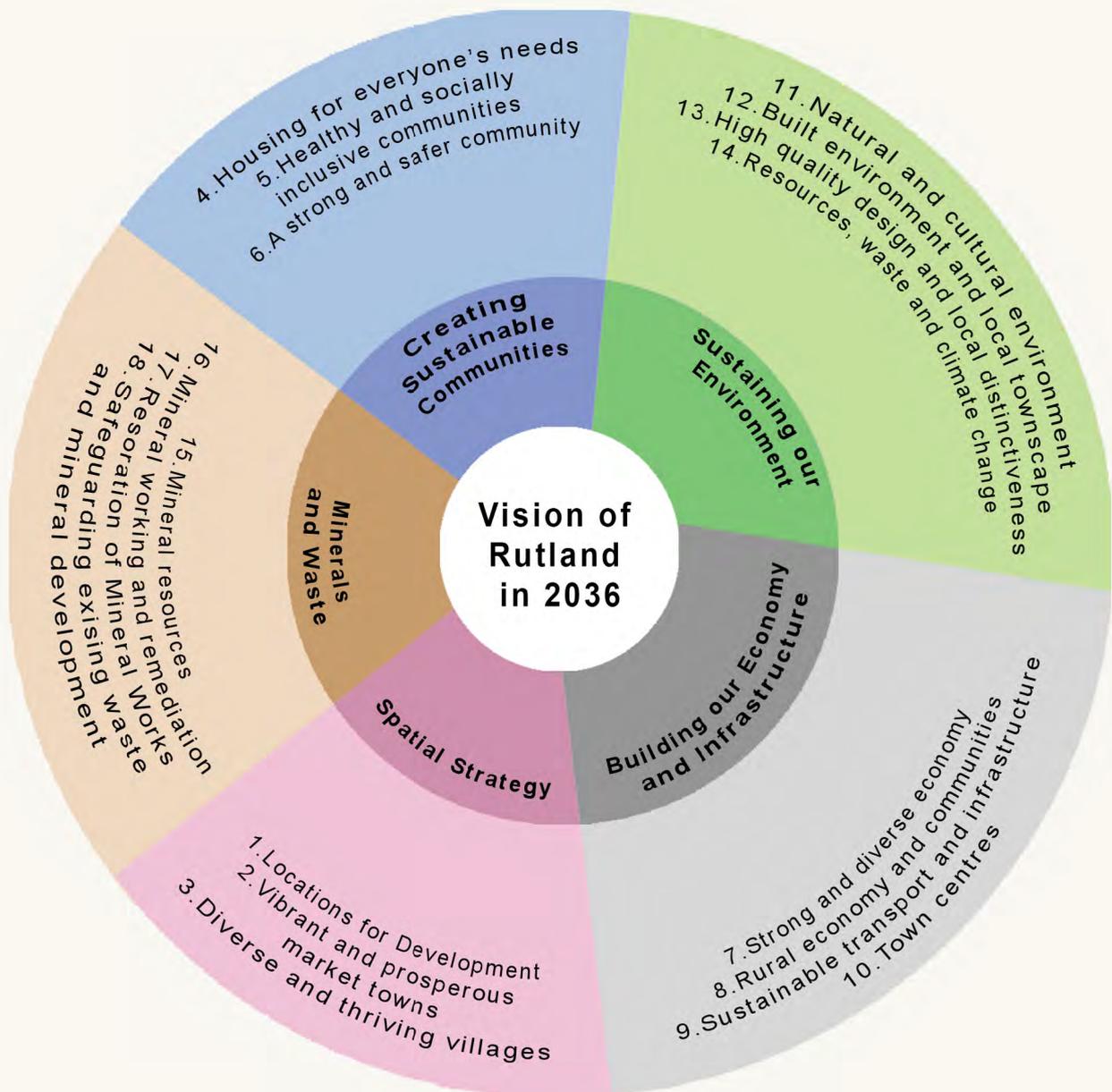
### Duty to Co-operate

- 2.39 The Rutland Local Plan takes into account the implications of planning policies of neighbouring authorities as spatial planning should not be constrained by Local Authority administrative boundaries. The County Council has consulted neighbouring authorities at all stages in the preparation of the Plan and will continue to do so as necessary and in particular on strategic cross boundary matters.
- 2.40 The Council has a “Duty to Co-operate” with the neighbouring authorities and will continue to work together to ensure that all strategic issues arising from this Local Plan Review, which may have cross boundary implications are appropriately considered. The Localism Act and 2012 Regulations set out which bodies the Duty to Co-operate applies to and the NPPF describes the issues which it should address.

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# 3. Vision and Objectives



## Spatial Strategy and Location of Development

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### 3. Vision and Objectives

#### The Vision

- 3.1 The County of Rutland is a desirable place to live, work and visit. It has low crime rates, high life expectancy, high levels of academic achievement and attainment and provides an attractive environment with active and enriched community life.
- 3.2 This Plan provides an opportunity to protect the things which are important and special about Rutland whilst shaping development and managing change in a positive way which benefits all our residents, businesses and visitors. The Plan supports sustainable economic growth and the delivery of new homes and sets out the policy framework to ensure that development meets current and future needs in a way which is as attractive, inclusive and distinctive as that which has taken place in the past.
- 3.3 It is important that the Plan recognises Rutland's wealth of natural, cultural, leisure and heritage assets and encourages sustainable growth which complements and retains the County's unique characteristics and high quality of life.
- 3.4 The Local Plan and the County Council cannot deliver development, growth and change directly but has a key role in shaping development to ensure that change takes place in a sustainable and appropriate way. This Local Plan is shaped by a vision of the County in 2036. This vision drives the spatial distribution of development and the policies and proposals within the plan.
- 3.5 Population and business growth must be supported by the delivery of critical infrastructure to ensure that development is sustainable. Effective prioritisation of modest funding available, including that from developer contributions and CIL will be required to maintain investment in rural transport, improving access/removing barriers to social, health and educational facilities, creating training opportunities and increasing the range of skills to reduce out-migration to work. These are all challenging ambitions and difficult choices will have to be made. We will engage with our communities too to help make those choices.
- 3.6 The vision has been developed by the Council together with partners and stakeholders. It reflects the vision set out in the Council's Corporate Plan (2016-2020) as well as the aims and objectives of other key strategies and delivery plans – such as the Housing and Homelessness Strategy; the Economic Development Strategy; and provides for Minerals and Waste.

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***A Vision of Rutland in 2036***

***Rutland will remain one of the most desirable places in the country to live, learn, work, play and visit.***

***A place where:***

- ***Sustainable growth will have resulted in more people, and a more balanced aged profile, living in vibrant, thriving town and village communities with good access to jobs and facilities;***
- ***Economic growth will have resulted in the creation of new jobs and businesses; improved learning opportunities; and the delivery of appropriate services and infrastructure;***
- ***A steady and adequate supply of minerals will be provided for. Waste will be recognised as a resource and the county's waste management capacity will have been increased enabling communities and businesses to take more responsibility for their own waste.***
- ***The individual character and attractiveness of each town and village and the countryside will have been maintained and the quality of life for residents improved;***
- ***The housing stock of the County will have expanded to meet the identified need for a range of different housing of an appropriate size, type and cost;***
- ***The impact of people and development on the environment would be improved by the prudent uses of resources (including minerals and their safeguarding), improved waste management and recycling, increased use of renewable energy, addressing the implications of flood risk and climate change***
- ***low crime rates, high life expectancy, high levels of academic achievement and attainments are achieved; and***
- ***the health and well-being needs of our community have been promoted and there is an active and enriched community life for everyone.***

- 3.7 New development will be primarily focused on the two market towns of Oakham and Uppingham to create thriving, vibrant and prosperous towns. Oakham will be the main focus for development and provision of services and employment followed by Uppingham. The prosperity of the towns will be achieved by retaining and developing a range of employment generating uses in the town centres including retail, commercial, health and leisure uses, by providing good quality employment sites and by supporting an appropriate balance of commercial and residential development in each town. In order that these towns can serve their wider hinterlands, emphasis will be placed on ensuring they are accessible as possible, both through continued provision of public transport between the market towns and their hinterland and by guiding development to places best served by existing public transport services.
- 3.8 The County's villages will retain their diversity and vitality, with thriving communities where planned and carefully managed development will have taken place to ensure that sufficient jobs and homes are provided for local people. The Local Service Centres of Cottesmore, Edith Weston,

## Spatial Strategy and Location of Development

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Empingham, Great Casterton, Greetham, Ketton, Langham, Market Overton, Ryhall and Whissendine will continue to provide the necessary day-to-day services to ensure rural communities have the choice to live, work and play close to where they live.

- 3.9 A more balanced age profile in the County will have been achieved as more of the County's younger and working age population will have been retained whilst the needs of the elderly will have been better met. Much more will have been achieved to help disadvantaged and vulnerable groups of the community, through removing barriers to access to new and improved social, health and educational facilities. New training opportunities for all age groups and employment opportunities within growth sectors such as office, IT, technology, tourism and leisure industries, particularly in the market towns will have increased the range of skilled jobs in Rutland so that by 2036, a much smaller proportion of the county's population will travel outside Rutland to work.
- 3.10 The County's mineral resources will have been sustainably managed to ensure the continuing availability of a local supply of materials to support a locally distinctive built environment, as well as supporting local aggregate and cement manufacturing. Minerals development in Rutland will have been carried out in a way which both protects and enhances public amenity and the natural resources, landscape, cultural heritage and the diversity of wildlife and habitats.
- 3.11 The provision of appropriate infrastructure to support development and growth is crucial to ensuring that new development is sustainable. The Council will continue to use CIL receipts and Section 106 contributions, together with its own budget resources to ensure that infrastructure is delivered to support growth. However it must be recognised that maintaining investment in rural transport, improving access/removing barriers to social, health and educational facilities, creating training opportunities and increasing the range of skills to reduce out-migration to work are all challenging ambitions and the Council may have to prioritise infrastructure provision.

### Strategic Objectives

- 3.12 The strategic objectives form the link between the vision and the strategy and are based on the "issues to be addressed" and the priorities of the Council's Corporate Plan 2016-2020":

## Spatial Strategy and Location of Development

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### **Spatial strategy**

#### **Strategic Objective 1: Locations for development**

- To identify locations and sites suitable to accommodate development in a sustainable way. Providing an opportunity to access services and facilities locally; facilitate the provision of minerals, contribute towards waste management capacity needs, minimising the need to travel; promoting the efficient use of land; and protecting the natural environment, heritage, landscape, the unique character and identity of the towns, villages and countryside.

#### **Strategic Objective 2: Vibrant and prosperous market towns**

- To support the vibrant and prosperous market towns of Oakham & Uppingham by encouraging sustainable development that supports their function as service centres with a range of good quality housing, jobs, businesses, shops and services that meet the needs of local people, visitors, businesses and the wider rural hinterland.

#### **Strategic Objective 3: Diverse and thriving villages**

- To develop diverse and thriving villages by encouraging sustainable development where it supports the role of the larger villages as “service hubs” for the smaller villages and meets local needs in the smaller villages to maintain and improve their vitality and viability.

### **Creating sustainable communities**

#### **Strategic Objective 4: Housing for everyone’s needs**

- To deliver an appropriate number of new homes in the right locations, providing a good range and mix of housing size and types to meet the needs of the whole community including: affordable housing, elderly and specialist housing and pitch provision for Gypsies and Travellers and Travelling Showpeople.

#### **Strategic Objective 5: Healthy and socially inclusive communities**

- To support healthy and thriving communities by protecting existing and providing new, high quality local and accessible access to health, leisure, recreation, sport, green infrastructure and cultural activities.

#### **Strategic Objective 6: A stronger and safer community**

- To develop a stronger and safer community by designing out opportunities for crime and implementing measures to improve road safety to ensure that people can live, work and relax where they feel safe and enjoy a better quality of life.

## Spatial Strategy and Location of Development

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### **Building our economy and infrastructure**

#### **Strategic Objective 7: Strong and diverse economy**

- To deliver new employment land and premises to help retain and expand existing businesses and attract inward investment to strengthen and diversify the local economy in order to provide a greater range and quality of employment opportunities locally and reduce commuting out of the County.

#### **Strategic Objective 8: Rural economy and communities**

- To support the rural communities by encouraging development opportunities related to the rural economy including farm and rurally based industries, sustainable tourism and promoting services and facilities in the Local service centres and villages.

#### **Strategic Objective 9: Sustainable transport and infrastructure**

- To develop a strong and vibrant community by developing communication links throughout the county and beyond and developing integrated and sustainable forms of transport including public transport, walking and cycling facilities.

#### **Strategic Objective 10: Town Centres**

- To maintain and promote the two market town centres as vibrant and attractive places for residents and visitors to work, live and shop.

#### **Strategic Objective 11: Safeguarding minerals and waste development**

- To safeguard mineral resources of local and national importance to ensure access to important resources well into the future, as well as mineral and waste commitments, associated facilities and infrastructure to support the development of sustainable communities.

### **Sustaining our environment**

#### **Strategic Objective 12: Natural and cultural environment**

- To safeguard and enhance the natural resources, landscape and countryside, cultural heritage and the diversity of wildlife and habitats, including green infrastructure and special protection for Rutland Water to improve our quality of life and make a full contribution to global sustainability.
- Secure the restoration and aftercare of mineral extraction sites at the earliest opportunity, to high environmental standards. The after-use should reflect local circumstances and seek to deliver a net gain in biodiversity.

## Spatial Strategy and Location of Development

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### **Strategic Objective 13: Built environment and local townscape**

- To protect and enhance the built environment and open spaces, historic environment and local townscape associated with the historic core of the market towns, listed buildings and conservation areas. To support the distinctive local identity of Rutland through the supply of locally sourced building materials and encourage their use for purposes for which they are most suitable.

### **Strategic Objective 14: High quality design and local distinctiveness**

- To ensure that design of new development is of the highest quality to provide attractive and safe places to live, work and visit and to reflect the local character, identity and distinctiveness of the towns and villages.

### **Strategic Objective 15: Resources, waste and climate change**

- To reduce the impact of people and development on the environment by sustainable design and construction, reducing pollution, encouraging the prudent uses of resources, including the re-use of previously developed land, minerals, waste management and recycling, increased use of renewable energy and provision of green infrastructure and addressing the implications of flood risk and climate change.

### **Minerals and waste**

#### **Strategic Objective 16: Mineral resources**

- To safeguard Rutland's mineral resources from unnecessary sterilisation and ensure *a steady and adequate supply of* essential raw materials (limestone and clay) for cement production at Ketton together with a supply of limestone for aggregates purposes.

#### **Strategic Objective 17: Sustainable waste management**

- To support the development of sustainable communities by recognising waste as a resource, driving waste up the waste management hierarchy and increasing the county's waste management capacity in order to enable communities and businesses to take more responsibility for their own waste.

#### **Strategic Objective 18: Mineral and Waste Development**

- To reduce the impact of minerals and waste development on the environment and the community by encouraging the use of secondary and recycled aggregates, adopting sustainable design and construction, encouraging the prudent use of resources, addressing potential adverse impacts including on flood risk and climate change and promoting sustainable transport.

## Spatial Strategy and Location of Development

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### **Strategic Objective 19: Restoration of mineral works**

- Secure the restoration and aftercare of mineral extraction sites at the earliest opportunity, to high environmental standards, and seek to deliver a net gain in biodiversity.

### **Strategic Objective 20: Safeguarding existing waste and mineral development**

- To safeguard mineral and waste commitments, associated facilities and infrastructure from other forms of incompatible development.

### **Delivering Sustainable Growth to 2036**

In order to contribute towards the delivery of sustainable development and meet the vision and the strategic objectives of the Local Plan, development in Rutland will be directed towards the most sustainable locations in accordance with the defined settlement hierarchy.

Specifically the Local Plan includes proposals to:

- deliver the Objectively Assessed Need minimum of 4,000 new dwellings. (approximately 160 new homes for each year of the plan period). This will be delivered predominantly on sites allocated for housing and mixed use development in this Local Plan. The plan has sought to allocate a variety of site types and sizes to ensure choice is provided to the market and deliverability supported.
- strengthen the local economy by providing for a range of businesses and local employment generating activities on a range of sites and premises. The plan allocates 25 hectares of new additional employment land and protects existing key employment sites to meet the needs of the local economy. Providing choice to the market, and flexibility to accommodate changing business needs whilst retaining important local employment.
- maintain vibrant and viable town centres and a robust visitor economy, focusing new retail, leisure and tourism opportunities within the town centres and in locations which promote a sustainable pattern of development.
- support the extraction and recycling of minerals and aggregates through the designation of Areas of Search for mineral extraction and by identifying Mineral Safeguarding Areas to ensure that access to reserves are retained for future.

3.13 A number of sites for new housing, employment, retailing and waste management development are allocated by policies within the relevant chapter of the plan. Site allocations meet the overall requirements for the amount and distribution of development set out in the Spatial Strategy.

3.14 The sites that are allocated have been identified as a result of an extensive site appraisals process, which included appraisal against the Sustainability Objectives from the Sustainability Appraisal. All sites put forward to the Council through the Call for Sites 2015 together with subsequent site

## Spatial Strategy and Location of Development

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submissions and outstanding Local Plan allocations have been appraised where they are adjacent to the towns and those villages identified as Local Service Centres.

- 3.15 The Site Appraisal process has considered each site against a consistent set of criteria which cover environmental, social and economic factors.
- 3.16 The Council needs to demonstrate that sufficient land is identified which is deliverable and in a suitable location to meet the housing and employment needs of the County throughout the plan period. This includes consideration of the likelihood of suitable sites being delivered during the plan period. Information relating to land ownership, and land owners' intentions in terms of planning permission and releasing land; the involvement of developers; and predicted build-out rates have been considered to try to ensure (as much as the Council can) that the sites which are allocated in the plan will be delivered.
- 3.17 Site allocations have been made in the towns and the Local Service Centres which are considered to be the most sustainable locations for new development. No sites are allocated for development in the Smaller Service Centres, small villages or the countryside.

# 4. Spatial Strategy and Location of Development



## Spatial Strategy and Location of Development

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### 4. Spatial Strategy and Location of Development

#### Sustainable Development Principles

- 4.1 Following the publication of the NPPF the presumption in favour of sustainable development is a key consideration in all planning applications. This provides a more positive and purposeful framework for assessing and determining development proposals in accordance with this Plan or any relevant Neighbourhood Plans. Where proposals accord with this Plan the Council will aim to approve them without delay.
- 4.2 The policies and proposals in this Plan follow this principle by identifying suitable sites for development and by setting out the criteria that will apply to development proposals in order to ensure that they meet the requirements for sustainable development, as set out in the policies of the Plan.
- 4.3 Where no policies in the Plan are relevant or relevant policies are out of date, proposals will be assessed against the NPPF and only be refused where the adverse impacts significantly outweigh any benefits or specific policies highlight that development should be restricted.
- 4.4 In Rutland, it is considered that policies relating to sites designated as Sites of Special Scientific Interest; designated heritage assets, minerals safeguarding areas and locations at risk of flooding override the presumption in favour of sustainable development.

#### **Policy RLP1 – Presumption in Favour of Sustainable Development**

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in the Local Plan and where relevant, with policies in neighbourhood plans will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b) Specific policies in that Framework indicate that development should be restricted; or
- c) The Council will require all proposals for minerals development to demonstrate that the Government's objectives for sustainable minerals development have been addressed whilst ensuring that there will be no significant loss in the aims of sustainable development.

## Spatial Strategy and Location of Development

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*Strategic Objectives met:*

All

- 4.5 To expand upon ‘the presumption in favour of development’ this policy sets out the local issues which need to be considered when determining whether development is sustainable. There is a need to balance the social, economic and environmental impacts of any particular development. This is critical in the delivery of sustainable development, which is an overarching aim of the Rutland Local Plan.

### **Policy RLP 2 – Sustainable development principles**

New development in Rutland will be expected to:

- a) Meet most development needs within or adjacent to existing communities having regard to the defined settlement hierarchy;
- b) Locate development where it minimises the need to travel and wherever possible where services and facilities can be accessed safely on foot, by bicycle or public transport;
- c) Make use of previously developed land or conversion or redeveloping vacant and under-used land and buildings within settlements before development of new green field land;
- d) Make efficient use of land by ensuring that the density of development is appropriate (and informed by the surrounding environment);
- e) Provide for a mix of types and tenures of quality homes to meet the needs and aspirations of existing and future residents in sustainable locations;
- f) Minimise the impact on climate change and include measures to take account of future changes in the climate;
- g) Maintain and wherever possible enhance the county’s environmental, cultural and heritage assets;
- h) Respect and wherever possible enhance the character of the towns, villages and landscape;
- i) Minimise the use of resources and meeting high environmental standards in terms of design and construction with particular regard to energy and water efficiency, the protection of ground and surface water quality, use of sustainable materials and minimisation of waste;
- j) Avoid development of land at risk of flooding or where it would exacerbate the risk of flooding elsewhere;
- k) Contribute towards creating a strong, stable and more diverse economy;
- l) Include provision, or contribute towards any services and infrastructure needed to support the development;
- m) be financially viable and bring economic benefits for the County, such as new homes and jobs;
- n) safeguard existing waste (including sewage treatment works) and minerals related development from:
  - (i) other forms of development unless it can be demonstrated that that an alternative use would not be detrimental to the overall aim of regional self-sufficiency regarding waste management capacity or the provision of minerals within the County; and
  - (ii) incompatible development that may adversely affect the continued operation of the facility or prejudice the use of the site.

## Spatial Strategy and Location of Development

*Strategic Objectives met:*

*All*

### **The Settlement Hierarchy**

- 4.6 The purpose of the settlement hierarchy is to provide a clear policy on the future role of the towns and villages which accords with the spatial strategy and enables allocation of appropriate levels and types of development to different settlements within Rutland.
- 4.7 Development will be directed towards locations which will provide and support sustainable communities. It is useful for plan making purposes to group these settlements into a hierarchy based on an understanding of their current level of facilities and accessibility to services.
- 4.8 Rutland consists of two rural market towns of Oakham and Uppingham and 52 villages. The settlements vary from the towns with a concentration of services and facilities to very small villages, which have no or minimal, community facilities. The Sustainability Assessment of Towns and Villages in Rutland has been updated and the hierarchy revised to categorise the towns and villages according to the level of facilities and accessibility of each settlement to services.
- 4.9 Within Rutland, Oakham will be the focus for large scale development. This scale of development is sufficient to have a significant impact on a settlement and would only be acceptable in the most sustainable location. Land in Rutland on the edge of Stamford also provides a sustainable location for development in conjunction with other large scale development proposed in South Kesteven District Council's Local Plan.
- 4.10 Uppingham will be able to support development of a moderate scale appropriate to the size of the town. The Local Plan recognises the role of the Uppingham Neighbourhood Plan, which was made part of the Development Plan in January 2016 and allocated sites for housing and employment development. However, the allocations in the neighbourhood plan only address development needs to 2026, as required by the Rutland Core Strategy. This new Local Plan extends the plan period to 2036, therefore, additional housing and employment land will need to be allocated in Uppingham. The Neighbourhood Plan identifies land to the west and north of Uppingham as the most desirable direction for future growth and the Council has noted this in the assessment of potential sites for allocation in this Local Plan.
- 4.11 The Local Service Centres will be the focus for small scale allocations of development reflecting the range of facilities and access to public transport available and their role in serving surrounding minor settlements. In addition, small scale development on unallocated sites may be acceptable provided that proposals of this scale can be sensitively developed within Local Service Centres.

## Spatial Strategy and Location of Development

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- 4.12 The Smaller Service Centres have a more limited range of services and can only accommodate a minor level of development where appropriate to the scale and character of the village. Development will therefore be limited to that needed to help maintain existing services and facilities and to meet the housing needs of the settlement. As such there is some limited scope for development within these settlements.
- 4.13 Accessible settlements will be defined as those villages situated within 2 miles of Oakham, Uppingham and Stamford and where there is potential for suitable access to a town by foot or bicycle – either via a suitable road or footway/cycleway with a relatively flat topography or a public footpath/verge. Villages meeting these criteria are considered moderately sustainable and as such have been identified within the Settlement hierarchy as Smaller Service Centres.
- 4.14 The Small Villages with few services and facilities, generally lack any food shops, have no primary school and may not have a permanent post office or a village hall or meeting place. Whilst new development is unlikely to add to the overall viability of the limited services and facilities in these locations, there may be scope for very limited development within the settlement. This will be limited to appropriate infill or development of previously developed land which will result in a positive environmental improvement. The overall scale of development will be expected to be commensurate to the size of the settlement and reflect its position in the settlement hierarchy.
- 4.15 As an exception to normal policies, developments solely for the purpose of providing affordable housing may be permitted within or adjoining villages in accordance with Policy RLP17.
- 4.16 Development in the countryside will be strictly limited to house extensions, ancillary development, replacement dwellings, agricultural and forestry worker dwellings, conversions of appropriately located and suitably constructed buildings to dwellings, and employment uses and other development normally acceptable in the countryside.
- 4.17 The existing planned limits of development around the towns and villages that were previously defined in the Site Allocations and Policies DPD have been retained and added where changes have been needed – generally, where development has already taken or taking place such as Kimball Close and Harrier Close and the former Greetham Garden Centre site or is proposed in this Local Plan.
- 4.18 Policy RLP3 sets out the spatial strategy for delivering development this is based on the settlement hierarchy for Rutland set out in Figure 3 below. The location and scale of development in Rutland must accord with the Spatial Strategy.
- 4.19 As the settlement hierarchy is based on the situation in March 2017 any reduction in services may mean a settlement no longer performs its role within the hierarchy, while any increases in service provision may affect the position of the settlement in the hierarchy. This will have implications for the implementation of Policy RLP3. When determining proposals in the villages, it

Spatial Strategy and Location of Development

will be necessary to take account of the level of services, facilities and access by public transport existing at the time. The settlement hierarchy will be reviewed where necessary as part of the Authority Monitoring Report.

**Figure 3: Proposed Settlement Hierarchy**

**The Settlement Hierarchy for Rutland is:**

**Main Town** – Oakham. This is the main town with a range of job opportunities; higher order services including retail, leisure and health facilities for the surrounding rural area and has good public transport links.

**Small Town** – Uppingham. This is the second largest town with a range of job opportunities, convenience shopping, education, community and health facilities but with more limited public transport links.

**Local Service Centres**  
 These comprise ten of the largest villages with a range of facilities and access to public transport.

Cottesmore	Ketton
Edith Weston	Langham
Empingham	Market Overton
Great Casterton	Ryhall
Greetham	Whissendine

**Smaller Service Centres** – These comprise fifteen of the smaller villages with a more limited range of facilities than the Local Service Centres and includes the three villages of Barleythorpe, Preston and Toll Bar which have good accessibility to a main town either by public transport or on foot but no facilities.

Barleythorpe	Glaston	Tinwell
Barrowden	Lyddington	Toll Bar
Belton	Manton	Wing
Caldecott	North Luffenham	
Essendine	Preston	
Exton	South Luffenham	

**Small Villages** – These comprise of the smallest villages with few services and facilities.

Ashwell	Clipsham	Seaton
Ayston	Egleton	Stoke Dry
Barrow	Hambleton	Thorpe by Water
Belmesthorpe	Lyndon	Teigh
Bisbrooke	Morcott	Thistleton
Braunston	Pickworth	Tickencote
Brooke	Pilton	Tixover
Burley	Ridlington	Wardley
Little Casterton	Stretton	Whitwell

(continued)

## Spatial Strategy and Location of Development

**Countryside** – Open countryside with no facilities is not identified in settlement categories.

### The Spatial Strategy for Development

- 4.20 The Spatial Strategy provides the overall framework for the quantity of development that should be planned for, and where this development is to be directed, linked to the roles of the towns and villages in Rutland.
- 4.21 The settlement hierarchy is one of the key factors which influences and underpins the spatial distribution of future development and should be taken into account when assessing the amount of development appropriate in different settlements.
- 4.22 The Settlement Hierarchy identifies settlements that are suitable locations for sustainable development in Rutland that will provide access to services and facilities, while minimising the impact on climate change and protecting the natural environment, landscape and the unique character of the towns and villages.
- 4.23 All new developments will be expected to promote sustainability and make the best use of previously developed land and vacant or under-used buildings in sustainable locations in accordance with national planning policies.
- 4.24 The County boundary adjoins the western and northern edges of Stamford, with the parishes of Little Casterton and Tinwell abutting the developed edge of the town. Stamford is a market town within South Kesteven District.
- 4.25 The proximity of Stamford to the edge of the county makes this a relatively sustainable location. Stamford is tightly constrained by the District and County boundaries and consideration has been given to the need for development on its boundary to support sustainable growth.
- 4.26 The Council has worked together with South Kesteven District Council and Lincolnshire County Council to assess the suitability of land and infrastructure needs around Stamford and has concluded that some land within Rutland should be allocated as part of a larger urban extension to meet the housing and economic needs of the town in the future.
- 4.27 New development to meet the needs of the County will be located in accordance with the spatial strategy and will be concentrated within the towns and villages identified in the settlement hierarchy. The majority of development up to 2036 will be focused in Oakham, with lesser development taking place in Uppingham. Small scale development of an appropriate scale will be allocated within the Local Service Centres. The scale of development proposed will be expected to be commensurate to the size of the settlement and reflect its position in the settlement hierarchy.

## Spatial Strategy and Location of Development

### Policy RLP3 – The Spatial Strategy for Development

In order to contribute towards the delivery of sustainable development and meet the vision and strategic objectives of the Local Plan new development in Rutland will be directed towards the most sustainable locations in accordance with the following spatial strategy:

- 70% of the County's residential development needs will be accommodated within and on the edge of the **Main Towns** (Oakham, Uppingham)
- The remaining 30% of the County's residential development needs will be accommodated through allocated sites; redevelopment and; infill opportunities within the **Local Service Centres**
- 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
- The rest of Rutland, including settlements not identified in the settlement hierarchy in Figure 3 above are designated as countryside. Development within the countryside is restricted.

Oakham will be the key focus for new development in Rutland, with proposed new allocations mostly on land allocated to the south, east and north east of the town. These are considered to be the most sustainable locations and where significant levels of growth can be accommodated without having a detrimental impact upon the local landscape.

Uppingham will be a focus for moderate growth accommodating primarily on allocated sites to the west or north of the town, where development will have the least impact on the local landscape.

Land in Rutland on the edge of Stamford will be considered suitable for the development as part of a single urban extension on the north side of Stamford in conjunction with land located within South Kesteven District. This will support the sustainable growth of Stamford. Development within Rutland will only be supported as part of a comprehensive urban extension.

The Local Service Centres can accommodate a level of growth mainly through small-scale allocated sites, affordable housing sites, infill developments and conversion or reuse of redundant suitable rural buildings, within or immediately adjoining the settlement. .

The Smaller Service Centres have a limited range of services and facilities. Future development would involve smaller scale development mainly limited to infill on previously developed land, conversion and re-use of existing buildings with very limited further development of a scale appropriate to the character and needs of the village concerned.

## Spatial Strategy and Location of Development

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The Small Villages are not considered sustainable locations to accommodate further development unless it is limited to infill within the settlement, or development of previously developed land which will result in a positive environmental improvement.

Development in the Countryside will be strictly limited to that which has an essential need to be located in the countryside and will be restricted to particular types of development to support the rural economy and meet affordable housing needs.

The conversion and re-use of appropriately located and suitably constructed rural buildings for residential and employment-generating uses in the countryside will be considered adjacent or closely related to the towns, local services centres and smaller services centres, provided it is of a scale appropriate to the existing location and consistent with maintaining and enhancing the environment and would contribute to the local distinctiveness of the area.

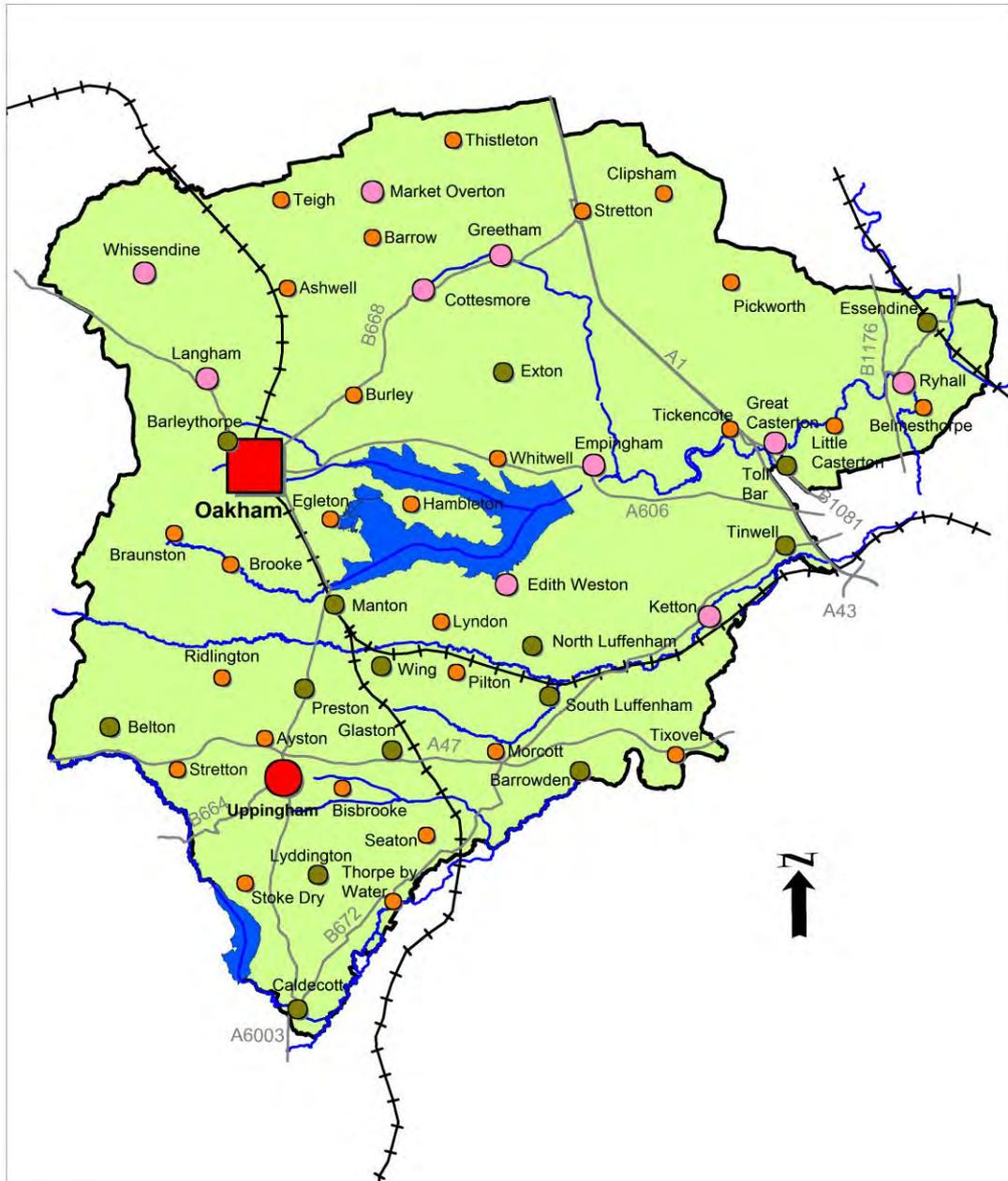
The breakdown of the housing requirement within the settlement hierarchy and how it is proposed to be met is shown in the table after paragraph 5.19.

*Strategic Objectives met:*

- 1. Locations for development*
- 2. Vibrant and prosperous market towns*
- 3. Diverse and thriving villages*

Spatial Strategy and Location of Development

Figure 4 Settlement Hierarchy and Spatial Strategy



## Spatial Strategy and Location of Development

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### Planned Limits of Development

- 4.28 The Planned Limits of Development (PLD) mark the limit of the built up area, including groups of housing beyond which is classed as open countryside.
- 4.29 The Planned Limits of Development for a town, village or group of housing as shown on the proposals map comprise:
- a) The curtilage of properties which form the main built up part of the settlement but excluding:
    - Any part of the curtilage of a property which is extensive and does not relate to the main built up part of the settlement;
    - Peripheral modern agricultural buildings;
    - Peripheral playing fields, except those abutted on three or more sides by existing development or approved development excluding modern agricultural buildings;
    - Rural exception sites.
  - b) Any abutting land with the benefit of planning permission for built development excluding agriculture, affordable housing exception sites and any market housing within rural exception sites covered under Policy RLP17.
  - c) Any land allocated in this plan for built development.
- 4.30 It should not be assumed that all land within the Planned Limits of Development has the potential for future development.

### Development in the Towns and Villages

- 4.31 Most new built development will be located within and adjoining towns and villages. Such development can have a major impact on the environment. It is important to ensure that the impact of development is not detrimental and that it is complementary to the scale, form and character of the settlement.
- 4.32 Policy RLP3 provides the over-arching planning policy guidance relating to built development proposed within the Planned Limits of Development of Oakham, Uppingham and the villages identified in the settlement hierarchy. It is to be read in conjunction with Policy RLP33 (Delivering Good Design) and Policy RLP45 (Landscape Character Impact). The policy provides the basis for a presumption in favour of development in the most sustainable locations available for growth.
- 4.33 It is of critical importance that such development does not have an adverse impact, either individually or cumulatively, upon the character of the village or neighbourhood, on the edge of a settlement and is in keeping with the character and setting of the locality. To achieve this, and in order to ensure

## Spatial Strategy and Location of Development

the amenities of the area and neighbouring properties are not unacceptably affected by such development must also meet the requirements of Policy RLP33 (Delivering Good Design) and Policy RLP45 (Landscape Character Impact).

### **Policy RLP4 – Built development in the towns and villages**

Proposals for small scale sustainable development within the Planned Limits of Development of Oakham, Uppingham and the villages defined in the Settlement Hierarchy (Figure 3) will be supported provided that:

- a) It is appropriate in scale and design to its location and to the size and character of the settlement;
- b) It would not adversely affect the environment or local amenity;
- c) It would not individually or cumulatively with other proposals, have a detrimental impact upon the form, character, appearance and setting of the settlement or neighbourhood and its surroundings;
- d) It would not be detrimental to features and spaces which contribute to the important character of the settlement and the locality.

#### *Strategic Objective met:*

- 2: *Vibrant and prosperous market towns;*
- 3: *Diverse and thriving villages;*
- 4: *Housing for everyone's needs;*
- 7: *Strong and diverse economy;*
- 8: *Rural economy and communities;*
- 10: *Town Centres;*
- 12: *Built environment and local townscape;*
- 13: *High quality design and local distinctiveness*

4.34 In addition to the residential site allocations, windfall sites for housing development will continue to be developed within the plan period. Windfall sites normally comprise of previously developed sites such as infill sites that have unexpectedly come forward and will contribute towards meeting the housing requirement.

4.35 Infill development is defined as the filling of small gaps within the settlement and would normally involve development of a gap in a continuously built up frontage. Infill sites can make an improvement to the street scene where a gap has been left, or where it replaces lower quality development. The 'infill' dwelling should be of a similar size, scale and massing to those in the area with amenity and circulation space around it comparable to adjoining properties.

4.36 Infill development provides the opportunity to add to the local housing stock without spoiling the local character and rural nature of the village. Infill development within the villages is designed to ensure modest levels of growth whilst retaining the rural character.

4.37 Windfall sites will include the following types of development:

## Spatial Strategy and Location of Development

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- Infill sites defined as the development of a gap in a continuously built up frontage within the Planned Limits of Development of the towns and villages;
- The re-use of buildings and previously developed land within the Planned Limits of Development of the towns and villages;
- The conversion of shops and other commercial A1 or A2 uses for residential use as allowed through National policy for Permitted Development;
- In some circumstances land to the rear of existing curtilages, known as backland or tandem development, can be satisfactorily used for new housing,

4.38 Government Policy excludes redundant agricultural farm buildings and farm yards and private gardens from the previously-developed land definition set out in the NPPF. The removal of these sites from the definition lowers the priority of such sites for development which means that there is no longer a presumption in favour of development. The following type of sites may still come forward for development and contribute to meeting the housing requirement:

- Garden land including the sub-division of the curtilage of some dwellings subject to being of a suitable size and disposition within the Planned Limits of Development of the towns and villages;
- Redundant agricultural buildings and farm yards (not classified as previously developed land) which form an integral part of the existing pattern of development.

4.39 The towns and villages in Rutland contribute to its distinctive sense of place, new development should help to preserve and enhance the built environment. New development should be in keeping with the character of the settlement and the local landscape in terms of its location, siting and design.

4.40 Where proposals for residential development are on the edge of the towns and villages will specifically need to demonstrate that they meet the requirements Policy RLP45 Landscape Character Impact.

### **Policy RLP5 – Residential Proposals in Towns and Villages**

Proposals for the following types of residential development will be supported within the Planned Limits of Development for the Towns and Villages:

- a) re-use of buildings and previously developed land;
- b) use of upper floors above shops and commercial premises in Oakham and Uppingham Town Centre and village or neighbourhood centres;
- c) infill sites defined as a small site within a substantially built up frontage;
- d) Redundant agricultural buildings and farm yards (not classified as previously developed land) which form an integral part of the existing pattern of development.

## Spatial Strategy and Location of Development

Residential development through the sub-division of plots or backland/tandem development will be subject to the following additional requirements:

- i) amenity will be safeguarded through adequate separation and design of dwellings;
- ii) no material disturbance will arise from vehicular movements; and
- iii) an adequate, safe and convenient access will be provided.

All development proposals must also demonstrate that they meet the requirements of Policy RLP3, RLP33 (Design and Amenity) Policy RLP45 (Landscape Character Impact).

*Strategic objectives met:*

1. *Locations for development*
2. *Vibrant and prosperous market towns*
3. *Diverse and thriving villages*
4. *Housing for everyone's needs*

### **Development in the Countryside**

- 4.41 The NPPF provides policy guidance on housing in rural areas. It is government policy that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances. This includes exceptions to be made where there is an essential need for a rural worker to live permanently at or near their place of work in the countryside and where the exceptional quality or innovative nature of the design of the dwelling meets with national planning policy guidance.
- 4.42 Consistent with the NPPF, the Local Plan applies a strategic approach at Policy RLP3 (the spatial strategy for development) to generally limiting development in the countryside to that which has an essential need to be there. The settlement hierarchy clarifies that this approach is also applied within villages not identified in settlement categories and therefore without Planned Limits of Development.
- 4.43 It is the purpose of Policy RLP6 to apply the necessary detailed policy framework to ensure successful implementation of the Council's policy on development in the countryside.
- 4.44 Small sites for affordable housing will be considered as an exception to normal policies in accordance with Policy RLP17 (Rural exception housing). These may include small numbers of market homes where essential to allow the delivery of affordable units, as allowed for in the NPPF. Further details are contained in Policy RLP16 (Affordable housing) and Policy RLP 17 (Rural exception housing).

### **New housing to meet essential operational needs**

- 4.45 A nationally consistent approach to applying a technical appraisal to establish essential need for agricultural workers accommodation including, as appropriate, functional and financial tests, has been available and used by the

## Spatial Strategy and Location of Development

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Council since 2004. It is an approach that has secured effective management of development pressures in the Rutland countryside and it will therefore continue to be applied. Appendix 4 sets out guidance for the Council's application of the 'needs test' required under paragraph 55 of the NPPF.

### Re-use or adaptation of rural buildings for residential use

- 4.46 The NPPF expects a positive approach to be taken through local plan policies towards changes to residential use from commercial uses where there is an identified need for additional housing in the area, provided that there are not strong economic reasons why such development would be inappropriate.
- 4.47 There is potential for sensitive re-use of existing rural buildings in the countryside to contribute towards meeting housing needs whilst reducing the demand for more potentially intrusive new build development. Policy RLP6 provides general policy guidance on this point. In assessing buildings of architectural or historical importance this policy also needs to be read in conjunction with Policy RLP40 (The historic and cultural environment).
- 4.48 It should be noted that certain changes of use of agricultural buildings to dwelling houses and to commercial uses do not require planning permission subject to prior approval of the local authority in respect of certain matters. Further details are set out in the Town and Country Planning (General Permitted Development) (England) Order 2015.

### Proposals to extend or replace dwellings in the countryside

- 4.49 The Council recognises that housing needs to be adaptable to meet the changing requirements of family life and homeowners. However, in the countryside there are significant development pressures to create larger dwellings in desirable locations that threaten to reduce the stock of smaller dwellings that contribute to providing a range of types and sizes of properties and hence more mixed and balanced rural communities. It is essential therefore that proposed extensions and replacement dwellings in the countryside are of a scale and design compatible with the distinctive landscape character of the areas. Proposals for extensions to or replacement dwellings in the countryside will need to demonstrate that they meet the requirements Policy RLP45 Landscape Character Impact.
- 4.50 Therefore, in the interests of retaining a range of types and sizes of dwellings in the countryside and protecting the character and appearance of the countryside and minimising its impact on the landscape, proposals for the extension or replacement that involve a modest increase in the volume of the existing dwelling will normally be acceptable.

### Policy RLP6 – Development in the Countryside

Development within small villages and the Countryside will be restricted to the following exceptions:

- 1) New Dwellings which:
  - Meet a proven need for Affordable Housing;

## Spatial Strategy and Location of Development

- Which meet an essential operational need;
  - Re-use or adaptation of a rural building(s);
  - Replacement dwelling.
- 2) Extensions to existing dwellings or for development which is ancillary to an existing dwelling.
- 3) Extensions to the curtilage of dwellings.

Development proposals must demonstrate how they meet the detailed criteria set out for each exception in the policy below.

### 1. New housing development

New housing development will not be permitted in the countryside except where it provides:

A) **affordable housing to meet an identified local housing need** as set out in Policy RLP16 (Affordable housing); (these sites may also include small numbers of market homes where exceptionally permitted by Policy RLP17 (Rural Exception Sites)).

B) **new housing to meet essential operational needs**

Applications for rural worker's dwellings will only be permitted where it can be clearly demonstrated that:

- a) there is clearly an established existing functional need in accordance with advice set out at Appendix 4 paragraph 4;
- b) the need relates to a full-time worker, or one solely or mainly employed locally in agriculture, forestry or an established enterprise requiring a rural location;
- c) the proposed dwelling is of a size commensurate with the functional requirement and financial capabilities of the enterprise;
- d) wherever possible, the dwelling is sited within, and designed in relation to the main building complex, or a nearby group of dwellings.

Further guidance on the application of the Council's 'needs test' and advice on how the Council will apply this policy is set out at Appendix 4 to this plan.

C) **Re-use or adaptation of rural buildings for residential use**

The re-use or adaptation of buildings for residential use will only be permitted in the countryside where:

- a) the vacant building to be converted and re-used is a permanent structure capable of being converted without major re-construction;
- b) the building relates well to a town, local service centre or smaller service centre or is close to a regular public transport service to such settlements;
- d) the creation of a residential curtilage does not have a detrimental impact on the character of the countryside.

Any historical, cultural or architectural contribution the building makes to the character of the area will be taken into account in the overall assessment of the proposal.

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The development itself, or cumulatively with other development, should not adversely affect any nature conservation sites, or the character and landscape of the area, or cultural heritage.

### D) Replacement of dwellings

Proposals for the replacement of an existing dwelling in the countryside with a new dwelling will be permitted provided that the existing property is completely removed.

The new dwelling will only be acceptable providing does not increase the number of dwelling units and is accommodated within the existing curtilage of the dwelling being replaced, unless an acceptable significantly less visually intrusive location within the site is available.

### 2. Extensions to dwellings

Proposals to extend dwellings, or for development which is ancillary to an existing dwelling in the countryside will be permitted where development is within the existing curtilage, only results in a modest increase in the volume of the original dwelling, is in keeping with the character, footprint, size and design of the original dwelling and is not visually intrusive in the landscape.

### 3. Extensions to the curtilage of dwellings

Development including extensions to the existing curtilage of a residential property in the countryside will only be permitted if it is necessary to provide adequate levels of amenity for the occupancy of the dwellings and there is no adverse impact on the character of the area or on any adjacent built development, landscape, cultural heritage or wildlife.

All development proposals must also demonstrate that they meet the requirements of Policy RLP45 landscape Character Impact.

#### *Strategic objectives met:*

1. *Housing for everyone's needs*
8. *Rural economy and communities*

### Non-residential development in the countryside

4.51 Consistent with the NPPF, Policy RLP3 (The Spatial Strategy for Development) applies a strategic approach to generally limiting development in the countryside to that which has an essential need to be there. Policy RLP3 clarifies that this approach is also applied to villages categorised as Small Villages as well as villages not identified in settlement categories (and therefore without Planned Limits of Development).

4.52 It is important that those essential types of activity that can generally be supported in the countryside are identified, along with the criteria that will be primarily used to assess their potential impact in order to avoid inappropriate development. Accordingly, the policy makes provision for development that is essential for the efficient operation of agriculture, horticulture or forestry. The policy should be read in conjunction with Policy RLP22 which provides further

## Spatial Strategy and Location of Development

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guidance to ensure that the siting of agricultural, horticultural and forestry buildings in the countryside is acceptable.

- 4.53 Policy RLP7 recognises that the NPPF supports the sustainable growth and expansion of all types of business and enterprise in rural areas, both through the conversion of existing buildings and well-designed new buildings. The Council will generally encourage the change of use of suitable existing buildings for agricultural purposes to related uses supporting rural growth such as a winery or small craft workshops. The Council will also permit additional, small scale extensions or ancillary new development where it can be achieved in accordance with the criteria set out in the Policy. In general terms to be ancillary the scale of new development would not be expected, either individually or cumulatively, to exceed 50% of both the volume and the footprint of the existing building unless it is clearly demonstrated to the Council's satisfaction that a larger development is possible in accordance with this policy.
- 4.54 Policy RLP7 also recognises that there are forms of outdoor recreational and sports development, including the expansion of existing facilities, which are of a land extensive nature such that the countryside is the only appropriate location. Development of this nature will generally be acceptable providing it meets the criteria set out below. A critical requirement for this type of activity is often likely to be avoiding development that is visually intrusive to the form and character of the wider countryside setting.
- 4.55 The policy also recognises that there is scope for agricultural diversification to provide waste related development (such as facilities for anaerobic digestion and other forms of composting) and mineral development, provided that essential criteria are met to ensure mitigation to acceptable levels of impact can be achieved.
- 4.56 It should be noted that certain changes of use of agricultural buildings to dwelling houses and to commercial uses do not require planning permission, subject to prior approval of the local authority in respect of certain matters. Further details are set out in the Town and Country Planning (General Permitted Development) (England) Order 2015.

### **Policy RLP7 – Non-residential development in the countryside**

Sustainable development in the countryside will be supported where it is:

- a) essential for the efficient operation of agriculture, horticulture or forestry;
- b) essential for the provision of sport, recreation and visitors facilities and the countryside is the only appropriate location;
- c) essential investment in infrastructure including utilities, renewable energy and road side services required for public safety purposes;
- d) a rural enterprise comprising small scale alterations, extensions or other development ancillary to an existing established use appropriate to the countryside;
- e) new employment growth comprising small scale, sustainable rural tourism, leisure or rural enterprise that supports the local economy and communities;
- f) farm diversification that supports waste management development;

## Spatial Strategy and Location of Development

- g) mineral development that supports the provision of minerals for aggregate purpose, cement production, locally sourced building materials or processing of recycled aggregate.

Provided that:

- i) the development cannot reasonably be accommodated within the Planned Limits of Development of towns and villages;
- ii) the amount of new build or alteration is kept to a minimum and the local planning authority is satisfied that existing buildings are not available or suitable for the purpose;
- iii) the development itself, or cumulatively with other development, would not adversely affect any nature conservation sites or be detrimental to the character and appearance of the landscape, visual amenity and the setting of towns and villages;
- iv) the development would not adversely affect the character of, or reduce the intervening open land between settlements so that their individual identity or distinctiveness is undermined; and
- v) the development would be in an accessible location and not generate an unacceptable increase in the amount of traffic movements including car travel.

### **The conversion, re-use or replacement of buildings for employment use**

The conversion and re-use of vacant rural buildings for employment uses will be permitted if the building is a permanent structure capable of being converted without major reconstruction and the proposal respects the form and character of the existing building.

The replacement of a rural building with a new building for employment use will only be permitted where the building to be replaced is of permanent design and construction and there would be significant environmental gain from the replacement of the building in terms of improvements to visual amenity, landscape impact, sustainability or pollution prevention, or the replacement building would significantly improve the setting of a listed building or an area of high landscape or conservation value.

Proposals for the replacement of a rural building in the countryside will only be permitted provided the existing building is completely removed. A replacement building must be similar in size and scale to the building that is being replaced and of a design that would be appropriate to the character or appearance of the surrounding area. The replacement building must occupy the site of the original building unless an acceptable significantly less visually intrusive alternative site is available.

In both cases the type and scale of the proposed use must be appropriate to its location; in particular the use should not generate significant traffic movements in unsustainable locations and should not conflict with neighbouring uses. Any associated external storage, parking and other associated paraphernalia must not appear visually intrusive in the landscape.

*Strategic objectives met:*

*7. Strong and diverse economy*

*11. Natural and cultural environment*

## Spatial Strategy and Location of Development

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### **Military Bases and Prisons**

- 4.57 There are several military bases and prisons in Rutland, which form an important part of the local economy and community and include extensive areas of land and buildings. Operational facilities in Rutland currently include Kendrew Barracks at Cottesmore (formerly RAF Cottesmore), St George's Barracks at North Luffenham and HMP Stocken.
- 4.58 The use of Kendrew Barracks is expected to change and expand during the plan period as it accommodates different military units. The base currently includes extensive areas of ex-airfield land, technical buildings, community and leisure facilities for use by service personnel, as well as military housing.
- 4.59 In 2017, the Ministry of Defence announced it intended to close the St George's Barracks, which occupies the former RAF North Luffenham base. The Barracks is expected to close by 2020. This base also includes extensive areas of airfield land, technical buildings, and community and leisure facilities for use by service personnel. Future uses for the site has yet to be determined and the County Council continues to work with the MoD to find an appropriate alternative uses for this site.
- 4.60 Policy RLP8 sets out the key requirements for any alternative uses of the military bases or prisons that may be proposed, setting out criteria relating to the re-use of existing land and buildings, disturbance to local communities, protecting the countryside, landscape and ecology, accessibility, design and construction, renewable energy and energy efficiency. The detailed requirements of any alternative uses would be the subject of a master plan or development brief (which may form a Supplementary Planning Document) and must be based on robust evidence and subject to publicity and consultation. An SPD would also be subject to sustainability appraisal and Habitat Regulation Assessment.
- 4.61 Major proposals such as a self-standing new settlement or new business park would need to be considered in the context of the spatial strategy that seeks to focus new development in and adjoining the main towns while limiting unnecessary development in the countryside. Major proposals may also need approval through the national planning process.
- 4.62 The policy does not relate to any development or uses that may be proposed in connection with the existing operational use of the military bases or prisons or the intensification of such uses, which is covered by Policy RLP9 below.

#### **Policy RLP8 – Re-use of redundant military bases and prisons**

The Council will seek to ensure that any re-use or redevelopment of former military bases or prisons is planned and developed in a comprehensive and co-ordinated manner.

Proposals will be subject to a development brief or masterplan setting out the main

## Spatial Strategy and Location of Development

requirements. This will form part of a supplementary planning document or development plan document to be prepared in consultation with the prospective developers and local communities.

The key requirements for any proposals are that they should:

- a) re-use existing land and buildings and where appropriate minimise any built development on undeveloped land within the curtilage;
- b) be subject to a transport assessment in order to minimise disturbance to nearby local communities through traffic, noise, other activities or uses;
- c) protect and where possible enhance the countryside and character of the landscape, natural and cultural heritage;
- d) be accessed satisfactorily and not generate unacceptable traffic on the surrounding road network;
- e) be accessible by public transport and include measures to encourage walking and cycling;
- f) incorporate high quality design and construction including the need for energy efficiency, renewable energy and waste management.
- g) Be subject to a contamination and site condition survey

*Strategic Objectives met:*

1. Locations for development
5. Healthy and socially inclusive communities
7. Strong and diverse economy

### **Use of military bases and prisons for operational or other purposes**

- 4.63 Development in connection with the operational use of military bases and prisons will normally require planning permission with the exception of some special arrangements for “Crown land” concerned with national security and defence, urgency and enforcement.
- 4.64 These facilities are often situated in relatively remote countryside locations where new development would normally be strictly controlled due to its sensitive location. It is recognised however that some flexibility may be needed where development is needed for the operational purposes of these establishments.
- 4.65 Policy RLP9 allows for certain development within military bases and prisons where it is required for operational purposes. These areas are defined on the Policies Map and will be excluded from policies on development in the countryside that would normally apply to areas outside the Planned Limits of Development.
- 4.66 The policy also allows for the alternative use of an individual building or part of a military base or prison where it is small in scale and would not adversely affect the use of the area for operational purposes.

Spatial Strategy and Location of Development

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**Policy RLP9 – Use of military bases and prisons for operational or other purposes**

Development required for the continued operation of military bases or prisons will be acceptable within the areas shown on the policies map, provided that, wherever possible, it would:

- a) re-use previously developed land and buildings;
- b) keep the use of undeveloped land to a minimum and is justified on the basis of national prison or defence requirements;
- c) not lead to undue disturbance to nearby local communities through traffic, noise, military or prison activity;
- d) protect and enhance the countryside and character of the landscape, natural and cultural heritage;
- e) provide satisfactory access arrangements and not generate unacceptable levels of traffic on the surrounding highway network;
- f) incorporate high quality design which makes provision for energy efficiency, renewable energy and waste management;
- g) incorporate satisfactory water and wastewater arrangements ensuring there is no increased risk of flooding and pollution;
- h) ensure that potential risks from former uses of the sites are assessed and that soil and groundwater are cleaned up where necessary.

The small scale development of an individual building or part of a military base or prison for alternative uses not required for the operation of the establishment will be given favourable consideration provided that it complies with the key requirements set out in Policy RLP8 (Re-use of redundant military bases and prisons) and that it would not adversely affect the operational use of the establishment.

*Strategic objectives met:*  
*5. Healthy and Socially Inclusive Communities*  
*7. Strong and diverse economy*

# 5. Creating Sustainable Communities



## 5. Creating Sustainable Communities

### Delivering Socially Inclusive Communities

- 5.1 Sustainable communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents and contribute to a high quality of life. Sustainable communities should be active, inclusive and safe, well run, environmentally sensitive, well designed and built, well connected, thriving, well served and fair to everyone.
- 5.2 Providing easy local access to community, education, leisure and cultural facilities is important in terms of supporting sustainable settlements and communities and meeting the diverse needs of all members of the community. Facilities such as schools, nurseries, village halls, village shops, post offices, and public houses, places of worship and health services play important roles in the social and cultural life of the communities.
- 5.3 The loss of essential facilities can create unsustainable travel patterns and will not be supported. Any scope to add or improve existing facilities, through new build, sharing facilities or mobile services would be supported.

#### **Policy RLP10 – Delivering socially inclusive communities**

Support will be given to development proposals and activities that protect, retain or enhance the provision, quality or accessibility of existing community, education, leisure and cultural facilities that meet the diverse needs of all members of the community.

Proposals involving the loss of services and facilities, such as schools, nurseries, village halls, village shops, post offices, public houses, places of worship and health services will not be supported unless an alternative facility to meet local needs is available that is both equally accessible and of benefit to the community or all options for continued use have been fully explored and none remain that would be financially viable.

Development should take account of the needs and requirements of all people in the community, including people with disabilities or special needs, elderly people, and young people. Appropriate measures or adaptations should be included where necessary.

*Strategic Objectives met:*

*5: Healthy and socially inclusive communities.*

### Developer Contributions

- 5.4 New developments have an impact on local and strategic infrastructure, services and facilities. It is critical that the Council addresses the cumulative impact of the development growth being planned for across the County over the plan period to 2036.

- 5.5 In March 2016 the Council adopted a Community Infrastructure Levy (CIL) for the purpose of securing developer contributions to help meet the needs for additional community infrastructure.
- 5.6 CIL generally applies to new developments that are deemed viable enough to contribute to the levy. Payments are determined by the net increase in floor space multiplied by the CIL rate which is index linked from the base rate set on 1st March 2016 as follows:
- Residential development charged at £100 per m<sup>2</sup> (see exclusions below);
  - Commercial distribution outlets are charged £10 per m<sup>2</sup>;
  - Food Retail (Supermarkets) are charged £150 per m<sup>2</sup>;
  - Retail Warehouses are charged £75 per m<sup>2</sup>.
- 5.7 Other developments are not deemed viable to pay CIL.
- 5.8 Many forms of residential development do not pay CIL. The CIL regulations determine that self-build housing, residential annexes and house extensions are all exempt from CIL subject to meeting conditional criteria. The CIL regulations also determine that most forms of social housing/affordable homes are also able to claim relief from CIL.
- 5.9 There are other forms of residential development that the County Council has determined to be not sufficiently viable in Rutland to pay CIL. This means that residential care homes and other residential institutions do not pay CIL.
- 5.10 Full details of the Council Charging Schedule can be viewed [here](#).
- 5.11 A summary of the general types of community infrastructure needed in the short term is set out in the Council's CIL Charging Schedule and can be viewed [here](#). These are the priorities identified to meet the needs generated by growth being delivered through the 2010 Core Strategy which covered the period to 2026.
- 5.12 In addition to CIL, the Council has a need to secure affordable Housing. Developer contributions are required to help deliver the need in Rutland for affordable housing. The Council's affordable housing policy and supporting text is set out in Policy RLP16. Further supporting detail is set out in a Planning Obligations Supplementary Planning Document (SPD) adopted in January 2016; this may need to be reviewed following the production of this Local Plan. This can be viewed [here](#).
- 5.13 In assessing the viability of residential development to pay CIL, the Council has factored in the expectation that all affordable housing obligations will be met.
- 5.14 The Planning Obligations SPD also addresses the occasional need for site specific infrastructure or other planning obligations to be applied where such a requirement accords with national policy tests on necessity (for example, without which planning permission should not be granted).

- 5.15 The SPD allows for circumstances where viability may be an issue. This may involve an independent site specific financial evaluation. There are provisions for developer contributions to be discounted, phased or deferred where a scheme would otherwise be unviable and this would not make the development unacceptable in planning terms.
- 5.16 The Council is undertaking an assessment of the viability of the Local Plan Review. Its purpose is to ensure that provision is made for adequate funding of the infrastructure required to support the growing community. The potential contribution from development being planned for is critical to ensuring long term sustainable growth. In addition, the Council is reviewing its infrastructure priorities to ensure they align with the needs generated by the new plan.
- 5.17 The Government has also published its intentions to review CIL later in 2017 as part of its consideration of the best approach to securing adequate community infrastructure. CIL, along with the Council's policy on affordable housing, may need to be changed to meet the requirements of any change in policy.

#### **Policy RLP11 – Developer contributions**

The Council will:

- (i) implement its adopted Community Infrastructure Levy (CIL) to help ensure that new development to which CIL applies contributes towards the infrastructure requirements of the growth planned for in the local plan review (as identified in its CIL Regulation 123 list);
- (ii) require provision of Affordable Housing as set out in Policy RLP16 below; and
- (iii) seek to ensure that new development delivers any additional on and off site infrastructure requirements that would mitigate and/or compensate for the impacts generated by the new development.

Negotiations with developers for (ii) and (iii) above will consider the individual site circumstances and the approach set out in the Council's published Planning Obligations Supplementary Planning Document (SPD).

Where viability is identified as an issue, a site specific financial evaluation will be required to demonstrate to the Council that a development will be unviable as a consequence of any developer contributions beyond CIL sought by the Council. Any such claims will need to be verified using an open book financial appraisal by an independent third party in advance of a planning application being submitted.

Based on an independent viability assessment, developer contributions may be deferred or discounted where this would not make the development unacceptable in planning terms.

*Strategic Objectives met:*

*5: Healthy and socially inclusive communities.*

*10: Transport and infrastructure*

## Delivering New Homes

5.18 The Strategic Housing Market Assessment (SHMA) Update 2017 establishes an Objectively Assessed Need (OAN) for the County of 4,000 dwellings from 2011 to 2036 which equates to 160 new homes per annum.

5.19 A breakdown of housing completions, commitments and proposed sites by settlement category, is set out below:

	Strategic Requirement***	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
<b>County Total</b>	<b>4,000</b>	<b>680</b>		<b>3,320</b>	<b>833</b>	<b>1,059</b>	<b>1,676</b>	<b>4,248*</b>

\* Includes windfall figure

\*\* Includes planning permission for land south of Leicester Road since April 2016

\*\*\* Assumes Quarry Farm capacity will contribute to South Kesteven's assessed requirement.

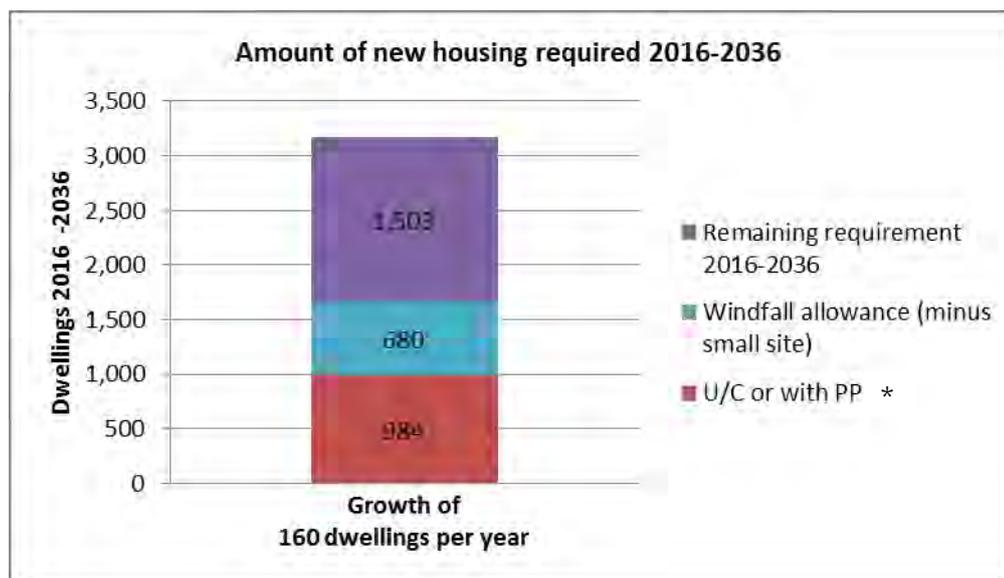
5.20 The NPPG states that Local Planning Authorities may make an allowance for windfall sites if they have compelling evidence that such sites have consistently become available. As such, a Small Site Windfall Study has been undertaken which concludes that a significant proportion of our supply of small sites over the past 10 years has been windfall. A small site windfall supply of 680 dwellings has been included within the total housing supply as set out in the study.

5.21 A summary of the housing requirement in Rutland is set out in Table 1 below. The remaining requirement at 1st April 2016 is for a total of 1,503 new homes to be provided in the period to 2036.

**Table 1 - Summary of the Housing Requirement**

<b>Requirement</b>	
Objectively Assessed Housing Need (2011-2036)	4,000
Net completions 2011-2016	833
Existing commitments at 1 <sup>st</sup> April 2016	984
Windfall Allowance	680
<b>Local Plan Remaining Requirement 2016 - 2036</b>	<b>1,503</b>

*Notes: \*Existing commitments including outstanding permissions and sites under construction as 1<sup>st</sup> April 2016 from Rutland County Council monitoring.*



\*U/C - Under Construction PP - Planning Permission

- 5.22 The NPPF allows Local Planning Authorities to make an allowance for windfall sites in the five year supply if there is compelling evidence that sites have consistently become available in the local area and will continue to provide a reliable source of housing supply. Windfall sites are sites not specifically identified as being available for residential development but sites which may come forward on suitable sites. Examples may include the redevelopment of previously developed land within a town or village, or small infill sites within settlements.
- 5.23 There is a strong track record in Rutland of windfall sites becoming available, and a Windfall Housing Supply Assessment paper has been prepared which outlines how this aspect of housing delivery has had an effect on housing supply in recent years. Whilst the supply of windfall sites is finite it is expected that the number of new dwellings being delivered on small windfall sites will continue to make an important contribution to housing delivery and choice in the County, particularly as the policy set out in Policy RLP3 allows a more permissive approach to such development than in previous Local Plans. The Plan therefore includes an allowance for some 680 windfall sites to be delivered over the remaining 20 years. This represents an average of 34 homes per annum.
- 5.24 Annual monitoring of housing supply will be used to help monitor the rate of housing delivery on the allocated and windfall sites during the plan period in accordance with the housing trajectory set out in the Council’s Annual Monitoring Report.

### Housing Allocations

- 5.25 The Council is committed to delivering its OAN as a minimum through the allocation of suitable, available and deliverable sites in this Local Plan. Together with the commitments and the allowance for windfall development discussed above, the preferred site allocations proposed in Policy RLP12

meet the overall requirements for the amount and distribution of development set out in the Spatial Strategy.

- 5.26 The sites that are allocated have been identified as a result of an extensive site appraisals process, which included appraisal against the Sustainability Objectives from the Sustainability Appraisal. All sites put forward to the Council through the Call for Sites in 2015 and subsequent site submissions and outstanding Local Plan allocations have been appraised where they are adjacent to the towns and those villages identified as Local Service Centres.
- 5.27 The Site Appraisal process has considered each site against a consistent set of criteria which cover environmental, social and economic factors. Further details of the site appraisals process are given in the Site Appraisals document which can be viewed on the Council's website.
- 5.28 In order to ensure that sufficient land is identified which is deliverable and in a suitable location to meet the housing needs of the County, the site appraisal process considers the likelihood of suitable sites being delivered during the plan period. This includes land ownership, and the site promoters intentions in terms of planning permission and releasing land; the involvement of developers; and predicted build out rates have been considered to try to ensure (as much as the Council can) that the sites which are allocated in the plan will be delivered.
- 5.29 Sites which have previously been proposed through the Strategic Housing Land Availability Assessment (SHLAA) or which were allocated for development in the Site Allocations and Policies DPD, and in the made Neighbourhood Plans, but have not yet been developed which are within or immediately adjacent to the planned limits of development for the towns and Local Service Centres have been re-assessed through this site appraisal process.
- 5.30 The allocations in the Uppingham Neighbourhood Plan only address development needs to 2026. As this new Local Plan extends the plan period to 2036, additional housing and employment land will need to be allocated in Uppingham. All existing allocations which are not built or under construction have therefore been re-appraised using the Local Plan site appraisal methodology.
- 5.31 The specific requirements for dwelling mix on sites proposed for allocation will be set out in the Submission version of the Local Plan, together with development principles to guide the form, layout, dwelling mix and infrastructure needs of each site.

**Policy RLP12 – Sites for residential development**

The following sites are proposed for residential development over the plan period. Sites are also shown on the Policies Map:

	<b>Site Location</b>	<b>Site reference number</b>	<b>Site area</b>	<b>No of dwellings (net)</b>
	<b>Oakham</b>			
1	Land south of Brooke Road	OAK/04	7.79	<b>139</b>
2	Land off Uppingham Road	OAK/05	4.13	<b>73</b>
3	Land at Stamford Road & Uppingham Road	OAK/08 (A)	3.31	<b>80</b>
4	Land off Burley Road (part of mixed use development)	OAK/13	25.8	<b>465</b>
	<b>Uppingham</b>			
5	Land South of Leicester Road	UPP/04	8.38	<b>150</b>
6	Land off Ayston Road	UPP/05 (A)	2.07	<b>49</b>
7	Land off Leicester Road	UPP/06 (A)	0.89	<b>25</b>
8	Land North of Leicester Road	UPP/08	6.23	<b>112</b>
9	Land south of Leicester Road	UPP/11	1.13	<b>29</b>
	<b>Cottesmore</b>			
10	Land off Mill Lane	COT/13	4.65	<b>60</b>
	<b>Edith Weston</b>			
11	The Yews, Well Cross	EDI/02 (A)	0.57	<b>17</b>
	<b>Empingham</b>			
12	West of 17 Whitwell Road	EMP/01(A)	0.17	<b>4</b>
	<b>Greetham</b>			
13	Part of Greetham Quarry, Stretton Road (as part of mixed use site)	GRE/01 (A)	27.6	<b>30</b>
14	Land South of Oakham Road	GRE/02	1.17	<b>28</b>
	<b>Ketton</b>			
15	Land adjacent to Empingham Road	KET/02	6.23	<b>112</b>
16	Land west of Timbergate Road	KET/03 (A)	4.13	<b>74</b>
	<b>Market Overton</b>			
17	Main Street	MAR/04	1.9	<b>45</b>
	<b>Ryhall</b>			

18	River Gwash Trout Farm, Belmesthorpe Lane	RYH/04	0.51	14
19	Between Meadow Lane and Belmesthorpe Road	RYH/06 (A)	3.44	82
	<b>Whissendine</b>			
20	Land off Melton Road	WHI/06	2.5	60
21	South Lodge Farm	WHI/09 (A)	0.99	28
	<b>County Total</b>			<b>1,676</b>

The capacity of sites has been calculated at 30 houses to the hectare, based on the net developable site area in line with the Site Appraisal Methodology and the Strategic Housing and Employment Land Availability Assessment (SHELAA). The net developable area is assumed to be 95% on sites of less than 1 ha, 80% on sites of 1-4 ha and 60% on sites of 4 ha or more.

*Plan objectives met:*

1. *Locations for Development*
2. *Vibrant and prosperous market towns*
3. *Diverse and Thriving Villages*
4. *Housing for everyone's needs*
5. *Healthy and socially inclusive communities*

- 5.32 In addition to the site allocations made in Policy RLP12 above which meet Rutland's Objectively Assessed Need for housing, the County Council must have regard to the development needs of adjoining areas through the Duty to Co-operate.
- 5.33 The County boundary adjoins the western and northern edges of Stamford, with the parishes of Little Casterton and Tinwell. Stamford is a market town within South Kesteven District and is tightly constrained by the District and County boundaries. This means that there is a limited supply of appropriate land within South Kesteven to accommodate appropriate sustainable growth of the town.
- 5.34 In developing new Local Plans for both South Kesteven District Council and Rutland County Council, the two authorities have worked jointly to assess the need for, and suitability of land which spans the county boundary to the north of Stamford. This work has concluded that some land within Rutland will be needed as part of a larger urban extension to support the sustainable growth of the town and to facilitate an appropriate road connection and necessary infrastructure improvements to support the amount of growth proposed.
- 5.35 The portion of land within Rutland is known as Quarry Farm. This site will **only** be brought forward for development in conjunction with the land in South Kesteven as a comprehensive mixed use scheme which delivers a new road connection between Ryhall Road in the east and the Great North Road to the west.

- 5.36 A part of the Quarry Farm site is identified as a candidate wildlife site and would not normally be considered appropriate for development. However, the wider economic and social benefits arising from a comprehensive development in this location which delivers this new road connection is considered to outweigh the potential impact of development on wildlife in this instance. The candidate status of the site is due to the identification of important flora on site. The Leicestershire County ecologist service has worked with the County Council to assess the potential impact of development on the wildlife interest and how this could be mitigated. The development proposal therefore requires the creation of a new wildlife site and the translocation of the notable species.

#### **Policy RLP13 – Cross Boundary Development Opportunity – Stamford North**

Land at Quarry Farm, Little Casterton is allocated for development as part of a larger development opportunity extending eastwards to the north of Stamford. The majority of this development site is allocated in South Kesteven District. The portion of land within Rutland is known as Quarry Farm and will only be brought forward for development in conjunction with the land in South Kesteven as part of a comprehensive mixed use scheme known as Stamford North.

Development of the Quarry Farm site is expected to include:

- residential development of no more than 600 homes of an appropriate mix of size and tenure;
- a country park incorporating the appropriate mitigation of potential harm to biodiversity and wildlife assets, including the translocation of notable species;
- a link road facilitating the east / west connection of the Old Great North Road, Little Casterton Road and Ryhall Road;
- appropriate community infrastructure to support the scale of development included on the site – either by direct on site provision or as a financial contribution to off-site provision serving the wider Stamford North development.

*Strategic Objectives met:*

*4: Housing for everyone's needs*

#### **Housing Density and Mix**

- 5.37 The NPPF states that local planning authorities should set out their own approach to housing density to reflect local circumstances. They should plan for a mix of housing and identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.
- 5.38 The Housing White Paper (2017) sets out an intention to amend the NPPF to make it clear that plans should make efficient use of land and avoid building homes at low densities; and ensure that density and form of development reflects the character; accessibility and infrastructure capacity of an area.
- 5.39 The current development plan for Rutland sets out density requirements for new development. However, evidence of recent development schemes shows that these densities have not generally been met. An alternative approach is to promote the efficient use of land in a way which responds to

and reflects the local character and the opportunities presented by the site. This may result in a mix of high and low density development in different parts of the County.

- 5.40 The Strategic Housing Market Assessment (SHMA) 2014 recommends that housing provision in Rutland should be monitored against the following broad mix of market and affordable housing provision over the period to 2036:

	Broad mix within market housing	Broad mix within affordable housing
1 bed	0-5%	40-45%
2 bed	25-30%	30-35%
3 bed	45-50%	15-20%
4+ bed	20-25%	5-10%

- 5.41 The SHMA (2014) identifies that the number of older people in Rutland (aged 55+) is expected to increase substantially during the period 2011 to 2036, leading to an indicative annual need for 24 units of specialist housing for older people. Some of this provision will need to be affordable housing. There has been substantial interest from developers in providing private sector accommodation of this type in Rutland since 2011, leading to a number of planning consents and a specific policy to promote this type of housing is therefore not necessarily.
- 5.42 Provision of plots for self-build and custom housebuilding will also be required (see Policy RLP14 below).
- 5.43 The specific requirements for dwelling mix on sites proposed for allocation will be set out in the Submission version of the Local Plan, together with development principles to guide the form, layout, dwelling mix and infrastructure needs of each site.
- 5.44 It may not always be feasible to provide a mix of housing types, particularly on smaller sites but larger sites (of 10 or more dwellings) will be expected to include a range housing types, sizes and tenures to ensure that the needs of all sectors of the community are met, including newly forming households, young couples and expanding households, as well as more specialist needs such as the elderly, learning disability and care leavers and those with physical disabilities.

**Policy RLP14 – Housing density and mix**

New residential development is required to make the most efficient use of land whilst responding to local character, context and distinctiveness. Residential densities will vary dependent upon the local area context and character and the sustainability of the location.

All new housing developments should provide a range of housing types and sizes.

Development proposals for sites of 10 or more dwellings must provide a range of house types, sizes and tenures to meet the general and specialist needs for housing in Rutland as identified in the latest Strategic Housing Market Assessment.

*Strategic Objectives met:*  
*4: Housing for everyone's needs*

### **Self-Build and Custom Housebuilding**

- 5.45 The government's intention is that there should be a significant increase in self-build and custom housebuilding to 20,000 plots nationally by 2020 (see Glossary for definition).
- 5.46 New requirements for local planning authorities to maintain registers of people and organisations wishing to acquire plots of land for self-build and custom housebuilding projects were introduced in 2016. The Council is required to have regard to the register in its planning, housing and other functions.
- 5.47 The Council is required to grant planning permission for a sufficient number of plots to meet the demand, as evidenced by the numbers of people on Part 1 of its Self-build and Custom Housebuilding Register. At the end of the first base period from 23 March- 31 October 2016, 15 people were registered in Rutland.
- 5.48 The demand identified in the first base period has largely been met through a number of planning permissions granted in this period, but there is an estimated shortfall of about 3 dwellings per annum. Projecting this shortfall forward over the 20 year plan period would result in a need for about 60 additional plots to be provided.
- 5.49 Policy RP15 below requires that 5% dwellings on larger sites of 20 or more dwellings should be for self or custom build. This would provide about 60 dwellings per year based on the Local Plan requirement of 1,247 dwellings 2011-2036. It is not feasible to apply this to sites of less than 20 dwellings as this would require plots of less than one dwelling to be provided.
- 5.50 The need identified above is based on the initial base period only. It will need monitoring to establish whether there is significant change to the numbers of plots being sought through the self-build and custom housebuilding register and the numbers being granted planning permission. Adjustments to the requirement may be made where necessary.
- 5.51 Communities preparing Neighbourhood Plans will also be encouraged to consider the identification of sites specifically for self and custom-build projects within their neighbourhood plan area.
- 5.52 Where a developer is required to provide self-build plots, the plots should be made available and marketed and priced appropriately for at least 12 months. Where plots which have been appropriately marketed have not sold within this time period, these plots may be built out as conventional market housing by the developer.

### **Policy RLP15 – Self-build and custom housebuilding**

Proposals for self and custom build housing, to be occupied as homes by those individuals, will be supported by the council where they are in conformity with all other relevant local and national policies.

On sites of 20 dwellings or more, developers will be required to supply at least 5% of dwelling plots for sale to self-builders, subject to appropriate demand being identified. In determining the nature and scale of any provision, the council will have regard to viability considerations and site specific circumstances.

*Strategic Objectives met:*

*4: Housing for everyone's needs*

### **Affordable Housing**

- 5.53 An adequate supply of housing which is affordable for local incomes is an essential part of creating sustainable communities and helps to support a thriving local economy and promote social inclusion. The planning system plays a central role in increasing the supply of affordable housing by creating mixed and balanced communities.
- 5.54 Affordable housing is defined in the NPPF as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. The Council is required by the NPPF to meet the full, objectively assessed need for both market and affordable housing in its housing market area.
- 5.55 Rutland suffers particular problems of affordable housing, having some of the highest average house prices in the country and a high proportion of large houses.
- 5.56 The main method by which the planning system can help is by requiring developers to provide or contribute towards affordable housing as part of their developments and by allowing small developments solely for affordable housing as an exception to normal planning policies.
- 5.57 The Strategic Housing Market Assessment Update (SHMA) (2016) for Rutland identifies an annual need for an additional 41 affordable housing units in the 20-year period to 2036.
- 5.58 In order to meet this need, Policy RLP16 sets out a requirement for 30% affordable housing on new housing developments which meet the thresholds established by national planning policy. Onsite affordable housing is therefore required on housing proposals with a capacity (or potential capacity at the Council's average density) for 11 dwellings or more; or which are in the parishes of Oakham and Uppingham and have a Gross Internal Area of 1,000m<sup>2</sup> or more. With the exception of the parishes of Oakham and Uppingham, all parishes in Rutland are 'Designated Rural Areas' under Statutory Instrument 2004/418. Therefore, in line with national Planning Practice Guidance, housing proposals for six to ten dwellings will be required

to make provision for affordable housing as a commuted sum for off-site affordable housing.

#### **Commuted Sum in Lieu of on-site provision**

- 5.59 Where commuted sum payments are permitted, these will normally be used for providing affordable housing within the vicinity of the development site. Otherwise they will be pooled towards providing affordable housing elsewhere in Rutland. The sum payable will be calculated on the basis of the requirements set out in the Council's Whole Plan Viability Study and will vary according to the locality and circumstances of each site.
- 5.60 The Council's policy – and the calculation method used – is based on the commuted sum being broadly equivalent to the cost of on-site provision and may therefore contain elements of the construction and services cost as well as the land cost.

#### **Provision of Affordable Housing off-site**

- 5.61 There is scope for provision of Affordable Housing off-site in kind under paragraph 50 of the NPPF. This may be appropriate as an alternative to a commuted sum where off-site provision is acceptable in principle, but it is not an alternative to on-site provision where that is required. If a developer wishes to provide Affordable Housing off-site in kind, they will need to show that it promotes viable delivery and sustainable communities, and meets the affordable needs of the area. Provision of completed units on an alternative site will be in addition to any applicable Affordable Housing requirement arising from the development of the alternative site. This will not prevent the alternative site from being a rural exception site.

#### **Demonstrating viability**

- 5.62 The Whole Plan Viability Study assesses the viability of this requirement for a range of site types and locations in the County. The CIL Viability Study update (June 2014) and the Assessments of the Viability of the Affordable Housing Target (May 2015 and September 2015) demonstrate that this level of affordable housing should be viable. It should therefore be assumed that the affordable housing requirement is viable and deliverable on all sites unless it is demonstrated that abnormal costs affect individual site viability. The general presumption will be that the cost of providing affordable housing will be offset in the negotiation of the land purchase or option. On larger sites affordable housing delivery may be phased over the lifetime of the development.
- 5.63 The Strategic Housing Market Assessment (SHMA) (2014) recommends that approximately 80% of affordable housing should be for rent and 20% intermediate housing. This mix of affordable housing provision has been used in recent years, however there is scope for variation to reflect local circumstances where evidenced by local housing needs evidence. It should be noted that the Housing White Paper (February 2017) requires sites of 11 dwellings or more to have a minimum of 10% affordable home ownership product, (which include, but not exclusive to, starter homes, discounted market sales and shared ownership) and recent viability factors in the

affordable housing market lead to a conclusion that the 30% affordable housing requirement might be more appropriately split as 10% affordable home ownership products and 20% rented affordable housing. The SHMA Update 2017 reflects this advice with a recommendation that there is potentially sufficient demand for 10% homes to be provided at affordable home ownership products.

#### **Policy RLP16 – Affordable housing**

All residential developments comprising 11 or more dwellings (or greater than 1000m<sup>2</sup> gross internal area (GIA) should make provision for a minimum 30% of the scheme's total capacity as affordable housing.

In addition in the Designated Rural Areas (all parishes outside Oakham and Uppingham) developments of six to ten dwellings will be required to provide an equivalent commuted sum for off-site affordable housing.

In exceptional circumstances the Council may accept affordable housing provision off site; or as a commuted sum in lieu, depending on the viability and specifics of an individual site.

The Council considers that this requirement is viable in all cases, unless evidence indicates that this would be unviable in relation to the specifics of an individual scheme, demonstrated by a site viability appraisal which meets the council's prescribed standards.

Affordable housing must:

- a) be of a combination of sizes and affordable tenure which meets the proven local housing need and good practice, including the number of bedrooms, property type and floor space;
- b) where affordable home ownership is included ensure the properties meet a range of relevant local demand;
- c) be broadly equivalent in standard and siting to typical open market properties of the same floorspace/number of bedrooms/general type, unless it conforms to the Homes and Communities Agency's design standards;
- d) be well integrated with the open market housing through layout, siting, design and style. In order to promote sustainable communities, the size and location of groups of affordable homes should be discussed and agreed with the Council.

The Council may refuse development proposals which, in its opinion, seek to under-develop or split sites in a way that is likely to reduce the affordable housing contribution and/or promote off-site provision.

*Strategic objectives met:*

*4. Housing for everyone's needs*

### **Rural Exceptions Housing**

- 5.64 Policy RLP3 establishes the spatial hierarchy for the County. This allows for larger scale housing development within the Towns and Local Service Centres through allocated sites and by small scale infill development. Local housing need, including some of the need for affordable housing in these locations will generally be delivered through the application of policy RLP16 Affordable Housing. However in the Smaller Service Centres and Small Villages housing will primarily be delivered through small scale infill sites and rural exception sites.
- 5.65 National policy encourages Local Planning Authorities in rural areas to be responsive to, and plan for, housing development to reflect local needs, including where appropriate rural exceptions sites. In all cases rural exceptions sites should be small in scale and located within or adjoining villages and will be an exception to normal policies of restraint.
- 5.66 Policy RLP17 (Rural Exceptions Housing) also allows for small sites for affordable housing within or adjoining villages as an exception to normal policies of restraint provided that they meet certain requirements in terms of meeting needs, having access to certain facilities and remaining affordable to subsequent occupiers.

### **Market housing within rural exception sites**

- 5.67 In normal circumstances a rural exception site will be solely for affordable housing. However, in exceptional circumstances, the Council will consider an element of market housing within a rural exception site in order to cross-subsidise affordable housing. For the purposes of this policy a 'market' home/dwelling/unit is any home/dwelling/unit which is not affordable housing as defined in the NPPF.
- 5.68 The number of affordable homes provided on a site should not exceed the proven need and the number of market houses proposed must be determined by submission of a robust viability assessment which shows the minimum number of market houses that would be required to make the scheme viable and therefore guarantee successful delivery of the affordable housing component. The viability assessment should meet the prescribed standards of the Council including ensuring that land values reflect the nature of an exception site. In no circumstances should the proportion of market dwellings exceed 30% of the overall dwellings on site. The Council will have any such viability assessment independently verified.
- 5.69 Where exception sites include market housing, the combined gross internal floor area of those market homes must not exceed the combined gross internal floor area of the rented homes that are affordable. It is envisaged that the average gross internal floor area of the market homes is unlikely to be less than that of the rented homes which are affordable, but in any case the number of market homes must not exceed the number of rented homes that are affordable.

## Viability Appraisal

- 5.70 The requirement for a viability assessment will help to maximise the delivery of affordable homes in relation to market homes. Exception sites which contain market homes but no rented homes that are affordable will not be permitted.
- 5.71 Exception sites which contain market housing must meet all their affordable housing provision on the development site, to demonstrate their viability and promote sustainable communities. Similarly, an exception site containing market housing must not be subsidised by another development seeking to make off site provision on the exception site, either through commuted sum or off site provision in kind.
- 5.72 Successful delivery of these exceptional schemes will require Section 106 agreements including trigger points linking the delivery of market homes to the delivery of affordable homes. These will not restrict the price or include residency restrictions for open market homes but will require the home to be occupied as the sole or principal residence of an owner-occupier or tenant. It may also restrict the future increase in floor area, directly or indirectly, where this would not be in line with the policy below.

### Policy RLP17 – Rural Exception Housing

Small sites for affordable housing may be permitted within or adjoining villages as an exception to normal policies of restraint provided that they:

- i) are justified by evidence of need from a local needs survey;
- ii) meet the needs for affordable housing of households who are currently resident, or have a local connection as defined in the Council's published housing allocations policy;
- iii) should have reasonable access to at least a basic range of services appropriate to the form of housing proposed;
- iv) have appropriate safeguards in place to ensure that the housing will remain affordable to successive occupiers in perpetuity.

Exceptionally the Council will consider provision of market housing as a means of cross subsidising affordable housing as part of a rural exception sites where:

- a) the provision of market housing to cross-subsidise the affordable housing is essential and proportionate; and
- b) the development meets the identified affordable housing requirement on site and not additional needs from elsewhere; and
- c) the land value for the affordable homes does not exceed the level that would have normally been paid for a rural exception site (to be confirmed by an independent valuer commissioned by the Council at the applicant's expense); and
- d) the land value for the market homes is not (adjusting for the size of the plot) 50% or more greater than the level that would normally have been paid for land on a rural exceptions site (to be confirmed by an independent valuer commissioned by the Council at the applicant's expense); and
- e) the proposal has not and will not receive any public subsidy for its development; and

- f) the site must be within, or immediately adjacent to, the Planned Limits of Development of a local service centre, a smaller service centre or a small village, as defined in Policy RLP3 and
- g) the internal floor area of the market homes does not exceed the internal floor area of the affordable homes that are affordable (sites with no rented homes that are affordable will not be permitted); and
- h) the number of market homes must not exceed the number of rented homes that are affordable; and
- i) the number of market homes must in no circumstances exceed 30% of the overall homes on the site; and
- j) the requirements of Policy RLP16 (Affordable housing) are fully complied with, accepting the principle of cross-subsidy allowed by paragraph 54 of the National Planning Policy Framework.

*Strategic objectives met:*

- 4. *Housing for everyone's needs*

## **Gypsies and Travellers**

- 5.73 Government Planning Policy for Traveller Sites (2015) is that local planning authorities should make their own assessment of the need for sites and that Local Plans should include fair, realistic and inclusive policies. They should set pitch targets for gypsies and travellers and plot targets for travelling showpeople, setting a 5 year supply of deliverable sites and identifying a longer-term supply of developable sites or broad locations for growth.
- 5.74 The Council has commissioned jointly with South Kesteven District Council, an assessment of the accommodation needs of Gypsies, Travellers and Travelling Showpeople in its area. Paragraph 9.31 of the Study notes that there are families within the study area who would like to increase the number of pitches and plot and/or number of caravans allowed per pitch or plot on existing site/yards and considers that the expansion of sites with adequate space would contribute towards meeting existing need. The report concludes that there is an overall shortfall in Rutland over the next 20 years of some 13 residential pitches for Gypsies and Travellers and 10 plots for Travelling Show People. It supersedes previous studies undertaken for the Council in 2012 and 2013. The need for 13 residential pitches does not take account of 4 additional pitches allowed in 2016 accommodated within an existing site to meet their need.
- 5.75 Given the future need in Rutland arises from the growth of existing families that are already resident in the County, the Council's approach will be to respond to those needs where they arise and the extension of existing sites should be considered before new sites are allocated. The Council will work with stakeholders to ensure that this need is met. Therefore the broad locations for future residential Gypsy and Traveller sites in Rutland should reflect the existing location of sites and the nearest most sustainable settlements.
- 5.76 The Council has previously adopted a criteria-based policy towards sites for gypsies and travellers and this has been successful in ensuring that sufficient sites have come forward to meet the need for sites for gypsies and travellers

that has been identified. As such, It is likely that the majority of the need for gypsies and travellers and travelling show people will be met through planning applications

- 5.77 The purpose of Policy RLP18 is to set out the overall numbers of pitches and plots to meet the identified need within Rutland for gypsies, travellers and travelling showpeople, and to set out a criteria-based policy for use in the assessment of potential sites.

#### **Policy RLP18 – Gypsies and travellers**

The Council will seek to meet the following targets for the period 2016-2036 identified in the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment 2016:

- 13 residential pitches for Gypsies and Travellers
- 10 plots for Travelling Show People

Proposals for sites to meet the identified need will be permitted provided the following considerations will be taken into account:

- a) in the case of permanent sites, there should be reasonable and convenient access to schools, medical services, shops and other community facilities;
- b) the site should be well located and provide safe and convenient vehicular, pedestrian and cycle access and adequate parking, and not result in a level of traffic generation which is inappropriate for roads in the area;
- c) the impact on landscape character and/or sites/areas of nature conservation value including the internationally designated nature conservation site of Rutland Water;
- d) the site must provide adequate on-site facilities for parking, storage, play and residential amenity (including basic essential services);
- e) the site should not be unacceptably visually intrusive nor detrimental to amenities of adjacent occupiers;
- f) adequate levels of privacy and residential amenity for occupiers should be provided.

*Strategic Objectives met:*

*4: Housing for everyone's needs*

#### **Mobile Homes and Residential Caravans**

5.78 It is recognised that mobile homes and residential caravans can make a contribution towards meeting housing need, particularly for low cost accommodation. Such development can however detract significantly from the quality of the local environment and it is therefore important that they are appropriately located and subject to environmental safeguards.

5.79 Proposals for the stationing of mobile homes and residential caravans will be assessed in the same way as proposals for new dwellings.

## 6. Employment and Economic Development



## 6. Employment and Economic Development

- 6.1 The Local Plan aims to meet the objectives of the Council's Economic Growth Strategy (2014-2021) to achieve strong and sustainable local economic growth in Rutland. It also seeks to take account of the aims of national guidance by ensuring that well located, good quality employment land which is attractive to businesses is allocated in appropriate, accessible and sustainable locations. This Local Plan is both aspirational and realistic in supporting job creation and prosperity by taking a positive approach to sustainable local economic growth.
- 6.2 National policy requires planning policies to encourage sustainable economic growth and should not act as an impediment to it. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of businesses and support an economy fit for the 21st Century. Rutland has extensive rural areas and the NPPF recognises that planning policies should support economic growth in rural areas in order to promote a strong rural economy.
- 6.3 Rutland forms part of the Greater Peterborough functional economic area which is aligned to the Strategic Housing Market Area covering the local authorities of Peterborough, South Holland, South Kesteven and Rutland. This area in turn forms part of the Greater Cambridge and Greater Peterborough Local Enterprise Partnership (GCGP LEP).
- 6.4 The Economic Growth Strategy for Rutland highlights an approach to economic growth based on four key principles:
- Principle 1:** To play to our strengths, building on the area's wealth of natural, cultural, leisure and heritage assets;
- Principle 2:** To maximise public and private investment outcomes;
- Principle 3 :** To encourage sustainable growth whilst still retaining Rutland's unique characteristics and high quality of life; and
- Principle 4 :** To recognise and support actions for sustainable growth at a community level.
- 6.5 The strategy outlines four thematic areas used to summarise the key challenges set out in the local issues section below, with a key objective for intervention within each theme, as follows: each is set out below:
- Theme 1: Enterprise and Innovation** To retain, attract and grow successful businesses;
- Theme 2: Education, Employment and Skills** To maximise prosperity for all;
- Theme 3: Land, Development and Infrastructure** To provide the right physical environment for sustainable growth; and
- Theme 4: Inward investment** To raise the profile of Rutland as a place to visit and do business.
- 6.6 Rutland has remained relatively resilient during the last recession and there are considerable strengths and opportunities to build on. However in order to ensure a sustainable growth to the local economy there is a need for the

County to succeed in retaining, growing and attracting new, creating new jobs and securing inward investment.

6.7 The Employment Land Assessment Update (January 2016) assessed the supply, need and demand for employment land and premises in Rutland. Its key recommendations are:

- that the County needs an additional 29.09 ha of land to 2036 and includes 9.85 as a five year “buffer” beyond the plan period;
- there is a need to protect its employment sites from non-employment uses, such as housing or retail;
- that the Council should designate seven key employment sites and areas to be Safeguarded for B Class Uses and other employment uses;
- there is an identified need for further start-up and micro business accommodation, particularly to meet workshop and storage needs; and
- that the Council should review and monitor the employment land and premises position and undertake the study again in about three years, as 2036 is a long time in the future and much will happen before then.

6.8 The recommendations of the study have been used together with the County’s objectives and aspirations to establish realistic and deliverable targets for new employment land supply. The Local Plan aims to ensure that there is sufficient employment land available in the right places to support a strong and growing economy. The plan also aims to provide flexibility and choice to the market in seeking to facilitate high levels of growth, capitalising on the strengths and opportunities in Rutland. Overall, the employment policies aim to meet the following objectives:

- Provide choice to the market so that business and job growth is not constrained by the lack of suitable available sites;
- Making it easier for key growth sectors and growing businesses to achieve their potential;
- Encouraging new inward investment as well as the growth of indigenous businesses;
- Supporting innovation and enterprise.

6.9 There is a need to ensure a continuous supply of general employment land to provide a choice of sites in terms of size, quality and location and to safeguard the existing industrial estates and employment areas that are important for providing local jobs and for sustaining the local economy and the wider community in the county. The Employment Land Review (2016) identified a number of Key Employment sites which should be retained. Local Plan seeks to make better use of existing employment land and encourage redevelopment and intensification of general employment uses when suitable sites become available.

6.10 The spatial strategy for employment development aims focus economic development on the towns and local service centres and to capitalise upon the eastern part of the County’s location adjacent to the A1 strategic transport corridor. The Local Plan seeks to maintain high levels of employment and a

thriving local economy that would be consistent with the Council's 20-year vision and the Strategic aims and objectives.

### Sites for Employment

- 6.11 The Local Plan seeks to build on the healthy rate of business formations and the number of small firms in the county. Small firms and the highly skilled, knowledge based businesses, which tend to have a low environmental impact are likely to be most appropriate for the market towns and local services centres where possible taking advantage of existing buildings and previously developed land. There are very few large employers based in the County. These tend to be concentrated in Oakham which is considered the most appropriate location within the County for such development. The County boundary with the neighbouring town of Stamford in Lincolnshire is formed in part by the A1. The Employment land review encourages the County to recognise the potential for strategic employment development within the A1 corridor. Land alongside the A1 within Rutland but adjoining Stamford may be considered suitable for a strategic employment uses.
- 6.12 Sites identified for general employment development will help to meet the needs of local businesses, business start-up and relocations of businesses. The Local Plan aims to ensure that there is sufficient employment land available in the right places to support a strong and growing economy. The plan also aims to provide flexibility and choice to the market in seeking to facilitate high levels of growth, capitalising on the strengths and opportunities in Rutland.

**Table 2: Employment requirement in Rutland, 2015-36**

<b>Requirement (hectares)</b>	
Local Plan Additional Employment land requirement 2015-2036 (*)	29.09
Net completions 2015-2012	3.11
Existing commitments at 1 <sup>st</sup> April 2016 (**)	0.57
<b>Remaining requirement 2015 - 2036</b>	<b>25.41</b>

*\*Additional requirement assumes that seven key employment sites and areas are safeguarded for B class uses and other employment uses which achieve economic enhancement*

*\*\*Existing commitments including outstanding permissions and sites under construction as 1<sup>st</sup> April 2016 from Rutland County Council monitoring.*

#### **Policy RLP19 – New provision for industrial and office development and related uses**

The following sites are proposed for new B1, B2 and/or B8 uses and/or redevelopment of for B1, B2 and/or B8 uses over the plan period as shown on the Policies Map:

OAK/13 Land to northeast of Oakham off Burley Road (part of mixed use development) (up to 7.5ha for employment)

GRE/01	Land at Greetham Quarry (part of mixed use site) (up to 17.5 ha for employment)
UPP/02	Land at Uppingham Gate, Uppingham (6.8 ha.)
KET/11	Land at Pitt Lane, Ketton (1.4 ha.)

Support will also be given to proposals for:

- a) office development within the town centres where it is appropriate to the scale and role of the centres in the settlement hierarchy.
- b) the redevelopment and intensification of existing low density, underused or poor quality employment sites for higher value employment uses (B1, B2, B8) uses will be supported, particularly in the towns and local services centres.

*Strategic objectives met:*  
*7: Strong and diverse economy*

### **Policy RLP20 – Expansion of existing businesses and protection of existing employment sites**

The expansion of existing businesses will be supported, provided that:

- existing buildings are re-used where possible;
- vacant land on existing employment sites is first considered;
- the expansion does not conflict with neighbouring land uses;
- the expansion will not impact unacceptably on the local and/or strategic highway network; and
- the proposal will not have an adverse impact on the character and appearance of the area and/or the amenities of neighbouring occupiers.

The following key employment sites and areas will be safeguarded for B Class uses and other employment generating uses which achieve economic enhancement of the County:

1. Hanson Cement Works, Ketton
2. Market Overton Industrial Estate, Market Overton
3. Oakham Office Park, Oakham
4. Oakham Enterprise Park, Oakham
5. Pillings Road Industrial Estate/Lands End Way, Oakham
6. Uppingham Gate, Uppingham
7. Wireless Hill, South Luffenham.

Proposals for non-employment generating uses on other existing areas of employment will only be supported where it is demonstrated that:

- the site is vacant and no longer appropriate or viable as an employment site;
- redevelopment will deliver wider regeneration benefits;
- an alternative use would not be detrimental to the overall supply and quality of employment land within the County; or
- an alternative use would resolve existing conflicts between land uses.

*Strategic objectives met:*  
*7: Strong and diverse economy*

## The Rural Economy

- 6.13 Many of the traditional rural industries have declined and the range of local employment opportunities is limited. Traditional rural employment in agriculture, forestry and horticulture accounts for less than 1% of employment in the county. These uses, however, have a substantial impact on the quality of the landscape of the area. The military base, prisons, minerals and waste industries also impact on the rural economy and local environment.
- 6.14 The NPPF recognises the need to support sustainable growth and businesses in rural areas, and also that diversification into non-agricultural use is vital to ensure the continuing vitality of rural areas. Local authorities are encouraged to establish criteria to be applied to planning applications for farm diversification, and to support diversification for business purposes. The size and impact of such schemes should remain in-keeping with their rural location.
- 6.15 The Plan aims to support the economy of rural areas by allowing the re-use of suitable rural buildings for employment uses which are appropriate to a rural area, including farm diversification. Economic development in the countryside should be of scale and type that reflects its surrounding.
- 6.16 Rural economic development will be focused on the needs of existing rural businesses. New development for small scale employment proposals as well as essential community infrastructure will be directed towards the local services centres and smaller services centres where possible taking advantage of existing buildings and previously developed land. The economic prosperity of rural areas influences the quality of the environment, and the quality of the local environment attracts businesses to the area. It is important that any development which takes places should maintain the environmental qualities of the countryside.
- 6.17 The Plan generally supports the principle of development which contributes to the rural economy provided it is in the right location and at an appropriate scale and nature. In many cases rural business uses can be the best alternative use for existing buildings in the countryside and villages. Subject to the criteria of detailed policies the following uses will generally be considered appropriate in the rural parts of the County:
- a) agricultural, horticultural, equestrian and forestry enterprises and farm diversification projects (Policy RLP6);
  - b) the provision of a steady and adequate supply of minerals and spatial strategy for minerals development;
  - c) waste management development as set out in Policies RLP55, RLP56 & RLP57;
  - d) improvement and expansion of existing businesses (Policy RLP20);
  - e) small scale developments for employment purposes in the local services centres and smaller services centres;
  - f) the conversions and re-use of appropriately located and suitably constructed rural buildings in the countryside;

- g) support the local delivery of services and retention of local shops and public houses.

#### **Policy RLP21 – The rural economy**

Proposals for the expansion of existing businesses and proposals for new employment-generating uses within or on the edge of Local Service Centres will be supported, provided that:

1. the scale of the proposal is appropriate to its location, and
2. it will not have an adverse impact on the character and setting of the village; and
3. it will not negatively impact on neighbouring land uses through visual, noise, traffic or pollution impacts.

In other locations, rural diversification proposals will be supported where it can be demonstrated that it:

- i. is necessary to meet the needs of farming, forestry, recreation, tourism or other rural enterprises; and
- ii. has an essential requirement for a rural location; and
- iii. is demonstrated that the proposal will help to support or regenerate a sustainable rural economy; or
- iv. supports the local delivery of services and retention of local shops and pubs; or
- v. involves the conversions and re-use of appropriately located and suitably constructed rural buildings in the countryside (adjacent or closely related to the towns, local services centres and smaller services centres) for employment-generating uses.

*Strategic objectives met:*

*8. Rural economy and communities*

#### **Agricultural, Horticultural, Equestrian and Forestry Development**

#### **Policy RLP22 – Agricultural, horticultural, equestrian and forestry development**

Within the countryside and the Planned Limits of Development of the designated towns and villages, development comprising new agricultural, horticultural, equestrian and forestry buildings and structures will only be acceptable where:

- a) it is not unduly prominent, particularly on the skyline, and will not detract from the appearance of the street scene or the landscape;
- b) wherever possible it is well integrated with existing buildings;
- c) it will not lead to an increase in pollution, through for example, the disposal of effluent;
- d) it will not have any undue adverse effect on residential amenity in terms of noise, dust, smell or disturbance;
- e) no undue disturbance will arise from vehicular movements;
- f) an adequate, safe and convenient access will be provided;
- g) it will not be detrimental to environmental and highway considerations generally; and

- h) it will have no adverse impact on biodiversity, habitats and species.

*Strategic objectives met:*

6. *Rural economy and communities*

## **Tourism**

- 6.18 The visitor economy is an important sector of Rutland's local economy. The County attracts over 1.7 million visitors a year, generating over £113 million and supporting 1,600 jobs. In addition to major attractions, the rural parts of the County provide attractions through walking and cycling routes, waterways, and other varied attractions. Policy RLP23 seeks to encourage the sustainable growth in the County's visitor economy. To help deliver the Government's Tourism Strategy; Delivering a Golden Legacy: a growth strategy for inbound tourism 2012, it is important to support sustainable rural tourism and leisure developments where these will benefit rural businesses, communities and visitors and enrich the character of the local area.
- 6.19 The market towns of Oakham and Uppingham, the numerous stone-built villages, the attractive countryside and Rutland Water combine to make Rutland a desirable destination to visitors. Tourism is already an established part of the local economy and in 2008 it accounted for about 1,600 full time jobs in Rutland which serviced about 1,700,500 visitors.
- 6.20 Employment related tourism in Rutland includes a wide range of activities catering for visitors including overnight accommodation (e.g. hotels, bed and breakfast, self-catering establishments and camping and caravan sites), pubs and restaurants, visitor attractions and Rutland Water which provides sailing, fishing, walking, cycling and bird watching facilities. In addition, Oakham and Uppingham with their historic character, weekly markets and other retail attractions contribute to the local tourism economy.
- 6.21 The Council's Tourism Vision 2016-2019 identifies tourism as a sector of the local economy which is capable of increasing economic growth all year round by attracting a range of different types of visitors throughout the year. It acknowledges the need to increase the number of permanently employed staff in tourism jobs and to raise the profile of jobs in tourism.
- 6.22 The Council supports high quality, tourism development in Rutland in the most sustainable locations which optimise and respect the benefits of Rutland's heritage and the character of its building and landscape. This will be achieved by supporting the tourism role of Oakham and Uppingham through the retention and improvement of existing visitor facilities and attractions and the provision of new facilities and services in sustainable locations. Tourism development that meets these requirements and encourages the extension of the tourist season throughout the year will be particularly supported. Recreation and tourism development in the vicinity of Rutland Water is addressed in Policy RLP24.

### **Policy RLP23 – Local Visitor Economy**

Proposals which support the local visitor economy, which are in accordance with the Locational Strategy of Policy RLP3, will be supported where they:

- a) Make provision for visitors which is appropriate in use and character to Rutland's settlements and countryside;
- b) support the enhancement of existing tourist and visitor facilities;
- c) support the retention and enhancement of existing overnight accommodation and the provision of new overnight accommodation;
- d) provide new tourism provision and initiatives in Oakham and Uppingham and villages which would also benefit local communities and support the local economy.

New tourism development of an appropriate scale and use which utilises existing historic buildings in the countryside (adjacent or closely related to the towns, local services centres and smaller services centres) while respecting their character will also be supported.

*Strategic objectives met:*

*7. Strong and diverse economy*

*8. Rural economy and communities*

### **Rutland Water**

- 6.23 Rutland Water is an important reservoir providing water supplies to the East Midlands and areas to the south and east. It is an internationally important site for nature conservation with a major role as a recreational facility with importance for tourism and the local economy.
- 6.24 The reservoir and its immediate surrounds has been designated a Site of Special Scientific Interest, a RAMSAR site and Special Protection Area with national and international importance for passage and breeding waterfowl. As such, it receives statutory protection and any development will be subject to strict controls to ensure that it does not adversely affect the integrity of the site.
- 6.25 It also plays a major role in providing recreational activities, of both a passive and active nature, such as sailing and water sports, walking, cycling, bird watching and picnicking and it is recognised that some limited development may be needed to support this role.
- 6.26 The NPPF requires that planning policies should recognise the hierarchy of international, national and locally designated sites of importance for nature conservation. It also seeks to promote a strong rural economy by supporting the sustainable growth and expansion of rural business. This includes supporting rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors and which respect the character of the countryside.

- 6.27 Policy RLP24 sets out the overall approach to development around Rutland Water. This permits small scale development within the five defined recreation areas and the wider Rutland Water area for certain specified uses related to the enjoyment of Rutland Water or for operational uses. The policy states that caravan and camping sites will not be acceptable outside the defined recreation areas.
- 6.28 A wider “Rutland Water Area” is also defined comprising the reservoir and its immediate surroundings where small scale new recreation, sport and tourist facilities developments are limited to those essential for nature conservation or fishing or essential for operational requirements of existing facilities and subject to requirements in terms of location, scale, design and landscape impact.
- 6.29 Camping and caravanning activities are seen to be potentially damaging to the character and setting of Rutland Water and are not permitted in the wider Rutland Water Area nor in the defined Barnsdale or Whitwell Recreation Areas.
- 6.30 The whole of the Rutland Water Area including the defined Recreation Area is also within the countryside as defined in the Local Plan and will be subject to policies relating to development in the countryside (see Policy RLP6). Any development will therefore need to respect the character of this sensitive countryside location.

#### **Policy RLP24 – Rutland Water**

Development in the defined Rutland Water Area will be carefully designed and located to ensure that it respects the nature conservation features of this internationally important site and does not have an adverse impact on the landscape and wildlife interests and the general tranquil and undisturbed environment of Rutland Water.

New development will be limited to small scale recreation, sport and tourist uses within the five defined Recreation Areas.

In all cases it will need to be demonstrated that the development within the designated Recreation Areas would:

- a) be in keeping with its surroundings in terms of its location, scale, form and design and would not detract from the appearance of the shoreline and setting of Rutland Water;
- b) not be incompatible with other uses of land and leisure activities;
- c) not be detrimental to the special nature conservation interests of Rutland Water (including the conservation objectives for the RAMSAR site, Special Protection Area and Site of Special Scientific Interest and the requirements of the Habitats Regulations);
- d) not be detrimental to local amenity including the impact of an unacceptable increase in the amount of car travel, parking and congestion in the Rutland Water Area; and
- e) not be detrimental to highway considerations.

New construction should be modest in scale and existing buildings utilised wherever possible and appropriate, particularly those of architectural or historic interest or of environmental value.

Outside the five defined recreation areas, new development will be restricted to small scale development for recreation, sport and tourism facilities only where essential for nature conservation or fishing or essential for operational requirements of existing facilities and subject to it being appropriate in terms of location, scale, design and impact on the landscape.

Caravan and camping sites will not be acceptable outside the defined recreation areas and only within the defined recreation areas where appropriate to the area in terms of its scale, location and impact on the surrounding area.

Minerals development, which is likely to have an unacceptable adverse impact on the environmental and recreational value of Rutland Water and its setting and the supply of water from the reservoir, will not be permitted unless the reasons for development outweigh the likely adverse impact, taking into account the requirements of relevant legislation and guidance. In all cases, applications will be subject to the most rigorous examination.

*Strategic objectives met:*

*5. Healthy and socially inclusive communities*

*11. Natural and cultural environment*

### **Eyebrook Reservoir**

- 6.31 Eyebrook Reservoir lies on Rutland's southern border and straddles the boundary with Leicestershire County and Harborough District Councils. It is designated as a Site of Special Scientific Interest and therefore has statutory protection.
- 6.32 Policy RLP25 sets out the criteria that will apply to help protect the nature conservation interests and the setting and the shoreline of the reservoir and other considerations. The Council also recognises the need to co-ordinate policy and site management with Harborough District Council in Leicestershire to ensure a complementary approach is secured for the wider Eyebrook Reservoir Area.

### **Policy RLP25 – Eyebrook Reservoir Area**

Only small scale recreation, sport and tourist facilities will be acceptable at Eyebrook Reservoir subject to them being closely associated with the existing leisure activities of the area and not detracting from the setting and shoreline of the reservoir and environmental, amenity and highway considerations.

Development must not be detrimental to the special nature conservation interests of Eyebrook Reservoir (including the conservation objectives for the Site of Special Scientific Interest and Regionally Important Geological Site).

Caravan and camping sites will not be permitted.

*Strategic objectives met:*

*11. Natural and cultural environment.*

**Caravan and Camping Sites, Lodges, Log Cabins, Chalets and similar forms of Self-Serviced Holiday Accommodation**

- 6.33 There continues to be considerable demand for camping and caravanning facilities in Rutland, as evidenced by enquiries to Rutland Tourism, particularly in locations well related to Rutland Water. Whilst such development can provide a welcome form of accommodation for tourists and other visitors to the area, it can have a major impact on the local environment, visual amenity and on levels of car usage in the local area.
- 6.34 Policy RLP24 (Rutland Water) makes it clear that caravan and camping sites will not be acceptable within the defined Rutland Water Area except in the five defined recreation areas subject to such development being appropriate to the area in terms of its scale, location and impact on the surrounding area. The policy provides further general planning guidance on development within the five defined Rutland Water Recreation Areas. Policy RLP25 (Eyebrook Reservoir Area) makes it clear that caravan and camping sites will not be acceptable within the defined Eyebrook Reservoir Area.
- 6.35 As the nature of holidays has become more diverse in terms of location, season and duration there is some evidence of an increasing demand for self-catering accommodation in the Rutland area. Some of this is provided by new or conversion/change of use of existing permanent buildings.
- 6.36 In the countryside there is some evidence of increased demand for self-catering accommodation in static holiday caravans, camping and holiday lodges, cabins, chalets or similar buildings or structures not designed as appropriate for use as permanent residences. Adequate planning policies to manage proposals for caravan and camping sites are in place at Policy RLP26 (Caravan and camping sites) read in conjunction with Policy RLP7 (Non-residential development in the countryside).
- 6.37 Whilst similar policy guidance is required for holiday lodges or similar buildings or structures, there may be scope for limited new development in locations well related to an existing tourism/recreation facility such as fishing lakes, golf courses etc.

**Policy RLP26 – Caravans, camping, lodges, log cabins, chalets and similar forms of self-serviced holiday accommodation**

In areas outside the Rutland Water and Eyebrook Reservoir Areas, Lodges, Log Cabins, Chalets and similar forms of self-serviced holiday accommodation will only be acceptable where:

- a) provision is made to minimise disruption and prevent pollution;
- b) they are well related to an existing tourism attraction or recreation facility;
- c) they are located with convenient access to supporting facilities;
- d) they would not result in an unacceptable increase in the amount of car travel;

- e) they are not detrimental to environmental, amenity and highway considerations; and
- f) they are not detrimental to visual amenity and the appearance of the landscape.

*Strategic objectives met:*

*8. Rural economy and communities*

*11. Natural and cultural environment*

## **Town Centres and Retailing**

- 6.38 The NPPF includes the principles of retail and town centre development set out in the 'Ensuring the vitality of town centres' section. Paragraph 23 continues the 'town centre first' principle which recognises centres as being at the heart of communities. It requires planning policies to positively promote competitive town centre environment.
- 6.39 The main town centre uses considered suitable for Oakham and Uppingham town centres based on the NPPF definition include retail & leisure development.
- 6.40 The NPPF directs the development of retail and other town centre uses towards town centres in the first instance, and for development outside town centres compliance with the sequential and impact 'tests' needs to be demonstrated. Any new applications for retail or other town centre uses on the edge of, or outside of, the defined town centres in the County should therefore demonstrate that there are no sequentially preferable sites available, and that no 'significant adverse' impacts will arise on existing defined centres.
- 6.41 The NPPF requires local planning authorities to identify a range of suitable sites to meet the scale and type of retail (and leisure, commercial, office, tourism, cultural, community and residential development) needed in town centres. Where town centre sites are not available, then appropriate edge of centre sites should be identified for main town centre uses (paragraph 24).
- 6.42 The Local Plan sets out the retail hierarchy in line with government guidance and the strategic objectives in order to develop vibrant and prosperous market towns and villages and support sustainable communities with locally accessible services.
- 6.43 The vitality and viability of Oakham and Uppingham town centres will need to be maintained and enhanced. The identification of additional comparison floorspace is necessary to protect the town centres whilst securing additional retail development in order to provide local residents with an improved retail offer, reduce leakage of retail spending and improve the local economy commensurate with the level of housing growth proposed in the Local Plan.
- 6.44 Local neighbourhood shops are important in providing for the day-to-day needs of local communities in both urban areas and rural villages. Typically these include a small range of shops of a localised nature such as a small convenience store and newsagent. These existing uses will be protected and

where a need is established, new shops to meet day to day needs within communities will be supported.

- 6.45 A [Retail Capacity Assessment Update \(2016\)](#) was undertaken for Rutland which will form part of the evidence base for the Local Plan Review. The report updated the previous retail capacity evidence base undertaken in 2010 and 2013 and provided an updated assessment of the vitality and viability of the two main centres of Oakham and Uppingham and the quantitative and qualitative ‘need’ for additional floorspace in the County over the period to 2036.

### **Town centre strategy**

- 6.46 The town centre strategy for Rutland aims to provide a high quality shopping ‘experience’, maximising the benefits of tourist trade, and improving the mix of retail and non-retail outlets to increase length of stay and spend.
- 6.47 The towns of Oakham and Uppingham should promote unique attractions such as their heritage assets, historic buildings and cultural features which can differentiate a centre and improve its attractiveness. To ensure that the town centres have a viable function moving forward they must provide an attractive shopping and leisure experience.
- 6.48 Both Oakham and Uppingham town centres are well-positioned to take advantage of this trend (particularly Oakham with its proximity to Rutland Water). The growth of the café/restaurant sector is important to the future vitality and viability of the town centre but this should not come at the expense of its core shopping function.
- 6.49 A wider strategy must deliver a mix of town centre uses to enhance the attraction of a centre, and increase frequency of visit and dwell time. A vital component of this will be making town centres as accessible as possible, with improved and affordable car parking, as well as investment in public realm and place marketing initiatives.
- 6.50 New retail development will be directed to the Oakham town centre area allowing it to develop and strengthen its role as the principal comparison shopping destination in the county. A variety of town centre uses will be encouraged, including food and drink, leisure, and cultural uses that add to the liveliness, attractiveness, and economic resilience of the centre.
- 6.51 This strategy allows for the retail needs to be met on sites in or close to the edge of the existing retail centre of Oakham town centre, through the identification of sites on the edge of the town centre to accommodate additional comparison goods development of an appropriate scale along with a bulky goods-format allocation in an out-of-centre location.
- 6.52 The strategy does not preclude development opportunities from coming forward in Uppingham, but any schemes will be expected to be relatively small-scale appropriate to the role and function of the town, and should not detract from the focus of the strategy being on Oakham as the higher-order centre.

- 6.53 Given the small size of Oakham and Uppingham all planning applications upwards of 500 m<sup>2</sup> for proposed retail developments in edge and out-of-centre locations will be required to undertake an Impact Assessment. The assessment will be in accordance with the NPPF and examine the impacts of the proposal on the existing town centre.
- 6.54 The Council has a corporate priority to ensure the market towns are vibrant and attractive to both residents and visitors. Oakham, is for the most part, an attractive town centre and the historic quality of the centre should be preserved and enhanced where possible.
- 6.55 There are clear opportunities for improvement in certain parts of the town centre such as the West End of the town centre. Improvements in order to enhance footfall and improve the gateway to the town centre for those arriving by rail. Improvements could include enhancements of the public realm, such as paving, as well as enhancements to shopfronts. There is a particular need to improve the gateway to the centre at the Melton Road/Station Road junction, which could incorporate improved pedestrian crossing facilities and better directional signage leading visitors to the town centre.
- 6.56 Elsewhere in the town centre, there is an opportunity for the improvement of the environmental quality and overall vitality and viability of the Gaol Street area. This area appears to be suffering from a decline in pedestrian footfall and has a number of vacant units, but plays an important role in linking the High Street with the Tesco store on South Street. As one of the few pedestrianised areas in the town centre there is scope for the development of a 'café culture' with pavement seating in this area, and planning applications for the development of Class A3 / A4 uses along Gaol Street / Knight's Yard should be supported. Planning applications for Class A5 (hot food takeaway) uses should be resisted.
- 6.57 Commercial leisure uses, particularly cafes and restaurants, are making an increasingly important contribution to the vitality and viability of Oakham and Uppingham town centres, and applications which seek to further enhance provision should be supported in principle. Support will be given for suitable planning applications for residential or office purposes above ground floor retail level and for the development of an 'evening economy' including complementary leisure uses such as cafés and restaurants in order to diversify the offer of the centres and support the vitality and viability outside of retail trading hours.
- 6.58 In assessing development that will impact on the shop fronts in Rutland, the Council will have regard to the Council's SPD (March 2015) on shops fronts including signs and shop security and any subsequent updated guidance on this issue.

### **Policy RLP27 – Town centres and retailing**

The vitality and viability of the town centres will be maintained and enhanced so that they continue to provide the focus for a range of retail, leisure and business uses.

Main Town Centre uses will be supported where they are located in accordance with the retail hierarchy:

- Oakham: Main Town Centre – serving the whole of Rutland
- Uppingham: Town centre – serving the wide surrounding rural catchment

Where such developments cannot be identified within the defined town centres a sequential approach will be followed with preference given first to sites on the edge of the defined town centres prior to the consideration of out-of-centre sites.

Proposals for all town centre and retail uses should:

- a) Support the vitality and viability of the defined town centres.
- b) Support the ‘evening economy’ and complementary leisure uses outside the primary shopping frontage.
- c) Demonstrate they will not have an adverse impact on the town centre through an Impact Assessments (for retail proposals of 500m<sup>2</sup> gross or more and for town centre uses outside of the defined town centres).
- d) Consider the use of upper floors above shops and commercial premises for residential or office purposes.
- e) Demonstrate good shop front design in accordance with the Council’s adopted Shop Front Design Guide.

*Strategic objectives met:*

- 2. Vibrant and prosperous market towns*
- 7. Strong and diverse economy*
- 10. Town centres*

### **Town centre areas, primary and secondary shopping frontages**

6.59 The NPPF states that local planning authorities should pro-actively promote competitive town centre environments that provide customer choice and a diverse retail offer. The NPPF also advises that policies should identify and map the extent of the town centres and primary shopping areas and primary shopping frontages in designated centres and set policies that make clear which uses will be permitted in such locations.

6.60 Policy RLP27 sets the overall approach to town centres and retailing which is intended to ensure the vitality and viability of the town centres is maintained and enhanced so they continue to provide a range of retail, leisure and business uses.

- 6.61 The Policies Map defines the extent of the Oakham and Uppingham town centre areas and identifies primary shopping frontages where loss of retail floor space for other purposes would be opposed where it would contribute to damaging the vitality and viability of the town centre.
- 6.62 In line with the recommendations of the Retail Capacity Assessment Update (2016), the Main Town centre uses should be maintained and enhanced through the primary shopping area policy and as such no further changes are warranted to the primary and secondary shopping frontages in Oakham. The study does however recommend that the area of High Street West and Queen Street, Uppingham allocated as primary shopping frontage in the Site Allocations and Policies DPD, should be designated secondary shopping frontage. This area is not currently included as secondary shopping frontage in the Uppingham Neighbourhood Plan. The study considers the change of use away from class A1 retail use in these two areas would not be detrimental to the overall vitality and viability of Uppingham town centre.
- 6.63 Given the Retail Capacity Assessment post-dates the Neighbourhood Plan it is considered appropriate to use this more recent evidence to determine the shopping frontages included in this new local plan and referred to in policy RLP28. The three units on the eastern side of Queen Street at its junction with High Street East should also be added to the secondary shopping frontage. It is considered the change of use away from class A1 retail use in these two areas would not be detrimental to the overall vitality and viability of the town centre.
- 6.64 Policy RLP28 provides detailed guidance on the extent to which non-retail uses may be permitted in the primary and secondary shopping frontages. Proposals involving a change of use of ground floor premises in the primary shopping frontage must complement the retail offer and should not lead to an over dominance of non-retail uses or 'dead' frontage, which would detract from the overall retail experience in the central part of the town centres. It is important to manage the proportion of non-A1 uses in the primary shopping frontage to ensure that they support, and do not come to dominate, the predominantly A1 retail function of this area. The policy therefore requires development proposals to consider whether the proposed use would form an adverse cluster of non-retail A1 uses.
- 6.65 In assessing whether a proposed development will result in an adverse cluster of non-retail A1 uses under criterion a) above, the Council will have regard to the use of three units either side of the proposal. Where a proposal would result in more than two units of the seven being non-retail A1 uses it will not be permitted. This approach will maintain its attractiveness as an accessible shopping destination that contributes to the vitality and viability of the town centre.
- 6.66 Non-retail A1 uses (see Glossary) which may be appropriate in the primary shopping frontage are banks, building societies and other financial services covered by A2 Use class, A3 uses such as restaurants and cafés, some A4 and A5 uses such as public houses and hot food takeaways which complement the function of the area and do not compromise the amenity of surrounding residents. Outside of A Use Class, other main town centre uses

will usually be more appropriate elsewhere within the town centre boundaries where a more diverse mix of uses is encouraged.

### **The Implications of changes to permitted development**

- 6.67 The Town and Country Planning (General Permitted Development) (England) Order 2015 has introduced greater flexibility to enable a more straightforward change of use within shopping frontages. Of particular relevance, the amendments allow permitted change from retail premises (A1) to financial services (A2), and restaurants and cafes (A3) without a time limit on that change of use. The move is designed to reduce vacancies on high streets. This may have implications on Policy RLP27.
- 6.68 The Council's policy framework has effectively protected and enhanced the primary shopping area in recent years. If it is considered the permitted development changes of use are having a detrimental impact on the primary shopping frontages i.e. the dilution of A1 uses underpinning footfall and connectivity across the town centres then the Council may consider the use of Article 4 directions necessary to assist in the protection of primary shopping frontages for Oakham and Uppingham town centres to prevent such a change of use where considered inappropriate and harmful to the vitality and viability of the shopping frontage.
- 6.69 In assessing development that will impact on the shop fronts in Rutland, the Council will have regard to the Council's SPD (March 2015) on shops fronts including signs and shop security and any subsequent updated guidance on this issue.

### **Policy RLP28 – Primary and secondary shopping frontages**

#### **Primary shopping frontages**

The Council will manage the primary shopping frontage by maintaining predominantly A1 retail uses.

Proposals for non-retail A1 uses in the primary shopping frontages will only be permitted where it is demonstrated that the proposal:

- a) will not result in an adverse cluster of non-retail A1 uses in the primary shopping frontage;
- b) will retain a 'shop-like' appearance with an active frontage;
- c) will not harm the predominantly retail character of the primary shopping frontage, and
- d) will provide a direct service to the public.

#### **Secondary shopping frontages**

The Council will manage secondary shopping frontages by maintaining predominantly A Class retail uses.

Proposals for non A class uses in secondary shopping frontages will only be permitted where it is demonstrated that the proposal:

- e) will not harm the predominantly retail character of the secondary shopping frontage.

*Strategic objectives met:*

2. *Vibrant and prosperous market towns*  
7. *Strong and healthy economy*  
10. *Town centres*

**Sites for retail development**

- 6.70 The Retail Capacity Assessment (April 2016) updated the retail capacity figures for Rutland.

**Convenience Goods Floorspace Requirement**

- 6.71 There is very limited quantitative 'need' for new convenience goods floorspace, with a negative requirement up to 2030 and a requirement for only 100 sq.m net at 2036. However, applications which seek to develop further convenience goods provision (either extensions to existing stores or provision of new retail facilities) may be supported in principle provided that proposals are of an appropriate scale and can demonstrate compliance with relevant national policy 'sequential' and 'impact' tests.

- 6.72 There is a qualitative need to improve convenience goods provision in Uppingham, to reduce the amount of convenience goods expenditure which is spent outside the town and facilitate more sustainable patterns of shopping. There is support for the development of further convenience goods floorspace in Uppingham.

**Comparison Goods Floorspace Requirement**

- 6.73 The updated study identifies that up to an additional net 4700 m<sup>2</sup> net comparison goods floorspace may be required by the end of the plan period (2036) this should be directed towards Oakham town centre in the first instance. It is important that any new development is of a scale appropriate to the role and function of the town as a small market town. Applications for retail development of an appropriate scale in Oakham town centre should be considered on the merits of the application.

- 6.74 Uppingham is unsuitable for development of a significant scale for comparison goods due to its more limited size and has less opportunity for development in the town centre. However, applications for retail development of an appropriate scale in Uppingham town centre should be considered on the merits of the applications.

- 6.75 The approach to comparison goods would allow both Oakham and Uppingham town centres to improve their retention in sectors such as clothing and footwear as well as specialist comparison goods shopping.

## **Bulky Goods**

- 6.76 There is a qualitative requirement to improve 'bulky goods' format retail provision in Rutland. 'Bulky goods' are retail warehouses and require larger, modern units. This may be appropriate in Oakham as there is currently a lack of such provision in the County. However a lack of suitable land within the town centre and the format of this type of retail uses (which often require larger retail floorspace with on-site car parking) means that it is more likely to be appropriate on the edge of the town centre.
- 6.77 It is considered that other centres in the County are unsuitable locations for new retail and town centre uses, although applications which seek to deliver local-scale enhancements to shopping provision (typically under 300 sq.m net floorspace) may be acceptable.
- 6.78 Taking into account the retail commitments, and the retail capacity assessment update (2016), the site allocated previously for comparison (bulky) goods retail development in Oakham should be carried forward. This site has been identified as being potentially suitable for retail development or redevelopment, Site R1 is only considered suitable for 'bulky goods' comparison goods retail subject to a Transport Assessment.
- 6.79 The site identified is currently in use, the suitability of this site for redevelopment may, therefore, depend upon the provision of a replacement facility either through better use of the site or by relocating or changing the nature of the existing use on the site. Some flexibility in the scale and format of development may be required.
- 6.80 The forecasts for floorspace requirements up to 2036 will be monitored and kept under review.
- 6.81 The site allocation to accommodate comparison floorspace provision in RLP29 will be identified on the accompanying policies map. The map also sets out town centre boundaries and primary and secondary shopping frontages in Oakham and Uppingham town centres.

### **Policy RLP29 – Site for retail development**

Retail development proposals comprising retail development for Non-food retail - Use Classes A1 at ground floor level with other appropriate town centre or residential uses at upper floors will be supported over the plan period as shown on the Policies Map:

#### **Oakham**

R1 - Tim Norton, Long Row (0.69ha)

#### *Strategic objectives met:*

1. *Locations for Development*
2. *Vibrant and Prosperous markets towns*
10. *Town centres*

### **Transport and Accessibility**

- 6.82 The NPPF sets out the importance of sustainability in relation to transport, in particular the need to ensure developments that generate significant movements are located where the need for travel will be minimised and the use of sustainable travel can be maximised.
- 6.83 It is recognised that improving accessibility and providing realistic alternatives to car travel in a rural area like Rutland is particularly challenging. Residents without access to a private car can be isolated and have significant issues in accessing employment, education and training as well as other services and facilities. Therefore the location of new development can have significant impact on achieving sustainable patterns of travel and accessibility.
- 6.84 The Council's role as the highway and planning authority is central to meeting the Council's strategic objectives. This is primarily guided by the Council's Local Transport Plan (LTP). The Spatial Strategy is designed to reduce need to travel by car through locating development proposals in the most accessible locations. This includes allocating sufficient land to meet the majority of the County's housing and economic development need in the towns and local service centres. Appropriate contributions will be sought from new developments to reduce or mitigate its impact on the highway and transportation networks in the area.
- 6.85 The Council's challenge is to take a co-ordinated approach across all modes of transport, whilst recognising the individual access requirements of specific development proposals. Better use of existing transport infrastructure and the provision of new infrastructure will be required which is safe and well designed. In some cases this will need to be provided across the county boundary, which will require joint working with the surrounding local highway authorities, Highways England and the transport providers.
- 6.86 The Council will work with industry to promote sustainable transport movements of minerals and waste and encourage alternatives to road-based transport in order to reduce adverse impacts on communities and the

environment. Planning applications for mineral and waste development will be expected to show that alternatives to road-based options for transporting minerals and waste have been considered, for example rail, conveyor, pipeline and water.

- 6.87 However, it is acknowledged that the majority of mineral and waste produced in Rutland is transported over relatively short distances, with alternatives to road transport being limited apart from the Ketton cement. Potential adverse effects of traffic generated by mineral developments should be minimised, particularly in relation to effects on local communities, the environment and the local road network. The Council may also seek mitigation measures to control the impact of road haulage by controlling the operation of minerals sites through routing agreements, output limits, hours of operation, etc. as appropriate. All significant proposals will be expected to prepare a transport assessment and a site transport plan. The transport plan will act to supplement and underpin transport related conditions attached to the planning consent. Such a requirement would, however, only apply to new sites or extensions or where there is a proposal to increase lorry movements at existing sites.
- 6.88 A new Local Transport Plan (LTP) is being prepared to cover the same timeframe as this Local Plan. A draft LTP is expected to be published late 2017. The LTP will set out the overall strategy and some of the delivery arrangements for transport across the County. Through the LTP the Council will focus its efforts on identifying the most effective means of providing transport links that enable residents to access key services, such as healthcare, education, leisure, shopping and other services and activities.
- 6.89 The County Council as local highway authority will utilise the contributions arising from new development and supplement, where possible, through other funds, improvements to:
- the local highway network,
  - walking and cycling infrastructure
  - public transport infrastructure and services
  - voluntary and community transport initiatives.
- 6.90 The Council will continue to work in partnership with Network Rail and the Department of Transport to improve passenger rail provisions and facilities serving Oakham.
- 6.91 Cycling and walking have a key role to play in connecting new development to the wider transport network, accessing services and facilities, and promoting low-cost sustainable, healthy travel in the county. Rutland is ideally placed to take advantage of the increase in popularity of walking and cycling holidays and improvements to the strategic walking and cycling routes particularly around Rutland Water and the linkages to nearby market towns and villages – which form a key element of the sustainable tourism economy. The continued development of an accessible green infrastructure network of footways, cycleways, public rights of ways (PROW) and green spaces in the county as set out in Policy RLP42 will support tourism, promote healthy living and encourage walking and cycling.

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## **Policy RLP30 – Securing sustainable transport and accessibility through development**

New development will have an impact upon the County's transport network. Therefore the Council expects that development proposals should demonstrate how the proposal will:

- 1) promote a range of transport choices for the movement of people and goods; and
- 2) minimise the distance people need to travel to shops, services and employment opportunities;
- 3) reduce the need to travel by car and encourages the use of alternatives such as walking, cycling and public transport;
- 4) include a range of appropriate mitigating transport measures, including travel plans, aimed at improving transport choice and encouraging travel to work and school safely by public transport, cycling and walking;
- 5) provide safe and well-designed transport infrastructure in accordance with any council policies – wherever possible this should include foot ways and cycle ways;
- 6) make adequate provision (where appropriate) to put in place or improve bus routes, services and passenger facilities serving the County, and to put in place or improve rail facilities in Oakham including bus, pedestrian and cycle links to the rail station;
- 7) provide adequate levels of car parking in line with Council's published car parking standards;

In addition, commercial; mineral extraction; and waste proposals will also be expected to demonstrate how they:

- 8) support opportunities for sustainable freight movement by rail where possible and other alternatives to road-based transport; and
- 9) support sustainable transport movements and minimise the potentially adverse impacts associated with heavy goods vehicle movements on the community, environment and road network including the need for significant minerals and waste development proposals to prepare a transport assessment and site transport plan.

*Strategic objectives met:*

*5. Healthy and socially inclusive communities*

*9. Sustainable Transport and infrastructure*

### **Electric vehicle charging facilities**

6.92 The Government expects local authorities to encourage electric vehicle charging infrastructure in new developments where this does not affect its overall viability. The Government wants to see the majority of recharging taking place at home, at night, after the peak in electricity demand. Home recharging should be supported by workplace recharging, with a targeted amount of public infrastructure where it will be most used, allowing people to make the journeys they want.

- 6.93 Electric vehicles are a relatively new development, the technology is continuing to evolve and the take up of electric vehicles is to date fairly limited. This situation may change significantly during the plan period, new products may emerge and the cost of electric vehicles and their associated charging infrastructure may decrease as the technology is further developed. It is recognised electric vehicles will make an important contribution to reducing the UK's greenhouse emissions. The NPPF makes it clear that developments should 'be designed and located where practicable to incorporate facilities for charging plug-in'. It is therefore considered appropriate to establish a positive policy approach to support and encourage the development of an electric vehicle charging network.
- 6.94 It is recognised that for development of residential apartment blocks or communal parking areas it would not be suitable to require charging points because of the cost of providing the points, the management arrangements, security and servicing.
- 6.95 The NPPF recognises the role of electric vehicles as a sustainable transport mode. Paragraph 35 states:
- "Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to incorporate facilities for charging plug-in and other ultra-low emission vehicles."*
- 6.96 Installing a charge point during development future proofs the property and ensures the property owner is 'electric car ready'. This gives the option of buying and using an electric car in the future without the cost of installing a charge point.

#### **Policy RLP31 – Electric Vehicle Charging Points**

Every new residential property with a garage and/or dedicated marked out residential car parking space within the curtilage of the property should provide adequate arrangements for charging electric vehicles.

For non-residential developments providing 100 car parking bays or more, it is required that at least 2% of those bays should provide well managed rapid charging points for electric vehicles, where the local electricity network is technically able to support this. An exemption would be made for residential apartments with communal parking areas.

#### **Car Parking Standards**

- 6.97 Policy RLP30 above sets out the overall approach to sustainable transport and accessibility. This is primarily guided by the Council's strategic transport objectives set out in our current Rutland Local Transport Plan.

- 6.98 The Government publication '[Manual for Streets](#)' contains guidance on highway design and traffic management issues encouraging the shift away from motorists towards pedestrians, cyclists and public transport and controlling vehicle speeds through the layout of the development.
- 6.99 The Government's policy on car parking standards requires local authorities to set standards for their area, taking account of local circumstances. Policy RLP30 Criterion 7) sets out that new development should provide an adequate level of car parking in line with the Council's published car parking standards. The County Council has reviewed its standards, identifying the appropriate local circumstances. These are set out in Appendix 5.

### **Telecommunications and High Speed Broadband**

- 6.100 Access to broadband is considered an essential utility on an equal footing as water and power. The development of superfast broadband and information and communication technology is a key enabler for all business and will be important in helping to diversify and modernise the types of businesses that can operate in the area. Working from home can also reduce the need to travel and help meet wider sustainability objectives. Rapid technological advances will require sufficient bandwidth to enable multi-device usage, the development of smart homes and businesses and connection to the Internet of Things.
- 6.101 The NPPF advises that the Local Plan should support the expansion of electronic communication networks including telecommunication and high speed broadband technology. There is general guidance on the planning of telecommunications development which covers issues such as environmental considerations, mast and site sharing, design and health considerations.
- 6.102 Access to broadband is a vital component of infrastructure in today's world. It is key to growing a sustainable local economy, vital for education and home working and an increasingly central part of community cohesion and resilience, particularly in rural areas. Developers can 'future-proof' their developments by installing superfast broadband infrastructure. In addition to the reputational and wider economic benefits of ensuring that residents are able to access superfast broadband when they move into new developments, there is also the issue of avoiding the costs and frustrations to occupiers of future retrofitting, if the infrastructure is not fit for purpose.
- 6.103 The Government recognises that reliable broadband internet access is essential for homes throughout the country if they are to benefit from online services and for UK businesses to compete globally. It aims to achieve a transformation in the country's broadband access, with everyone in the UK able to access broadband speeds of at least 2 megabits per second (Mbps) and 95% of the UK receiving far greater speeds (superfast broadband) of at least 24Mbps by end of 2017. It is also exploring options to extend the benefits of superfast broadband to remaining areas. Digital Rutland is a partnership project between Rutland County Council, Broadband Delivery UK and British Telecommunications Plc (BT) that is connecting premises in towns and villages across the county to fibre broadband. Along with commercial provision this means that by the end on 2016 approximately 95% of premises

in the county are able to access fibre broadband, the majority of these at superfast speeds (defined as speeds greater than 24Mbps).

6.104 The NPPF recognises the importance of infrastructure in delivering sustainable economic growth, and states that ‘in preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband’ (Paragraph 43).

6.105 Superfast broadband is currently available to 90% of homes and businesses in the UK. The rollout of the project has been steadily increasing since it began in 2012. The Department for Culture, Media and Sport, which helps fund the project, is hoping that by end of 2017 the fibre broadband coverage across the UK will be increased to 95%. The Government has worked with Openreach – BT’s local access network business - and the Home Builders Federation (HBF) on an agreement which aims to deliver superfast broadband connectivity to new build residential properties in the UK. The new deal will see fibre based broadband offered to all new developments either for free (for developments of 30 dwellings and over) or as part of a cofounded initiative (for developments of under 30 dwellings). As part of the agreement, Openreach is introducing an online planning tool for homebuilders. This will tell them whether properties in a given development can be connected to fibre for free, or if a contribution is needed from the developer to jointly fund the deployment of the local fibre network.

#### **Policy RLP32 – High Speed Broadband**

Development of electronic communication networks including telecommunication and high speed broadband technology will be supported.

Proposals of 30 dwellings or more will be required to provide fixed fibre superfast broadband.

Proposals for residential development of less than 30 dwellings and commercial development will be required to provide fixed fibre broadband where this is technically feasible, subject to viability.

New developments must be served by either:

- i) Fibre to the Premises (FTTP) technology; or
- ii) Fibre to the Cabinet (FTTC) technology enabling access to broadband speeds of up to 80 megabits per second; or
- iii) any other emerging communication technology.

*Plan objectives met:*

*6. Strong and diverse economy*

# 7. Sustaining our Environment



## 7. Sustaining our Environment

### Design and Amenity

- 7.1 One of the core land use principles established in the NPPF is that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
- 7.2 Local and Neighbourhood Plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - establish a strong sense of local distinctiveness and place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
  - optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
  - respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
  - create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
  - are visually attractive as a result of good design, high quality architecture and appropriate landscaping.
- 7.3 The NPPF also advises that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to new buildings and the local area more generally. Policy RLP33 (Delivering Good Design) sets out the overall approach to design of new development in terms of promoting good design and the high standards that will be need to be met in Rutland.
- 7.4 The policy sets out the key principles relating to design and amenity issues against which proposals for development will be considered. It will apply to all new developments although some of the specific requirements may not be relevant to small scale development proposals.

- 7.5 Design codes may be used to achieve high quality outcomes and local design review arrangements put in place, where appropriate referring major projects for national review, in accordance with guidance in the NPPF. The Council will also consider the production of additional Supplementary Planning Guidance to encourage good design in all new developments.
- 7.6 The policy requires that development should protect the amenity of the wider environment, neighbouring uses and occupiers of the proposed development in terms of a range of matters including the loss of light. New developments should be appropriately laid out to ensure that there is not an unacceptable degree of overshadowing by existing trees, including where this could result in future pressure to remove the trees concerned.
- 7.7 Developers are also encouraged to consider using the “Building for Life 12” code of practice for the design of new housing developments. Building for Life 12 should be considered at the earliest possible stage as it helps to inform the initial design concept for a development site. Building for Life 12 encompasses much more than the look of the buildings as it covers layout, connectivity, using the local topography and existing site features, landscaping and how the buildings can be designed to take advantage of these elements to create a sense of place and use of a site to ensure that it delivers a better living environment for all residents and visitors. Accreditation for Building for Life 12 can help distinguish a development from those around it and can be used as a positive marketing tool. In rural locations it may not be possible to meet some of the requirements for access to facilities and public transport. This will be taken into account, but developers should still put forward suggestions for improving access to facilities and public transport where possible.
- 7.8 The extraction of building and roofing stone is encouraged where it will be used in new development to support local distinctiveness within Rutland.
- 7.9 All new development will be expected to contribute positively to local distinctiveness and sense of place, being appropriate and sympathetic to its setting in terms of scale, height, density, layout, appearance, materials, and its relationship to adjoining buildings and landscape features, and shall not cause unacceptable effects by reason of visual intrusion, overlooking, shading, noise, light pollution or other adverse impact on local character and amenities.
- 7.10 Development proposals should demonstrate how they have been developed to ensure they meet the following principles of good design:
- Sympathetic in scale, mass and layout to make a positive contribution towards the unique character of particular settlement within which they are located;
  - incorporate local building and roofing stone materials to support local distinctiveness where appropriate;
  - reduce the opportunity for crime and the fear of crime and support inclusive communities, particularly in terms of access and functionality;
  - incorporate features to minimise energy consumption and maximise generation of renewable energy as part of the development (see Policy RLP37);

- minimise and where possible reduce the use of water and risks to flooding to and from development (including the use of Sustainable Drainage Systems (SuDS) taking into account the implications of climate change;
- minimise the production of waste during their construction and operation and maximise the re-use and recycling of materials arising from construction and demolition and;
- allow the sorting, recycling and biological processing of waste through the development's operational life.

### **Policy RLP33 – Delivering Good design**

Developments which meet the principles of good design will be supported. All proposals will be assessed to ensure they effectively address the following matters:

#### **a) Siting and layout**

The siting and layout must reflect the characteristics of the site in terms of its appearance and function and specific location. It should be ensured that infrastructure, including green infrastructure and flood mitigation, are well integrated into layout of the development.

Development should be appropriate to the landscape character type within which it is situated – as identified in the Rutland Landscape Character assessment. Development should respect and where appropriate enhance the character of the landscape and contribute to its conservation, enhancement or restoration, or the creation of appropriate new landscape features.

#### **b) Relationship to surroundings and to other development**

The development must complement the character of the local area and reinforce the distinctiveness of the wider setting. In particular, development should respond to surrounding buildings and the distinctive features or qualities that contribute to the landscape and streetscape quality of the local area. Design should also promote permeability and connectivity between places and ensure ease of movement between homes, jobs and services.

#### **c) Amenity**

The development should protect the amenity of the wider environment, neighbouring uses and occupiers of the proposed development in terms of overlooking, loss of privacy, loss of light, pollution (including contaminated land, light pollution or emissions), odour, noise and other forms of disturbance.

#### **d) Density, scale, form and massing**

The density, scale, form, massing and height of a development must be appropriate to the local context of the site and to the surrounding landscape and/or streetscape character.

(continued)

**e) Appropriate facilities**

The development should incorporate appropriate waste management and storage facilities, provision for the storage of bicycles, connection to broadband networks.

**f) Detailed design and materials**

The detailing and materials of a building must be of high quality, respect and contribute to enhancing the local vernacular in respect of building traditions and appropriate to its context. New development should employ sustainable materials, building techniques and technology where appropriate.

**g) Crime prevention**

The design and layout of development should be safe and secure, with natural surveillance. Measures to reduce the risk of crime and anti-social behaviour must however not be at the expense of overall design quality.

**h) Energy and water consumption measures**

The development should incorporate measures to minimise energy and water consumption, through carefully considered design, layout and orientation of buildings and to make provision for recycling of waste, in particular ensuring that adequate bin storage areas are provided.

**i) Landscaping**

The development will only be acceptable if it provides for adequate landscaping, which preserves visual amenity and is designed as an integral part of the layout. Where development would abut or be within open countryside and be exposed to view, landscaping will be required to help integrate it into the surroundings.

Landscaping will be expected to make use of native and local species of plants which are resilient to climate change. The use of invasive and non-native plants will be discouraged.

For major development an acceptable integrated structural landscaping scheme will need to be submitted.

**j) Trees and hedgerows**

Development that would result in the loss of trees and hedgerows will only be acceptable where it would not detract from visual amenity in the area (see also Policy RLP38 – the Natural environment).

**k) Outdoor playing space and amenity open space**

The development will only be acceptable if it makes adequate provision for open space in accordance with the standards set out in policy RLP44 (Provision of new open space).

(continued)

Open space must be integrated and well located in relation to the proposed and existing development and be step free with pathways to and through the site making it accessible for those with disabilities and pushchair users.

### **l) Access and Parking**

The development should make provision for safe access by vehicles, pedestrians, wheelchair users and cyclists as well as provide good links to and from public transport routes. Developers will be expected to retain existing public rights of way or to make provision for their reinstatement. Developers should also look at opportunities to provide new routes that link with existing networks – this includes taking opportunities to enhance access to the countryside through improvements to the public rights of way network.

Adequate vehicle parking facilities must be provided to serve the needs of the proposed development. Development proposals should make provision for vehicle and cycle parking in accordance with the parking standards set out in Appendix 5.

### **m) Future proof development**

Development should enable flexible use and adaptation to reflect changing lifestyles, having an adaptable layout for sites and/or buildings that takes into account the needs of future users.

*Strategic objectives met:*

*6. A stronger and safer community*

*13: High quality design and local distinctiveness*

*14. Resources, waste and climate change*

## **Housing Standards Review**

- 7.11 New homes should be high quality, accessible and sustainable. To achieve this, the Government has created new technical standards comprising changes to Part M of the Building Regulations. These changes include optional additional standards for water, accessibility and space. Local Planning Authorities can choose to include these optional standards in the Local Plan - if included, these standards will be additional to the Building Regulation Part M requirements.
- 7.12 The National Space Standards deal with the internal space within new dwellings. It sets out requirements for gross internal floor area at defined levels of occupancy as well as floor areas for key parts of the home, such as bedrooms, storage, and floor to ceiling heights. These standards are not part of the Building Regulations. In considering whether to impose the standards regard should be given to need for the standards in the area and the effect on viability.
- 7.13 Whilst there is evidence that current housing stock in the County, particularly properties of 3 bedroom or less, does not meet these standards due to the impact on the lower end of the housing market and the relatively low bedroom

occupation levels in Rutland, it is not considered appropriate to include the National Space Standards in local policy at this time.

- 7.14 The introduction of optional accessibility standards may in practice help with dwelling space standards indirectly. The new Building Regulation M4 is in three parts:

M4(1) – Category 1 Visitable Dwellings (all dwellings) (Required)  
M4(2) – Category 2 Accessible and adaptable dwellings (optional)  
M4(3) – Category 3 Wheelchair user dwellings (optional)

- 7.15 The SHMA 2014 estimated that the number of people in Rutland with mobility problems would increase from 1,464 in 2011 to 3,263 in 2036. Whilst not every person with mobility needs will need a property to the higher M4(2) accessibility standard, people's needs may change over time and properties built to M4(2) provide greater flexibility compared with M4(1) which is the normal minimum required by the Building Regulations. Nonetheless, properties constructed to M4(1) already have a useful degree of accessibility for many people and can sometimes be adapted further, albeit at additional expense for the Council or owner.

- 7.16 Given the increased number of people with disabilities forecast in Rutland in the period to 2036, ideally all new build dwellings would be required to meet at least M4(2). However, due to viability issues it is proposed that this only be required where either the need is greatest or where it is most viable. Therefore, the M4(2) accessibility standard will be required where practicable for:

- Specialist housing for older people and people with disabilities;
- Bungalows; and
- Detached dwellings (including link-detached) of 4 bedrooms or more, where the impact on viability for dwellings of this size and nature would normally be minimal.

#### **Policy RLP34 – Accessibility Standards**

Development proposals which include the following types of new housing

- Specialist housing for older people and people with disabilities;
- Bungalows; and
- Detached dwellings (including link-detached) of 4 bedrooms or more,

will be expected to meet the minimum Building Regulation M4(2) accessibility standard unless it is demonstrated that meeting this standard will:

- a) impact on viability; and/or
- b) results in a design which is out of character in a conservation area or affects the setting of a listed building.

*Strategic objectives met:*

*5. Healthy and socially inclusive communities*

## Advertisements

- 7.17 The Control of Advertisement Regulations give the Council wide powers to control the display of new and existing advertisements including awnings and blinds incorporating advertising, in the interests of amenity and highway safety. However, not all advertisements need the express consent of the authority and can be displayed with the benefit of deemed consent.
- 7.18 Advertisements can have a significant effect on the built environment, which may be detrimental, especially if listed buildings and conservation areas are affected. It should be noted that listed building consent will be required for advertisements on listed buildings, irrespective of whether consent is required under the aforementioned regulations.
- 7.19 Advertisements can also adversely affect the appearance and character of the countryside. It is important that policy guidance allows for essential advertising while at the same time protecting the countryside from excessive advertising and a proliferation of signs.
- 7.20 More detailed design guidance on the display of shop signs is set out in the Supplementary Planning Document on Shop Fronts, including Signs and Shop Security.

### Policy RLP35 – Advertisements

The display of advertisements will only be acceptable where they would not individually or cumulatively detract from the appearance of buildings, the street scene, and the environment and amenity or adversely affect public safety, by virtue of their location, size, design, colour and illumination.

a) Listed buildings and conservation areas

Display of advertisements on listed buildings and in conservation areas, whether illuminated or not, will not be acceptable where they would detract from the appearance or character of the building and/or street scene and/or would prejudice public safety.

b) In the countryside

Display of directional advertisements and signs in the countryside which are not located on a building or within the curtilage of the business or activity to which the sign relates will only be acceptable where signs are:

- i) not illuminated unless essential for directional and operational purposes, in which case externally illuminated signs of the minimum intensity for the purpose will be allowed;
- ii) of a scale, colour and design appropriate to the rural setting;
- iii) not detrimental to the landscape individually or cumulatively; and
- iv) not be prejudicial to public safety.

*Plan objectives met:*

11. *Natural and cultural environment*

12. *Built environment and local townscape*

## **Outdoor Lighting**

7.21 Outdoor lighting may be necessary in the interests of safety and security and in some circumstances it can serve to enhance the built environment, for example through the illumination of attractive buildings. However, unnecessary lighting beyond that required for operational purposes should wherever possible be avoided and attention should be given to the siting, type and design of lighting to reduce waste and pollution from the glare of lights. In most instances, any light which does not shine on its target, normally downwards, is wasted.

### **Policy RLP36 – Outdoor lighting**

Outdoor lighting and developments incorporating outdoor lighting will only be acceptable where it would not have an adverse effect on the environment, character and amenity of an area. In particular:

- a) the proposed lighting should not detract from the character of the countryside at night and should avoid pollution of the night sky;
- b) it should be the minimum necessary for the intended purpose;
- c) in the countryside it should be essential for the operational requirements of a development or facility, including sports facilities;
- d) the lighting equipment should be located and designed to focus on the intended target for illumination, with any light spillage and glare minimised;
- e) landscaping measures should where appropriate be proposed to minimise any light pollution;
- f) the proposed lighting should not harm areas for nature conservation;
- g) the proposed lighting should be consistent with highway safety;
- h) the lighting equipment should not detract from visual amenity.

There may be circumstances where a light pollution study will be required to satisfactorily resolve the above policy considerations.

*Plan objectives met:*

14. *Resources, waste and climate change*

## **Energy Efficiency and Low Carbon Energy Generation**

7.22 The NPPF states that local planning authorities should have a positive strategy to promote energy from renewable and low energy sources and design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts.

7.23 The spatial strategy and other policies of the plan address the causes and effects of climate change through a range of measures including locating development where it minimises the need to travel, promoting alternative

means of travel to the private car, promoting green infrastructure and development which minimises flood risk.

- 7.24 In order to help meet national targets for renewable energy, a high level of energy efficiency will be encouraged in all new developments. Energy efficiency will be encouraged in domestic and non-domestic buildings and new buildings such as schools, hospitals and offices will be encouraged to meet a minimum Building Research Establishment Environmental Assessment (BREEAM) rating of “very good”.
- 7.25 The Policies Map shows areas considered suitable for wind turbines developments according to the scale and size of grouping of the wind turbines concerned. These are based on the areas identified as having “high” landscape capacity to accommodate wind turbines developments in the Landscape Sensitivity and Capacity Study (Wind Turbines) (2012) carried out for the Council.
- 7.26 Further guidance and details of the matters that will be taken into account in considering proposals for wind turbine developments are provided in the Wind Turbines Supplementary Planning Document (2012). More detailed guidance on other renewable energy developments may be provided through the preparation of supplementary planning documents or by other means as appropriate.
- 7.27 In order to help meet national targets for renewable energy, a high level of energy efficiency will be encouraged in all new developments.
- 7.28 The Conservation of fuel and power and water efficiency are matters that are covered by building regulations, however, planning can deliver higher rates of efficiency over and above the levels set out in the Building Regulations.

### **Policy RLP37 – Energy efficiency and low carbon energy generation**

Renewable, low carbon and de-centralised energy will be encouraged in all development. The design, layout, and orientation of buildings should aim to minimise energy consumption and promote energy efficiency and use of alternative energy sources.

#### **1. New development**

All new housing developments will be encouraged to be energy efficient. All new non-domestic buildings will be encouraged to meet BREEAM design standards for energy efficiency.

#### **2. Wind turbine developments**

Areas identified as being suitable for wind turbine developments are shown on the Policies Map. Within these areas, wind turbine developments of an appropriate scale and size of grouping will be permitted provided that environmental, economic and social impacts can be addressed satisfactorily including:

- a) impact on the landscape, having regard to the findings of the Rutland Landscape Sensitivity and Capacity Study (Wind Turbines);
- b) visual impact;
- c) cumulative impact;
- d) shadow flicker;
- e) noise;
- f) separation distances from:
  - i) residential dwellings in order to protect residential amenity and to minimise any impact of noise or shadow flicker;
  - ii) public footpaths and bridleways;
  - iii) power lines, roads and railways;
- g) the natural environment;
- h) the local economy and tourism;
- i) the historic and cultural environment;
- j) grid connection;
- k) air traffic and radar;
- l) form and siting;
- m) mitigation;
- n) decommissioning and reinstatement of land at the end of the operational life of the development.

### **3. Solar farms and low carbon energy generating developments**

Proposals for solar farms and other low carbon energy generating developments will be supported where they are acceptable in terms of:

- a) impact on residential amenity;
- b) landscape and visual effects;
- c) the natural environment;
- d) the historic and cultural environment;
- e) noise;
- f) emissions to ground, watercourses and air;
- g) odour;
- h) vehicular access and traffic;
- i) proximity of generating plants to the renewable energy source;
- j) grid connection;
- k) form and siting;
- l) mitigation;
- m) the decommissioning of the development and reinstatement of land at the end of its operational life.

*Strategic objectives met:*

*14: Resources, waste and climate change*

## **The Natural Environment**

7.29 NPPF requires that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside.

- 7.30 The overall strategy for the location of development in Rutland is intended to minimise the impact of biodiversity and wildlife. The main areas of land around the two main towns and land on the edge of Stamford, where the majority of new development will be located, have been subject to a Phase 1 Habitat Survey to assess its importance for biodiversity.
- 7.31 Statutory protection is already provided for designated sites of national and international importance for biodiversity and geological conservation, which include the Rutland Water internationally designated site and a number of other Sites of Special Scientific Interest (SSSIs).
- 7.32 Policy RLP38 (The natural environment) sets out how new development in Rutland will be expected to conserve and enhance the natural environment including its landscape and sites of biodiversity importance at an international, national and local level.
- 7.33 Further policy guidance on conserving and enhancing the natural environment and the criteria that will apply to sites of national and international importance for biodiversity and geological conservation is set out in the NPPF (paragraphs 109-125).
- 7.34 New development will be expected to reflect the local landscape character which has been identified in the Leicestershire, Leicester and Rutland Landscape Characterisation Assessment. The main locations for growth in the county have also been subject to a landscape sensitivity and capacity study in order to ensure that any new development minimises impact on the landscape.
- 7.35 A list of areas of importance for biodiversity and geological conservation is shown in Appendix 6. This list is subject to change and the latest position should be checked with the Council. These sites are mapped as appropriate on the Policies Map.
- 7.36 Proposals that are likely to affect an SSSI or are in within an area of particular natural sensitivity or interest will be subject to consultation by the Council with Natural England under statutory procedures.
- 7.37 Areas of Local Importance include Local Wildlife Sites, Local Nature Reserves and candidate Local Wildlife Sites which meet the Leicester, Leicestershire and Rutland Local Wildlife Sites criteria. Rutland has a wide range of sites of importance or interest for biodiversity including ancient woodlands, sites of special scientific interest and the internationally designated wildlife site of Rutland Water.
- 7.38 Irreplaceable habitats include heathland, ancient parkland, veteran trees, ancient semi-natural woodland and mature broadleaved plantation woodland, species rich and ancient hedgerows, species-rich grasslands, significant wetland systems and floodplains and natural watercourses.
- 7.39 The Council and its partners will carry out further work, where resources permit, to identify and map, where appropriate, any areas in Rutland for habitat restoration and creation, Nature Improvement Areas and ecological networks, including wildlife corridors and stepping stones between them.

- 7.40 The Leicestershire, Leicester and Rutland Biodiversity Action Plan (BAP) has identified priorities for improving biodiversity in Rutland which will include protecting and creating calcareous grassland, protecting hedgerows and mature trees as wildlife sites. The BAP also identifies priorities for improving biodiversity in Rutland that includes the restoration, management and creation of local BAP habitats and the creation of new wildlife habitat in the wider countryside.
- 7.41 Minerals extraction in particular has the potential to cause adverse impacts on the environment due to the nature of operations. It is essential therefore that due regard is given to the potential adverse impacts on the natural environment and appropriate avoidance and/or mitigation measures identified, or as a last resort, compensatory mitigation measures identified. Nevertheless, mineral extraction has the potential to also bring significant environmental benefits through site restoration. In all cases restoration should be sought in line with Policy RLP57 (Restoration and aftercare).
- 7.42 The overall strategy for the location of development in Rutland is intended to minimise the impact of biodiversity and wildlife. The main areas of land around the two main towns, where the majority of new development will be located, have been subject to a Phase 1 Habitat Survey to assess its importance for biodiversity.

#### **Policy RLP38 – The natural environment**

Development proposals will normally be acceptable where the primary objective is to conserve or enhance biodiversity or geodiversity.

The quality and diversity of the natural environment of Rutland will be conserved and enhanced. Conditions for biodiversity will be maintained and improved and important geodiversity assets will be protected.

All development proposals must include an assessment of the impact on the natural environment both on site and on the surrounding area, and identify measures to address any potentially adverse impacts.

All developments, projects and activities will be expected to:

- a) Provide an appropriate level of protection to legally protected sites and species;
- b) Protect ancient woodland, other irreplaceable habitats, and aged or veteran trees found outside ancient woodland except where the need for and benefits of the development in that location clearly outweigh the loss;
- c) Maintain and where appropriate enhance conditions for priority habitats and species identified in the Leicestershire, Leicester and Rutland Biodiversity Action Plan;
- d) Maintain and where appropriate enhance recognised geodiversity assets;
- e) Maintain and where appropriate enhance other sites, features, species or networks of ecological interest and provide for appropriate management of these;
- f) Maximise opportunities for the restoration, enhancement and connection of ecological or geological assets, particularly in line with the Leicestershire, Leicester and Rutland Biodiversity Action Plan;

- g) Identify measures to avoid and/or reduce any potentially adverse impacts on the natural environment to acceptable levels (commensurate with the status of specific sites where applicable);
- h) Mitigate against any necessary impacts through appropriate habitat creation, restoration or enhancement on site or elsewhere;
- i) have regard for the needs of the Water Framework Directive and ensure that the quality of water bodies do not deteriorate as a consequence of development or associated activities;
- j) mitigate against any risk posed by land affected by contamination during development.

*Strategic objectives met:*

*11: Natural and cultural environment*

**Policy RLP39 – Sites of biodiversity and geodiversity importance**

**a) Areas of international importance**

Development proposals that may individually or cumulatively have an adverse effect on sites of international importance for nature conservation will be subject to the requirements of the Conservation of Habitats and Species Regulations 2010 (the “Habitats Regulations”) and other legislation that may apply to such sites.

**b) Areas of national importance**

Development proposals within or outside a Site of Special Scientific Interest (SSSI) that may individually or in combination with other developments have an adverse effect on the site and will not normally be permitted, except where the benefits of development in that location clearly outweigh both the impact on the features of the site and any broader impacts on the wider network of National Sites.

In exceptional cases where development is permitted which would affect the special interest of a SSSI, development will only be permitted if the detrimental impact has been minimised through the use of all practicable prevention, mitigation and compensation measures.

**c) Areas of local importance**

Development that is likely to result in significant harm to a site of local importance for biodiversity or geodiversity conservation will not be acceptable unless the harm can be avoided (for example by locating development on an alternative site with less harmful impacts), adequately mitigated or as a last resort compensated for. Where compensatory habitat is created, it should be of equal or greater ecological value than the area lost as a result of the development.

**d) Protected species**

Where there is reason to suspect the presence of protected species, applications should be accompanied by a survey assessing their presence and if present the proposal must make necessary measures to protect the species.

Development proposals that are likely to have an adverse effect on protected species will be subject to the requirements of the Conservation of Habitats and Species Regulations 2010 (the “Habitats Regulations”) and other legislation that may apply to such species.

In exceptional circumstances, development may be acceptable that would have an effect on protected species, subject to requirements to:

- i) facilitate the survival of individual members of the species;
- ii) reduce disturbance to a minimum;
- iii) provide adequate alternative habitats to sustain at least the current levels of population.

**e) Irreplaceable habitats**

Development that would result in the loss or deterioration of irreplaceable habitats, including ancient woodland and ancient semi-natural grasslands and the loss of aged or veteran trees found outside ancient woodland will not be acceptable unless the need for, and benefits of development in that location clearly outweigh the loss.

**f) Trees and hedgerows**

Development that would result in the loss of trees and hedgerows of biodiversity importance will not be acceptable unless the trees or hedgerows are dead, dying, diseased or dangerous or in exceptional circumstances due to the practicalities of development.

*Strategic objectives met:*

*11: Natural and cultural environment*

## **The Historic and Cultural Environment**

7.43 Rutland has a rich built and historic environment with many attractive stone-built villages and two historic town centres that provide a distinctive local character to the area. There are 34 designated Conservation Areas and approximately 1,700 listed buildings that are afforded statutory protection.

7.44 One of the core land use principles established in the NPPF is that planning should conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations. The guidance is set out in the NPPF (paragraphs 126-141).

7.45 Heritage assets include designated assets that are protected under relevant legislation and other non-designated features that have been identified locally as set out below:

Designated features:

- a) Listed buildings;
- b) Scheduled Monuments;

- c) Registered Parks and Gardens;
- d) Conservation areas.

Non-designated features:

- a) areas of archaeological interest;
- b) buildings of local importance;
- c) open spaces;
- d) parkland;
- e) other features of importance to the historic environment identified in the Historic Environment Record.

- 7.46 A list of designated heritage assets in Rutland is shown in Appendix 7. There is an online register of all listed buildings on the Historic England website and maps showing listed buildings on the Rutland County Council website.
- 7.47 Scheduled monuments, Registered Parks and Gardens and conservation areas are shown on the Policies Map.
- 7.48 The Historic Environment Record is a comprehensive database of historic buildings and areas of archaeological interest in Rutland that is maintained on behalf of the Council by Leicestershire County Council and this should be consulted in order to establish whether development proposals are likely to affect heritage assets.
- 7.49 There is also a range of other information including the Leicestershire, Leicester and Rutland Historic Landscape Characterisation Project that should be consulted as appropriate in order to establish any potential impacts on the historic environment.
- 7.50 The Council has carried out conservation area appraisals for a number of villages in Rutland. These identify and explain how the special interest of such areas will be preserved and enhanced and identify buildings of local importance in these villages. Appraisals will be undertaken and management plans prepared for the remainder of the conservation areas to monitor change and identify opportunities for enhancement.
- 7.51 Other measures for preserving or enhancing heritage assets may include:
- a) actions to ensure the proper conservation of all heritage features that are at risk
  - b) the maintenance and repair of heritage assets
  - c) the introduction of tighter controls within conservation areas and other sites or areas of heritage importance by implementing Article 4 (2) Directions to control certain types of permitted development which, if unchecked, would cause harm to the special character and appearance of such areas.
  - d) Neighbourhood Plans may identify locally important heritage assets.
- 7.52 The following features have been identified by Historic England as being at risk in Rutland and the Council will consider measures to ensure that these are protected and enhanced as appropriate:
- a) Old Hall Ruins (Exton)

- b) Oakham Castle Walls (n.b. works to restore the walls have now been completed)
- c) Church of St Mary, Greetham.

7.53 Historic England's Register only covers Grade I and Grade II\* Listed Buildings, Grade II listed places of worship across England. Authorities are expected to maintain their own register for Grade II listed buildings.

7.54 The Local Plan will also support the supply of locally sourced building materials where necessary for conservation purposes such as the repair and maintenance of historic buildings and structures in Rutland.

#### **Policy RLP40 – The historic and cultural environment**

The quality and character of the built and historic environment of Rutland will be conserved and enhanced.

Particular protection will be given to the character and special features of:

- a) listed buildings and features;
- b) conservation areas;
- c) scheduled ancient monuments;
- d) historic parks and gardens;
- e) known and potential archaeological sites.

All developments, projects and activities will be expected to protect and where possible enhance historic assets and their settings, maintain local distinctiveness and the character of identified features.

Development should also respect the historic landscape character and contribute to its conservation, enhancement or restoration, or the creation of appropriate new features.

Desk based and/or field evaluations may be required to identify and determine the nature of the asset and any potential impacts resulting from the proposed development, as well as to inform the identification of appropriate avoidance and/or mitigation measures required to minimise impacts to an acceptable level (appropriate to their significance).

Locally sourced, sustainable, building and roofing materials will be used in the repair and maintenance of historic buildings and structures where appropriate.

The adaptive re-use of redundant or functionally obsolete listed buildings or important buildings will be supported where this does not harm their essential character.

*Plan objectives met:*

*11. Natural and cultural environment*

*12. Built environment and local townscape*

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### **Policy RLP41 – Protecting heritage assets**

Development proposals affecting or likely to affect any heritage asset or its setting will be expected to demonstrate an understanding of the significance of the asset and/or its setting by describing it in sufficient detail to determine its historic, archaeological or architectural interest to a level proportionate with its importance.

As a minimum this should be through reference to the Historic Environment Record or by a desk-top analysis and reference to other relevant sources of information, which may include landscape character and historic landscape character appraisals, conservation area appraisals and management plans.

#### **1. Designated heritage assets**

##### **a) Conservation areas**

Development in conservation areas will only be acceptable where the scale, form, siting and design of the development and the materials proposed would preserve or enhance the character or appearance of the area. Development will not be acceptable if it would have an adverse effect upon:

- i) the appearance of buildings being altered;
- ii) the immediate setting of the development;
- iii) the street scene, views into and out of the area;
- iv) other environmental, amenity and highway interests; and
- v) important features such as trees, hedgerows or important open spaces.

Conservation areas designated at the time of the preparation of this plan are shown on the policies map.

Favourable consideration will be given to new development in conservation areas that preserves the elements of its setting that make a positive contribution to better reveal the significance of the asset.

##### **b) Listed buildings**

The Council will require the protection of listed buildings and seek to ensure that they are kept in a good state of repair by the following means:

- i) consent would only be granted for the demolition of Grade II listed buildings in exceptional circumstances and for Grade II\* and Grade I listed buildings in wholly exceptional circumstances following a thorough assessment of their significance;
- ii) retention of the original use for which the listed building was built is preferred. Other uses will only be considered where the change of use can be justified, and where it can be proven that the original use cannot be sustained;
- iii) alterations and extensions including partial demolitions should be based on an accurate understanding of the significance of the asset including the structure, and respect the architectural character, historic fabric and detailing of the original building. With alterations, the Council will normally insist on the retention of the original structure, features, material and plan form or features that contribute to the significance of the asset. The Council will expect

retention and repair, rather than replacement of the structure, features, and materials of the building which contribute to its architectural and historic interest; and will require the use of appropriate traditional materials and techniques;

- iv) using its legal powers to take steps to secure the repair of listed buildings, where appropriate;
- v) protecting the setting of listed buildings where proposals could have an impact;
- vi) taking a practical approach towards the alteration of listed buildings to comply with the Equality Act 2010 and subsequent amendments, provided that the building's special interest is not harmed, using Historic England advice as a basis.

## **2. Non-designated heritage assets**

Development that has the potential to affect a non-designated heritage asset will be considered having regard to the scale of any harm or loss and the particular significance of the heritage asset and its setting.

### **a) Archaeology**

Where a development has the potential to affect heritage assets with archaeological interest, the applicant will be required to submit an appropriate desk based assessment and where necessary a field evaluation.

Development proposals that would result in the removal or destruction of remains of archaeological interest that are considered to be of equal significance to a scheduled monument will not normally be permitted.

Proposals for development on areas that are of known or suspected archaeological interest must be accompanied by an archaeological field evaluation that determines the significance of the archaeological remains and assesses the implications of the development on those remains.

Development that would have an adverse effect on a site of national archaeological importance, including scheduled ancient monuments, their setting and amenity value will only be acceptable in exceptional circumstances and where it would meet the requirements for designated heritage assets (see 1. above). Scheduled monuments designated as at the time of the preparation of this plan are shown on the Policies Map.

Development that would adversely affect other important archaeological remains will only be acceptable where:

- a) the benefits of the development outweigh the harm to the remains and the value of retaining the remains in situ; and
- b) the degree of disturbance has been minimised; and
- c) satisfactory provision is made for the evaluation, excavation, recording and interpretation of the remains before the commencement of development.

Where development can take place and still preserve important features in situ, planning conditions will be sought to secure the implementation of effective management plans that ensure the continued protection of those features.

**b) Buildings of local importance**

Where planning permission is required, it will not be granted if it would involve the demolition of, or substantial alteration to, the external appearance of any building designated as being of local importance unless:

- a) all reasonable steps have been taken to retain the building, including examination of alternative uses compatible with its local importance; and
- b) retention of the building, even with alterations, would be demonstrably impracticable; and
- c) the public benefits of the scheme outweigh the loss of, or substantial alteration to, the building.

**3. Re-use of historic buildings**

The conversion or change of use of a statutorily protected or locally listed building or structure which makes a significant historical, cultural or architectural contribution to the character of the area will only be acceptable where:

- a) a structural survey demonstrates that the conversion or change of use can be undertaken without extensive building works, alterations or extensions that would have a significant detrimental effect on the structure's character and appearance;
- b) the proposal can be achieved in a way that preserves the structure's historic, cultural and architectural features and its character;
- c) the nature, scale and intensity of the proposed use are compatible with, and would not prejudice, surrounding uses or the character of the locality; and
- d) it would not adversely affect protected species or habitat.

Wherever possible, the building or structure should remain in the use for which it was originally designed. Where this is not possible, employment, recreation or tourism uses (including holiday accommodation for short stay occupation on a rented basis) will be the next preference.

Conversion to residential uses will only be acceptable where employment, recreation or tourism uses of the building are shown to be unviable.

*Strategic objectives met:*

*11. Natural and cultural environment*

*12. Built environment and local townscape*

**Green Infrastructure, Open space, Sport and Recreation**

7.55 Green Infrastructure is a network of multi-functional green spaces. For the purposes of this Local Plan, it consists of all public and privately owned land and water networks including – allotments, amenity green space, green corridors, parks and gardens, play areas, natural and semi-natural areas, sports fields and cemeteries.

- 7.56 Successful Green Infrastructure complements the built infrastructure and contributes to natural environment. Amongst a list of benefits it can improve sustainability, health and wellbeing, provide recreational and sporting opportunities, support and enhance biodiversity and improve environmental quality. Therefore, it is an integral part of planning within the Local Plan and contributes towards effective spatial planning.
- 7.57 A review of open space, sport, recreation facilities and green infrastructure in Rutland was undertaken in 2009 and an Open Spaces Assessment was undertaken in 2015. The 2015 report reviewed and updated the open space standards for parks and gardens; amenity green space; children’s play and youth provision; and kick about areas. The findings of the 2009 reports for the other open space typologies are considered to still be sound and therefore did not require a review at this time.
- 7.58 The 2009 and 2015 reviews considered the quantity, quality, accessibility and adaptability of provision, but most importantly, it considered the local needs of the population and the potential demands that may be placed on provision as the population grows. Rutland contains a variety of built and natural environment green infrastructure assets that promote an active and high quality experience for residents, visitors and wildlife.
- 7.59 Nevertheless, it will be important to protect and increase this provision in the future, to meet the future needs associated with development. There will be opportunities for provision and/or improvement to existing green infrastructure, in association with new development, either on or off-site depending on the scale of the development and feasibility and restoration of mineral extraction sites.
- 7.60 Making full use of existing facilities, such as schools and village halls, is also important. There is a need to work in partnership with schools to make facilities available to the wider community by maximising the range, quality and effectiveness of joint use provision.
- 7.61 Policy RLP42 reflects the importance of green infrastructure and its value for health, biodiversity, landscape and regarding climate change. It addresses the Council’s approach to protecting and improving the green infrastructure network in Rutland including identifying areas of value for open space, sport and recreation purposes and protect them from development.

**Policy RLP42 – Green infrastructure, sport and recreation**

The existing green infrastructure network will be safeguarded, improved and enhanced by further provision to ensure accessible multi-functional green spaces by linking existing areas of open space. This will be achieved by:

- a) the development of a network of green spaces public rights of way, footways and paths and cycleways in and around the towns and villages;
- b) requiring new development to make provision for high quality and multifunctional open spaces of an appropriate size and will also provide links to the existing green infrastructure network;

- c) resisting development resulting in the loss of green infrastructure or harm to its use or enjoyment by the public. Proposals involving the loss of green infrastructure will not be supported unless there is no longer a need for the existing infrastructure or an alternative is provided to meet the local needs that is both accessible and of equal or greater quality and benefit to the community;
- d) resisting the loss of sport and recreation facilities where they are deficient and supporting the provision of additional new facilities in an equally accessible location as part of the development, particularly where this will provide a range of facilities of equal or better quality on a single site or provide facilities that may be used for a variety of purposes.

Strategic objectives met:

- 5. Healthy and socially inclusive communities
- 11. Natural and cultural environment
- 14. Resources, waste and climate change

### **Important open spaces and frontages**

- 7.62 Open spaces and frontages are an integral part of the built environment of settlements and add to the rural character of the market towns and villages by affording views into the countryside, providing the setting and relationship between buildings and providing openness to the settlement. These open spaces also add to the distinct character of a settlement and their removal could dramatically alter the character and setting of buildings of a village or town. It is therefore important that the value of these open spaces is safeguarded.
- 7.63 The NPPF advises that access to high quality open spaces can make an important contribution to the health and well-being of the communities and should not be built on unless they are surplus to requirements, the loss would be replaced by better provision or the development is for alternative sports and recreation provision.
- 7.64 Important frontages can include stone walls, high hedges, a belt of trees or other features of significance to the character of an area or settlement. Their disruption would often adversely affect this character and their retention is therefore important.
- 7.65 Sites have been identified in the Review of Important Frontages and Open Spaces on the basis of the following criteria having regards to whether the land or frontage:
- a) is of intrinsic environmental value by virtue of its landform, vegetation and tree cover, or the presence of any special features such as streams, ponds, important wildlife habitats and walls;
  - b) enhances the attractiveness of the town or village setting when viewed from surrounding land, particularly the approaches to the built-up area;

- c) affords views and vistas out of and within the town or village important to its character and attractiveness;
- d) is transitional or peripheral land which should remain open to preserve the form and character of the town or village;
- e) while not in itself of particular environmental value, is an essential feature, possibly in conjunction with other areas, in creating the overall character and attractiveness of the town or village;
- f) is an essential element in the street scene, important to the form and character of the town or village in terms of the relationship of buildings and structures one to another, to other areas of open space and to natural features e.g. trees;
- g) is important in the contribution it makes to the setting of a building or group of buildings, or important natural features.

7.66 Important Open Spaces or Frontages are only identified within Planned Limits of Development and can be viewed in the Policies Map attached to this document.

#### **Policy RLP43 – Important open space and frontages**

Development will only be acceptable where it does not have an adverse impact on an Important Open Space and/or Important Frontage as shown on the Policies Map having regards to:

- a) its intrinsic environmental value by virtue of its landform, vegetation or tree cover, or the presence of any special features such as streams, ponds, important wildlife habitats or walls;
- b) its contribution to enhancing the attractiveness of the town or village setting when viewed from surrounding land, particularly the approaches to the built up area;
- c) the views and/or vistas out of and within the town or village that contribute to the character and attractiveness of the settlement;
- d) its peripheral or transitional open character in contributing to preserving the form and character of the settlement;
- e) its contribution, possibly in conjunction with other areas, to creating the overall character and attractiveness of the settlement;
- f) its contribution to the form and character of the settlement in terms of the relationship of buildings and structures one to another, to other open spaces or natural features;
- g) its contribution to the setting of a building or group of buildings or important natural features.

Strategic objectives met:

11. Natural and cultural environment

## **Local Green Spaces**

- 7.67 A Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. Parish and Town Councils, through Neighbourhood Plans, can identify green areas of particular importance to them for special protection as Local Green Spaces. By designating land as a Local Green Space local communities will be able to rule out new development other than in very special circumstances.
- 7.68 The NPPF identifies that the Local Green Space designation will not be appropriate for most green areas or areas of open space and should only be used where:
- The green space is in reasonably close proximity to the community it serves;
  - The green space is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - The green area is local in character and is not an extensive tract of land.
- 7.69 The proposed designation of spaces must be based on evidence to demonstrate why the green area is demonstrably special to a local community and holds a particular local significance. Blanket designation of all/most green areas or open space within an area is not appropriate.
- 7.70 The National Planning Policy Guidance (NPPG) asserts that sites nominated by the public for Local Green Space need to meet the NPPF criteria. Whether to designate land as Local Green Space is a matter for local discretion.
- 7.71 It is considered that most areas of open space in Rutland will already have some form of protection on them through the Council's planning policies such as Policies RLP42 - Green infrastructure, sport and recreation and RLP43 – Important open space and frontages.

## **Provision of new open space**

- 7.72 Policy RLP44 below identifies the standards for open space, sports and recreation facilities provision required to support new development.
- 7.73 The NPPF advises that policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.
- 7.74 A review of open space, sport and recreation facilities and green infrastructure in Rutland was carried out in 2009 and subsequently updated in 2015. This

study provides a quantitative and qualitative assessment of public open space.

- 7.75 Planning standards are no longer required by national planning policy. However they remain important at the authority level to help assess the potential impact of a housing development and to provide a basis for the CIL tests in relation to developers’ contributions, which remain relevant for on-site open space provision at the local level.
- 7.76 The quantitative standards identified in Policy RLP44 refer to the amount of open space required for every 1,000 people. New open space provision should, as a priority, be provided on-site within the new development where the Council can evidence the need. A developer contribution will be sought through a Section 106 agreement in accordance with the Planning Obligations SPD adopted in January 2016.
- 7.77 There will be many cases where it will not be possible, or appropriate to provide the open space on the application site. Where this is the case, the Council will seek to secure the provision of adequate off-site provision by using the Community Infrastructure Levy (CIL). The County Council’s CIL Regulation 123 list identifies county sports and leisure provision as a category of community infrastructure to be funded by the Council from CIL. It may also be the case that the local town or parish council is able to fund off-site provision on land or property it manages for sports, leisure and recreation using its share of CIL. Policy RLP11 (Developer contributions) sets out further guidance on how planning obligations and CIL will be used in the County for open space provision.
- 7.78 An explanation of the types of open space required by Policy RLP44 can be found in Appendix 8. Further details regarding the distances to and from development, minimum size, characteristics and intended use for the provision for children and young people can also be found in Appendix 8. Further guidance upon the design of outdoor play and sports facilities can be found in the Fields in Trust documents ‘Planning and Design for Outdoor Sport and Play’ (2008) and “Guidance for Outdoor Sport and Play- Beyond the six acre standard” (2015) and in Sport England guidance Active Design, ‘Planning for Health and Wellbeing through Sport and Physical Activity’ (2015).
- 7.79 More details of the surpluses and deficiencies in open space provision in each town and village and the calculations to use in identifying whether development creates the need for new green space will be provided in a review of the 2016 Developer Contributions SPD referred to above.

<b>Policy RLP44 – Provision of new open space</b>		
<b>Type of open space</b>	<b>Proposed standard</b>	<b>Accessibility</b>
Parks, gardens and amenity green space	0.4 ha per 1,000 population	Within 800m
Provision for children and young people	0.6 ha per 1,000 population (0.25 in FIT guidance)	LAP – within 100m LEAP – within 400m NEAP – within 1000m
Outdoor sports, playing	1.1 ha per 1,000	

fields and kick-about areas	population. Comprising: 0.4 ha football 0.5 ha cricket 0.2 ha rugby 0.03 ha artificial grass pitch	10 mins driving time 15 mins driving time 20 mins driving time 30 mins driving time
Sports hall/indoor provision	0.3 badminton courts fully available at peak time 0.1 rinks specialist Indoor bowls 10.44 sq m Swimming pool	20 minutes by car  15 mins by car  20 mins by car
Indoor village/community hall	Good quality hall open during daytime	10 mins by car

### Residential Development

The Council will seek to ensure that residential development which results in a net gain in floorspace makes adequate provision for on-site open space in accordance with the Council's Open Space Standards identified in the table above.

If the provision cannot be made, the Council will seek to use CIL contributions towards the costs of providing the necessary facilities in an off-site location and/or maintaining and upgrading existing sites.

Strategic objectives met:  
5. Healthy and socially inclusive communities  
11. Natural and cultural environment

### Landscape Character in the Countryside

- 7.80 The NPPF requires that valued landscapes in the countryside are protected and enhanced by the application of planning policy.
- 7.81 In order to provide a more secure evidence base for ensuring development proposals respect their landscaping context the Council commissioned a Landscape Character Assessment of Rutland in 2003. Further to this, in 2012 and 2017, studies were undertaken to assess the Landscape Sensitivity and Capacity for the land around Oakham, Uppingham, the Local Service Centre villages and land on the edge of Stamford.
- 7.82 The studies consider the landscape character and setting in the wider landscape, along with the settlement form and pattern and visual considerations.
- 7.83 The Council will use this evidence base to assess the landscape capacity to accommodate the impact of the development proposed and any future

development on the edge of settlements and within open countryside in accordance with the following policy.

- 7.84 The restoration of mineral extraction sites presents opportunities for enhancing the landscape. The Rutland Landscape Character Assessment and Rutland Historic Landscape Characterisation Project should be taken into consideration in determining the most appropriate after use(s) in line with Policy RLP57 (Restoration and aftercare).

#### **Policy RLP45 – Landscape Character Impact**

Subject to meeting the spatial strategy (Policy RLP3) new development on the edge of a settlement or within open countryside will only be acceptable where it is designed so as to be sensitive to its landscape setting.

Development will be expected to enhance the distinctive qualities of the landscape character types in which it would be situated, including the distinctive elements, features, and other spatial characteristics as identified in the Council's current Rutland Landscape Character Assessment and Landscape Sensitivity and Capacity studies.

With regards to mineral extraction this should be achieved through suitable siting and screening of development and in the longer term through the restoration of the site.

Proposals will be expected to respond to the recommended landscape objectives for the character area within which it is situated.

Proposals for minerals and waste development should undertake a landscape impact assessment in order to identify the existing landscape character, potential impacts and appropriate avoidance and/or mitigation measures required to reduce potentially adverse impacts to an acceptable level. Such measures may include (but are not limited to) buffer zones or stand-off distances, landscaping, design features, planting and screening (including in advance or commencement of works).

*Strategic objectives met:*

*11. Natural and cultural environment*

*12. Built environment and local townscape*

## 8. Minerals and Waste



## **8. Minerals and Waste**

### **Minerals Development**

- 8.1 National policy recognises that minerals are essential to support sustainable economic growth and our quality of life. However, as minerals are finite natural resources and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation. As the Minerals Planning Authority (MPA), Rutland is responsible for setting out the spatial strategy for mineral extraction in the County, defining Mineral Safeguarding Areas, identifying the provision of minerals to be met in Rutland over the plan period; planning for this provision by identifying sufficient opportunities for extraction; and setting out development criteria against which planning applications will be assessed.

### **Geology of Rutland**

- 8.2 The particular geology of the area has given its name to the Rutland Formation which was formed from muds and sand carried down by rivers and occurring as bands of different colours, each with many fossil shells at the bottom. At the bottom of the Rutland Formation is a bed of dirty white sandy silt. Under the Rutland Formation is a formation called the Lincolnshire Limestone. The best exposure of this limestone (and also the Rutland Formation) is the area near to Ketton.
- 8.3 Mineral resources are concentrated almost exclusively in the eastern half of the county and consist mainly of limestone and clay. Some isolated pockets of sand and gravel deposits exist around the edge of the county particularly in the Welland Valley to the south and east of the county. Smaller pockets are found around the River Eye and Whissendine Brook in the north-west, Eye Brook in the west and River Gwash in the north-east, as shown Figure 5.

### **Minerals development within the county**

- 8.4 Within Rutland, both aggregate and non-aggregate minerals are produced. Specific to Rutland this includes limestone as crushed rock (aggregate minerals) and limestone for the purpose of cement manufacture, building / roofing stone and agricultural lime as well as clay for the purpose of brick making and cement manufacture (non-aggregate minerals). Limestone and clay have historically been the main minerals worked in Rutland, this is likely to continue. Ironstone was extracted in the past but operations ceased in the 1970's and there is no evidence that sand and gravel reserves have ever been worked.
- 8.5 Recycled aggregates are also produced within Rutland; such material can be used to replace the use of primary aggregates (for low specification applications). Other forms of minerals-related development are also found within the county (e.g. associated storage, handling and processing facilities).

### **Aggregate minerals - Crushed rock (limestone) extraction**

- 8.6 Rutland is relatively small in terms of mineral production; as at 1 January 2016, there were only three active sites for the extraction of crushed rock: Greetham, Woolfox and Clipsham Quarries. Crushed rock extraction is also permitted at Thistleton Quarry but operations at this site have yet to commence pending the construction of a dedicated quarry haul road. The site is an old ironstone permission which, as part of a requirement of the Environment Act 1995, underwent a review to update the old permission with modern planning conditions. As a consequence of the new planning conditions, extraction is now formally for limestone and not ironstone. All four crushed rock quarries are concentrated in an area either side of the A1 within the north-eastern part of the county, near to the Lincolnshire border. Permitted sites are detailed in Appendix 9 with their location and associated geology shown in Figure 5.
- 8.7 The combined permitted reserves of the four sites are 10.9 million tonnes (Mt). This figure relates to when permission was granted and due to subsequent extraction from all sites, bar Thistleton, this figure is now considerably less.
- 8.8 Historically ironstone was extracted to supply the steel works in Corby; however, operations ceased in the 1970's. Three sites have dormant permissions but these would have to be subject to modern planning conditions before they could operate again. Ironstone is no longer considered to be of economic significance (as a source of iron), although such sites could be worked as a source low quality aggregate or building stone.

### **Non-aggregate minerals - Limestone and clay extraction**

- 8.9 The largest minerals operation in the county is the Castle Cement works at Ketton, located in the south-east of the county, close to the Northamptonshire border. It is both a locally and regionally important cement manufacturing plant and relies mainly on locally quarried limestone from the adjacent Grange Top Quarry in conjunction with on-site clays to manufacture around 1.4 Mt of cement each year. When the site was granted permission for an extension in 2002 the permitted reserves of limestone and clay were 16.6 Mt and 6.2 Mt respectively; remaining reserves are now considerably less<sup>1</sup>. Clay extraction is also permitted at Little Casterton (also referred to as Williamson Cliff) located near to the eastern boundary of the county. Operations are currently active and of a small scale with the site worked only a few times a year. Fireclays from the site are exported and used in the making of a specialist brick - Little Casterton facing brick - that is used to repair listed buildings. Rutland also produces limestone used as building / roofing stone and agricultural lime. As at 1 January 2016, three quarries in Rutland produced limestone for non-aggregate purposes: Clipsham, Greetham Quarries and Hooby Lane (Stretton) Quarries. Hooby Lane primarily produces building stone whereas the other two sites extract a proportion of limestone for building stone and agricultural lime in addition to crushed rock. The extraction of building stone is typically a small-scale operation and on average the three sites combined produces approximately 6,500 tonnes a year. It is understood that there is also building stone suitable for building purposes at Thistleton

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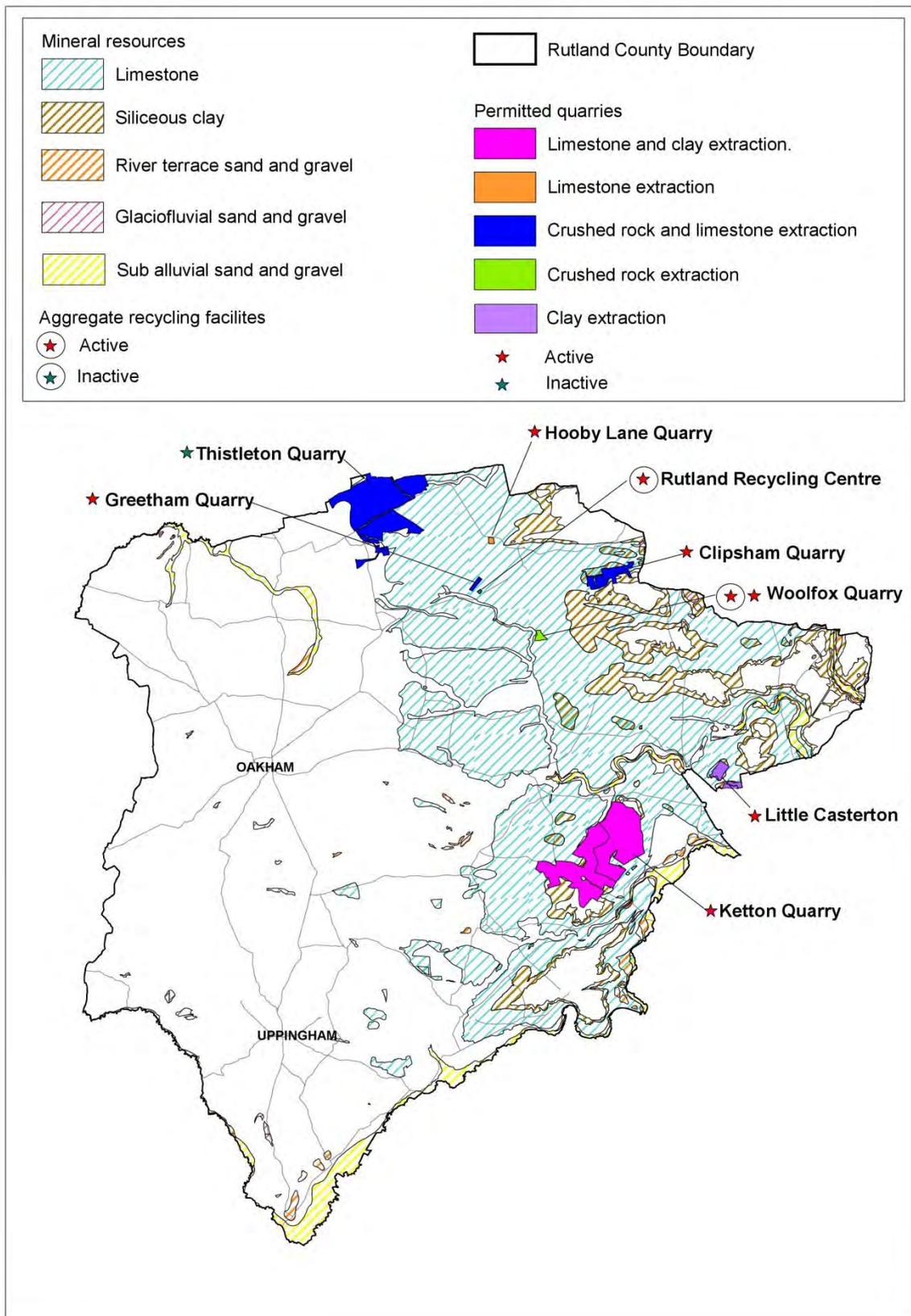
<sup>1</sup> Figures cannot be published for confidentiality reasons.

Quarry, in addition Ketton Quarry has small reserves of freestone. Permitted sites are detailed in Appendix 9 with their location and associated geology shown in Figure 5.

### **Secondary and recycled aggregates**

- 8.10 Currently, a limited amount of recycled aggregates are produced and processed in the County. Rutland has three permitted sites for recycling of inert CD&E waste to produce recycled aggregates. Two of these facilities are located within Woolfox and Greetham Quarries, the former being operational and the latter inactive. Rutland Recycling Centre (Whissendine) processes, stores and recycles non-hazardous waste including inert construction waste to produce hardcore. Permitted sites are detailed in Appendix 9 with their location and associated geology shown in Figure 5. There are currently no secondary aggregates produced or processed in the county.

Figure 5: Geology of Rutland with location of permitted sites



## **Spatial Strategy for Minerals Development in Rutland**

- 8.11 In order to guide development and investment within the County, it is necessary to set out where new minerals development should be located, including both mineral extraction and facilities for the processing of recycled aggregates.
- 8.12 It is important to note that minerals can only be worked where they are found, however where possible the Local Plan should seek to relate minerals development with growth or market areas and to reflect local circumstance such as features of significance, in particular Rutland Water and Ketton Cement Works. Within Rutland, minerals considered to be of economic importance for aggregate purposes include limestone and for non-aggregate purposes include limestone and clay. Recycled aggregates (inert C&D waste) are also produced within Rutland.

### **Mineral extraction**

- 8.13 The spatial strategy focuses on the eastern part of the County where viable limestone and clay resources are located and have historically been worked. Within the eastern part of the County, the north-east has seen a concentration of sites extracting limestone primarily for aggregate purposes whereas the south-east is dominated by the Ketton Cement Works. Maintaining this distinction between extractive activities will assist in avoiding and/or exacerbating cumulative impacts. Given the variable nature and quality of the resource, it is not possible to specify potential locations for locally sourced building and roofing stone. However, the identification of areas of focus for limestone is considered to provide sufficient guidance regarding building and roofing stone. Historically minerals have not been worked in the western half of the County due to the scarcity of workable mineral deposits.

### **Aggregate minerals**

- 8.14 In order to facilitate delivery of the identified provision rate for crushed rock an Area of Search (AoS) for limestone for aggregate and building stone (LABS) purposes has been identified within the north-east of the county (referred to as the LABS AoS). The LABS AoS focuses on areas of inferred mineral resources (Lincolnshire Limestone) from which extraction has previous and currently occurs and so is known to be viable (though it is acknowledged that economic viability may vary within the resource area). The LABS AoS takes in: the area along the county's northern boundary (north of Thistleton); west of Morkery Wood/A1/Stocken Park; south-east of Stretton; south of Clipsham; north-east of Hardwick Wood; north of Exton Park/Westland Wood; and east of Cottesmore and Market Overton. Although the LABS AoS covers a large area, it is not intended that the whole area would be extracted and it is important to note that the identification of sites within the LABS AoS does not equate to planning permission. The LABS AoS should be viewed as a mechanism to guide industry investment. Any proposal coming forward within the LABS AoS during the plan period would be subject to the planning application process and would need to be compliant with relevant Local Plan policies.

### **Cement production**

- 8.15 Specifically relating to securing adequate provision of mineral resources to maintain cement production at the Ketton cement work, an Area of Search (AoS) for cement primary and secondary materials (limestone and clay) has been identified (referred to as the cement AoS). The cement AoS covers a large area. In order to manufacture good quality cement product, it is essential that the correct balance or “recipe” between the various ingredients is secured and maintained. The recipe is constrained by a number of factors such as quality, location, depth and accessibility. Thus, a large area is required to take account of all these aspects as well as covering both limestone and clay reserves.
- 8.16 The cement AoS takes in the area south of Stamford Road (A606), west of Steadfold Lane, north-west of Ketton, north of Ketton Road and east of Acorn Spinney/North Luffenham Airfield (disused)/Woodside Farm/Coach Road Farm. Whilst the whole of the cement AoS is shown for exploration purposes, any detailed working proposals to extract minerals need to be sufficient to maintain a stock of permitted reserves of at least 15 years. This does not mean that the whole area will be extracted. However, given the current reserve position at the site, it is likely that a planning application will come forward within the cement AoS during the plan period to secure additional reserves for the cement works. Industry has confirmed that the cement AoS is sufficient to secure 15 years stock.

### **Recycled aggregates**

- 8.17 Primary aggregates should be put to the highest quality end use, where possible recycled and secondary aggregates should be used in place of primary aggregates in order to conserve resources. An increase in the consumption, and production, of recycled and secondary aggregates is supported through the Local Plan.
- 8.18 Facilities for the recycling of aggregates are not linked to geological conditions and so can be directed to more appropriate locations. The location of such development should be in line with the spatial strategy for waste management which sets a preference for development within industrial areas, existing waste sites and where associated with the re-use of previously development land (Policy RLP46), including as an ancillary activity on existing mineral extraction sites or disused railheads and wharves.
- 8.19 The spatial strategy does not take into consideration potential adverse impacts and other parameters that may affect the built and natural environment or communities; such matters are addressed at an appropriate level through relevant Local Plan policy. Land ownership constraints are also not taken into account and are the proponent’s responsibility to address. It should be noted that the identification of areas within the spatial strategy does not imply grant of planning permission, any proposal would be required to be assessed through the Development Assessment process and comply with the Local Plan policies.

### **Policy RLP46 – Spatial strategy for minerals development**

Extraction of mineral resources, in particular limestone for aggregate purposes and limestone and clay for cement purposes, will be focussed within the:

- Limestone for aggregates and building stone Area of Search, and
- Cement primary and secondary materials Area of Search.

Small-scale extraction of non-aggregate minerals for building/roofing stone and clay where linked to historic environment conservation outcomes will be supported in rural areas or within settlements.

Recycled aggregate facilities should be in general conformity with the spatial strategy and development principles for waste management and disposal (Policy RLP55).

*Strategic objectives met:*

16. Minerals resources

### **Movement of Aggregates**

- 8.20 Imports and exports of aggregates are reported through the national Aggregate Monitoring Survey (AMS). The latest survey (2014) reports export data for Rutland separately, however imports are combined with Leicestershire as one sub-region.
- 8.21 Crushed rock produced within the sub-region in 2014 totalled 14.3 Mt of which over a third (5.5 Mt) remained within the sub-region. Specific to Rutland, of the crushed rock produced in 2014 the majority was used within the sub-region (28%) or exported to Northamptonshire (26%). The remaining crushed rock was exported to other sub-regions within the East Midlands or to the East of England. This reflects the proximity of Rutland to these areas.
- 8.22 Overall movements of crushed rock into and out of the sub-region are not self-balancing and the sub-region is a (major) net exporter of crushed rock. This reflects the strategic location of the sub-region and the fact that Leicestershire has traditionally been a large supplier of crushed rock (igneous rock). Leicestershire has several nationally important quarries that are significant producers of igneous rock. There is limited demand in Rutland for such aggregate to supply major construction projects, this is reflected in the amount of exports and indicates that demand for aggregate is from further afield.
- 8.23 Through the identification of a crushed rock provision rate and site-specific allocations for extraction, the Plan seeks to encourage the continued supply of crushed rock to support growth both within and outside the county.
- 8.24 The sub-region imported 0.27 Mt of crushed rock in 2014 from a range of areas including the West Midlands and East Midlands.
- 8.25 Sand and gravel is not produced within Rutland and as such the county is a net importer. The 2014 AMS identifies that 1.41 Mt of sand and gravel was imported into the sub-region. As Rutland has limited sand and gravel

resources and the mineral has not historically been quarried, the County will continue to rely on imports from other areas.

- 8.26 Further detail on movements of aggregates is set out the Local Aggregates Assessment (LAA).

### **Providing for Minerals**

- 8.27 MPAs are required to make provision for a steady and adequate supply of minerals. In line with government requirements, the Council prepares an annual LAA - this involves participation in and taking account of advice of Aggregate Working Parties (AWP). Through these mechanisms the Council has also co-operated with other MPAs with respect to minerals planning for cement production to ensure adequate provision is made. Advice of the National Aggregate Co-ordinating Group (NACG) and published National and sub-national Guidelines on future provision are also taken into account as appropriate.
- 8.28 The provision of minerals has been taken forward in the Local Plan through the identification of an annual aggregate provision rate, an aggregate landbank target, seeking to provide a stock of permitted reserves to maintain cement production, spatial strategy and locational criteria for minerals related development, site-specific allocations, development control and management policies, as well as safeguarding mechanisms.

### **Aggregate provision**

- 8.29 Guidelines for mineral provision are set out in national policy and require each MPA to calculate their own provision rates on the basis of average aggregate sales over a ten year rolling period and other relevant information. This method of calculation replaces the previous sub-regional approach to apportionment where a nationally prescribed regional apportionment figure was sub-divided within each region. Historically, Rutland and Leicestershire had a joint sub-regional apportionment figure, however this is not prescribed.
- 8.30 The LAA reports on the rolling average of ten years sales data, other relevant local information and an assessment of all supply options. The 2014 LAA informed the Plans aggregate provision rate.
- 8.31 The Plan will seek to secure a provision of 0.19 million tonnes per annum (Mtpa) of crushed rock (limestone). This provision rate is calculated on the basis of average aggregate sales over a 10-year rolling period (2004 – 2013). Further detail is set out in the 2014 LAA.
- 8.32 There are indications of future growth in construction activity in Rutland, albeit on a relatively small scale, for which a continued supply of aggregate will be needed. It is not likely that the demand for aggregate in Rutland will be any greater than that experienced previously and as such it is not necessary to factor in additional growth with respect to the provision rate. In addition there are no major infrastructure projects planned in the county that would result in a significant increase in demand for mineral resources.

### **Non-aggregate provision**

- 8.33 Regarding cement production, national policy requires the plan to provide a stock of permitted reserves to support the maintenance of cement production of at least 15 years. Ketton Cement Works has an annual output of around 1.4 Mt of cement. Recent production levels have been around 1.4 Mt or just below which indicates there is no need to increase the output further.
- 8.34 Annual provision figures for building / roofing stone and clay are also not identified in the Plan given the relatively low level of output and that there is no requirement to identify a rate. However, such resources, particularly relating to Ketton Stone and Clipsham Stone, are recognised as being of importance for the repair and maintenance of heritage sites and in protecting designated sites.

### **Landbanks**

- 8.35 A landbank is a stock of planning permissions for mineral extraction. The Government requires MPAs to have landbanks for aggregates and raw industrial minerals such as limestone and clay for cement manufacture. Landbanks are principally a monitoring tool to provide an early indication of possible disruption to the provision of an adequate and steady supply of mineral in the county and indicate when new permissions are likely to be needed. Government policy requires provision to be made for the maintenance of landbanks of at least 10 years for crushed rock and provision of a stock of permitted reserves to support maintenance of cement production of at least 15 years for cement primary and secondary materials to maintain an existing plant.
- 8.36 Based on the provision rate of 0.19 Mtpa, the maintenance of crushed rock landbanks at the end of the plan period equates to an additional 1.9 Mt. At the commencement of the plan period the crushed rock landbank for Rutland is approximately 45 years. Rutland therefore has sufficient reserves to provide a 10-year landbank.
- 8.37 Ketton Cement Works has an annual output of around 1.4 Mt of cement and at this rate there are sufficient permitted reserves to carry operations through to the latter part of the plan period but not up to 15 years. It is likely therefore that the cement works will need to secure additional reserves before the plan period ends. The need to secure additional reserves is recognised and encouraged in the Plan through Policy RLP47.

### **Policy RLP 47 – Mineral provision**

In providing a steady and adequate supply of minerals over the plan period 2016 to 2036 the plan will seek to:

- A) Make provision for the extraction of 3.8 million tonnes of crushed rock (limestone), equivalent to an annual average of 0.19 million tonnes.
- B) Maintain a sufficient stock of permitted reserves for limestone and clay in order to supply the Cement Works at Ketton at an output of around 1.4 million tonnes of cement production per annum.
- C) Support the supply of minerals where necessary for conservation purposes and / or maintaining the local distinctiveness of the built environment within Rutland. The maintenance of a landbank of at least 10 years for crushed rock will be sought.

A stock of permitted reserves of at least 15 years for cement primary and secondary materials (limestone and clay) will be sought.

This will be delivered through existing sites and new sites (including allocated and unallocated sites where in compliance with relevant local plan policies) as well as the identification of the cement primary and secondary materials Area of Search.

*Strategic objectives met:*

16. Minerals resources

19. Restoration of mineral works

### **Safeguarding Rutland’s Mineral Resources**

- 8.38 Minerals are an important finite natural resource and so should be protected to ensure that future generations, well beyond the current plan period, are able to access such resources. National policy requires identification of Minerals Safeguarding Areas (MSAs) and complementary policies to prevent the needless sterilisation of minerals resources of local and national importance (by non-mineral development).
- 8.39 The identification of MSAs does not necessarily mean that these areas will be worked in the future. MSAs, and corresponding Minerals Consultation Areas<sup>2</sup> (MCAs), should be viewed as a sign-post to indicate the presence of mineral resources and as a trigger for such issues to be considered in the decision-making processes for land-use planning, including consultation where non-minerals development is proposed.
- 8.40 Mineral resources within Rutland that are of local and national importance include limestone and clay. Limestone resources from the Lincolnshire limestone formation are used for both aggregate as crushed rock and non-aggregate purposes as cement primary materials and building / roofing stone. Resources for building stone identified as being of local importance in accordance with English Heritage’s Strategic Stone Study (2011) include Ketton Stone and Clipsham Stone (ooidal freestones from the Upper

<sup>2</sup> MCAs are co-terminus with MSAs, upon which they were defined.

Lincolnshire limestone member). Clay resources around Ketton are used in cement production with a small amount at Little Casterton used in the production of bricks to repair listed buildings. Clay resources identified as being of local importance include siliceous clays from the Rutland formation and fireclay.

- 8.41 It is important to bear in mind that just because there may be no interest in particular resources now, this may not continue to be the case in the future. There are limited river terrace sand and gravel resources identified within Rutland that, although not currently of interest or previously worked, are typically recognised in other areas to be of importance. Future generations may find a requirement for such materials and so it is reasonable for these to be included in the MSAs. River terrace sand and gravel resources identified within Rutland are associated with the River Gwash and River Welland as well as the West Glen River, River Chater, Eye Brook, a tributary of the River Eye and Rutland Water.
- 8.42 Glacial sand and gravel and ironstone resources within the County are not currently worked and are not considered to be viable; it is unlikely that this will change in the long term. As such these resources are not included in the MSAs as they are not considered to be of local or national importance.
- 8.43 MSAs for Rutland have been identified as per the Methodology for Identifying Safeguarding Areas (July 2016)<sup>3</sup> available from the Council’s website.
- 8.44 As a unitary authority, Rutland County Council is responsible for undertaking consultation with regards to proposals for non-mineral development within identified MCAs, consultation will occur: (i) within Council; (ii) between Council and developers; and (iii) between Council and other authorities (for example where a proposal within an adjoining authority’s boundary may impact mineral interests within Rutland, or vice versa). The purpose of which is to ensure that mineral interests are taken into account early in the decision making process and to discuss the economic viability of the mineral resource and whether prior extraction of the resource is appropriate in order to avoid sterilisation.
- 8.45 The MSAs (and MCAs) are shown on the Policies Map.
- 8.46 It is not necessary to consult on every development proposal; this is because some development represents a lower potential for sterilisation, or would not present the opportunity for prior extraction. Accordingly, the following surface development is exempt from consultation and developer requirements relating to MSA/MCAs:
- a) extensions to existing dwelling houses and other householder planning applications (except for new dwellings),
  - b) provision of dwelling house(s):
    - (i) within an urban area - less than 10 dwelling houses, or a site area of less than 0.5 ha; or
    - (ii) elsewhere - one dwelling house within the recognised settlement boundary,
  - c) minor extension or alteration to an existing building,

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<sup>3</sup> Prepared in accordance with National policy and guidance, including British Geological Survey advice.

- d) development (other than the provision of dwelling houses) on a site having an area of 1 ha or more within an urban area,
- e) changes of use, advertisement consent, amendments to previously approved applications/current permissions (with no additional land take involved), reserved matters, prior notifications, certificates of lawfulness of existing use or development, certificate of lawfulness of proposed use or development, works to trees and other miscellaneous minor works/applications (e.g. fences, gates, access, etc.).

8.47 Prior extraction of minerals is encouraged, where practicable and environmentally feasible, if it is necessary for non-mineral development to take place. A realistic judgment about the resource viability, practicability and potential environmental impacts will be made; the MPA will not seek to prevent development where it is unlikely that prior extraction is feasible.

8.48 Assessment should include the following: (i) site-specific geological survey data; (ii) practicability of prior extraction; and (iii) potential environmental impacts resulting from prior extraction. Preparation of the assessment is the responsibility of the developer and is to accompany the planning application for the non-mineral development. The Council will make a judgement on the need for prior extraction before determination of the application for non-minerals development. A separate planning application (to the non-minerals development) will be required for the prior extraction of mineral resources, which will be determined in accordance with Policy 49: Development criteria for mineral extraction as well as all other relevant Local Plan policies. The non-minerals development should not proceed before the mineral is extracted or steps taken to avoid sterilisation.

#### **Policy RLP48 – Safeguarding Rutland’s Mineral Resources**

Mineral Safeguarding Areas (MSAs) have been designated to safeguard mineral resources of local and national importance from unnecessary sterilisation by other development; these include:

- limestone and ooidal freestones resources from the Lincolnshire limestone formation;
- siliceous clay resources from the Rutland formation and fireclay; and
- river terrace sand and gravel resources associated with the River Gwash and River Welland as well as the West Glen River, River Chater, Eye Brook, a tributary of the River Eye and Rutland Water.

Planning permission will not be granted for non-mineral development that would lead to the unnecessary sterilisation of mineral resources within a Minerals Safeguarding Area unless it can be demonstrated that:

- a) the mineral concerned is not of economic value or evidence confirms the absence of mineral resources, or
- b) the proposed development is temporary or of a nature that would not sterilise the mineral resource or hinder future extraction, or
- c) prior extraction can occur where practicable, environmentally feasible and within a reasonable timescale, or
- d) there is an over-riding need for the development, or
- e) the development is exempt.

In determining the need for prior extraction an assessment of the following factors will be required to inform the decision-making process:

- (i) site-specific geological survey data (in addition to the Councils MSA and British Geological Survey mapping data) to establish the existence or otherwise of mineral resources setting out the type, quality, quantity, extent of the resource, overburden to reserve ratio, the proportion of the mineral to be used on-site and estimated saleable mineral;
- (ii) economic viability and practicability of prior extraction, this should also take account of the size, nature and need for the (non-minerals) development as well as the proposed phasing of operations and construction of the non-mineral development; and
- (iii) potential environmental impacts resulting from prior extraction.

Where the non-mineral development is delayed or not implemented the site must be restored to a stable landform and appropriate after-use that would not hinder future extraction.

*Strategic objectives met:*

*16. Minerals resources*

*19. Restoration of mineral works*

*20. Safeguarding existing waste and mineral development*

## **Minerals Development**

8.49 The identification of areas through the spatial strategy for minerals development does not mean that planning permission will automatically be granted for proposals that come forward in these areas; this applies equally to allocated sites. All proposals for minerals development will be required to be in compliance with relevant Local Plan policies.

8.50 Any proposal for extraction of aggregates or cement primary and secondary materials (limestone and clay) will be required to take into account the current reserve and supply position, identified provision rate or requirement to maintain a sufficient stock of cement production materials (as appropriate), maintenance of landbanks or stock of permitted reserves for cement production materials (as appropriate) and where the proposal is for an unallocated site why the need cannot reasonably or would not otherwise be met from committed or allocated reserves. Proposals that come forward that would result in supply exceeding the identified provision rate or cement production rate will need to demonstrate that the proposed over-supply is: supported by the latest LAA (for crushed rock); or is supported by the cement plant and that the current landbank is below 15 years (for cement production materials).

8.51 In line with national policy proposals for mineral extraction should be environmentally acceptable and avoid and/or minimise potentially adverse impacts to acceptable levels. This includes impacts on the natural and historic environment and on human health, including from noise, dust, visual intrusion, traffic, tip and quarry slope stability, differential settlement of quarry backfill,

mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site. Any assessment of potential adverse impacts should also take into account cumulative effects.

- 8.52 Development criteria and assessment requirements with respect to communities and the natural and historic environment are addressed through relevant Local Plan policies.
- 8.53 Specifically regarding the Ketton cement works, the location of the cement works and associated extraction areas is within an area of intensive quarrying which has already significantly altered the landscape. Any proposals for extending mineral extraction in relation to cement manufacture will need to address what measures can reasonably be taken to improve the general visual amenity and landscape of the area within the operators ownership and/or control and to ensure that potentially adverse impacts affecting people and local communities are avoided and/or minimised to acceptable levels.
- 8.54 Any proposal for mineral extraction associated with the Ketton cement works will need to include, in addition to other requirements set out through the Local Plan policies:
- Appropriate archaeological investigation at a pre-determination stage.
  - Provision for the retention or suitable temporary diversion of the Hereward Way, Macmillan Way and the Rutland Round and any public right of way that would be affected.
  - The provision of suitable measures to ensure the conservation and enhancement of the special features of interest of Shacklewell Hollow and North Luffenham Quarry Sites of Special Scientific Interest.
  - The provision of suitable measures to protect and where appropriate enhance: trees, woodland and other landscape features within and adjoining the site; watercourses crossing the site; and groundwater abstractions present in the locality. Unless the need for, and benefits of, the development in that location outweigh the likely loss or damage, in which case appropriate mitigation or compensation measure should be provided.
  - The provision of suitable measures to protect the Windmill, off Empingham Road, Ketton and its setting.

#### **Policy RLP49 – Development criteria for mineral extraction**

Proposals for extraction of minerals will be permitted where it can be demonstrated that the development:

1. Complies with the spatial strategy and relevant Local Plan policies.
2. Is required to maintain a sufficient supply of material with respect to:
3. The adopted aggregate provision rate and/or the maintenance of a landbank, or
4. The adopted cement production rate and/or maintaining a stock of permitted reserves for cement materials; or

5. Supporting conservation of the historic environment or maintaining the local distinctiveness of the built environment within Rutland;
6. Maximises the recovery of the reserve whilst minimising waste;
7. Promotes the most appropriate end-use of materials; and
8. Is environmentally acceptable and avoids and/or minimises potentially adverse impacts (including cumulative impacts) to acceptable levels.

Proposals for the extraction of minerals to support conservation of the historic environment or maintaining local distinctiveness must demonstrate that this is the main purpose of the proposal.

Preference will be given to proposals for mineral extraction at allocated sites. Proposals on unallocated sites or outside of the areas identified in the spatial strategy will be considered where:

- a. The proposal relates to extraction of aggregates or cement materials (limestone and clay) and cannot reasonably or would not otherwise be met from committed or allocated reserves, or from within the cement primary and secondary materials Area of Search, or
- b. Extraction of the mineral can be clearly demonstrated to be ancillary to the proposed development (e.g. agricultural reservoirs), or
- c. The proposal is for the prior extraction within a Mineral Safeguarding Area.

Proposals for minerals development must identify and determine the nature and extent of potentially adverse impacts likely to result from the development. Where potentially adverse impacts are likely to occur appropriate mitigation measures are to be identified in order to avoid and/or minimise impacts to an acceptable level. Where applicable a site-specific management plan should be developed to ensure the implementation and maintenance of such measures throughout construction, operation, decommissioning and restoration works.

In addition, development will be expected to meet the requirements for good design set out in Policy RLP 33 (Delivering good design) as well as other relevant policies set out through the Local Plan.

*Strategic objectives met:*

16. Minerals resources
18. Mineral and waste development
19. Restoration of mineral works

## **Sites for Minerals Development**

### **Crushed rock (limestone)**

- 8.55 The total provision to be met for crushed rock during the plan period (from 1 January 2016 to 31 December 2036) is 3.8 Mt. Permitted reserves as at 1 January 2015 total 16.1 Mt, of which it is estimated less than half remains.<sup>4</sup>

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<sup>4</sup> Actual figures cannot be published for confidentiality reasons.

- 8.56 The site allocated for crushed rock extraction, identified in Policy RLP50 has a total estimated provision of 3.5 Mt (of which it is estimated that 1.1 Mt will be worked by 2036). Located within the LABS AoS, it is in line with the spatial strategy.
- 8.57 The allocation is planned to be worked around 2025 following completion of extraction operations at the adjacent permitted quarry. By this time it is likely the other existing commitments, with the exception of Thistleton Quarry, will have limited or no reserves remaining (based on their average output over the last 3 years).
- 8.58 The working of the currently inactive Thistleton Quarry is dependent on the construction of a dedicated haul road and as such there is no guarantee that the site will become active during the plan period. The existing commitments coupled with the allocation will provide crushed rock surplus to requirements over the plan period; however, if the large quarry at Thistleton does not come on-stream during this time then there will be an under-provision.
- 8.59 Further, due to the limited number of current permissions, the total aggregate output may be affected if a site ceases operations or significantly reduces production. For these reasons, the situation at all sites will be monitored to ensure that a sufficient supply of minerals is maintained. The possible need for additional sites is accounted for through Policy RLP54 Development Criteria for Mineral Extraction, which allows unallocated sites to come forward where in line with relevant Local Plan policies and where it can be demonstrated that site is required to secure provision or maintain landbanks and cannot reasonably, or would not otherwise be met from, committed or allocated reserves.

#### **Policy RLP50 – Site-specific allocations for the extraction of crushed rock**

Proposals for the extraction of crushed rock (limestone) at the following site will be permitted in accordance with other relevant Local Plan policies.

M4a Greetham Quarry North West extension 1.1 million tonnes (approximately) to 2036 (2.4 million tonnes thereafter).

#### *Strategic objectives met:*

- 16. Minerals resources
- 18. Mineral and waste development
- 19. Restoration of mineral works

#### **Limestone and clay**

- 8.60 Limestone for building stone purposes is currently produced from three quarries, two of which also produce limestone for use as agricultural lime in addition to crushed rock. Overall, output of limestone for these end uses is limited and therefore the Plan does not identify a specific provision rate. However, to support a continued supply of building stone, a site for building stone extraction is identified in Policy RLP51. Located within the LABS AoS, it

is in line with the spatial strategy. Proposals for limestone extraction will need to demonstrate compliance with relevant Local Plan policies.

**Policy RLP51 – Site-specific allocations for the extraction of building stone**

Proposals for the extraction of building stone at the following site will be permitted in accordance with other relevant Local Plan policies:

M5a Hooby Lane Quarry extension (yield unknown).

*Strategic objectives met:*

16. Minerals resources

18. Mineral and waste development

19. Restoration of mineral works

- 8.61 A sufficient supply of limestone and clay is required to support Ketton Cement Works and meet its annual cement production rate of approximately 1.4Mt. Permitted limestone and clay reserves used in the manufacture of the cement at Ketton are sufficient to last until around the middle of the plan period.<sup>5</sup> The need for additional reserves is accounted for with the identification of the Cement AoS, as it is understood to contain appropriate reserves to maintain a landbank of at least 15 years over the plan period. In the event that a supply cannot be reasonably met from within the cement AoS or committed reserves; Policy 49 Development Criteria for Mineral Extraction enables sites to come forward where in line with relevant Local Plan policies.
- 8.62 A specific provision figure for brick clay is not identified. The existing permission for brick clay extraction at Little Casterton expires around the middle of the plan period and hence additional reserves may be required. Any new proposals for brick clay extraction will need to demonstrate they are in compliance with relevant Local Plan policies.

**Safeguarding mineral allocations and commitments**

- 8.63 The designation of MSAs does not safeguard allocations for minerals development made through the Local Plan, or existing commitments for minerals development.
- 8.64 Existing sites and facilities for the storage, handling and processing of minerals and materials for concrete production as well as associated facilities for the transport of such materials form part of the infrastructure network that supports minerals development. Some sites can be of a relatively low value land use and may be vulnerable to redevelopment for other uses and so should be safeguarded from proposals for non-minerals development where appropriate.

<sup>5</sup> Figures cannot be published for confidentiality reasons.

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### **Policy RLP52 – Safeguarding of minerals development**

To safeguard the provision to be delivered by the allocated and committed mineral extraction sites, proposals for non-minerals development:

- a) within an allocated site must demonstrate that the site is no longer required to support the delivery of the adopted provision rate and/or to maintain landbanks (with reference to the most recent Local Aggregate Assessment); or
- b) adjacent to an allocated or permitted site must demonstrate that the proposed development would not prevent or unreasonably restrict the future extraction of minerals from the allocated site.

In order to ensure that there is a sufficient supply of material to support current community and businesses and planned growth the following minerals development will be safeguarded unless proposals for non-minerals development can demonstrate that alternative provision in the vicinity can be made, or there is no longer a need for the facility at that location.

Minerals development to be safeguarded includes:

- c) existing, planned and potential rail heads, rail links to quarries, wharfage and associated storage, handling and processing facilities for the bulk transport by rail or inland waterways of minerals, including recycled, secondary and marine-dredged materials; and
- d) existing, planned and potential sites for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material.

*Strategic objectives met:*

*16. Minerals resources*

*18. Mineral and waste development*

*20. Safeguarding existing waste and mineral development*

### **Borrow pits**

8.65 Large quantities of aggregates or clay may be needed in association with major construction and engineering works, where the mineral resource exists within the local area it may be preferable to supply this need from a borrow pit rather than import the materials from further afield. The timeframe for extraction from the borrow pit should not exceed that of the associated construction or engineering works.

### **Policy RLP53 – Borrow Pits**

Permission will be granted for borrow pits where it can be demonstrated that:

- a. Extraction of mineral from the borrow pit constitutes the most appropriate supply option with reference to the type and quality of the mineral and proximity to other mineral extraction sites.
- b. The estimated size of the resource, and proposed extractive operations, is commensurate to the estimated needs of the associated construction or engineering works.

- c. The borrow pit is within close proximity to the associated works that it is intended to supply, and minimises the use of public highways in transporting the mineral.
- d. The proposal avoids and/or mitigates potentially adverse impacts to acceptable levels and is environmentally feasible.
- e. The site will be progressively restoration to an acceptable condition and afteruse and completed as soon as possible following cessation of the associated works.
- f. Inert waste arising from the associated works should be used in restoration of the borrow pit where appropriate. The site will be progressively restoration to an acceptable condition and afteruse and completed as soon as possible following cessation of the associated works.

*Strategic objectives met:*

16. Minerals resources

18. Mineral and waste development

17. Restoration of mineral works

#### **Other forms of minerals development**

8.66 Proposals for other forms of minerals development<sup>6</sup> will be required to be in compliance with relevant Local Plan policies and demonstrate that it is environmentally feasible with any potentially adverse impacts able to be avoided and/or mitigated to acceptable levels.

#### **Policy RLP54 - Development criteria for other forms of minerals development**

Permission will be granted for other forms of minerals development where it can be demonstrated that the development complies with relevant Local Plan policies and avoids and/or mitigates potentially adverse impacts to acceptable levels.

*Strategic objectives met:*

16. Minerals resources

18. Mineral and waste development

#### **Spatial Strategy for Waste Management and Disposal**

8.67 The NPPF does not specifically address waste matters. Detailed waste planning policies are set out in the National Planning Policy for Waste (NPPW). The NPPW is to be read in conjunction with the NPPF, the National Waste Management Plan for England and National Policy Statements (NPS) for wastewater and hazardous waste.

<sup>6</sup> Other forms of minerals development include: rail heads, rail links to quarries, wharfage and associated storage, handling and processing facilities for the bulk transport by rail, sea or inland waterways of minerals, including recycled, secondary and marine-dredged materials; and sites for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material (NPPF paragraph 143).

- 8.68 Rutland is the Waste Planning Authority (WPA) for the administrative area of Rutland. In line with national policy, the Local Plan identifies the need for the management of waste streams throughout the plan period and plans for the provision of new capacity by identifying sufficient opportunities to meet the identified needs of Rutland. The Local Plan also sets out development criteria against which planning applications will be assessed.
- 8.69 All forms of development and activities produce waste. It is important in creating sustainable communities that waste management is incorporated into new development and that there is a social change towards recognising waste as a resource and where communities and businesses take more responsibility for the waste they produce.
- 8.70 Rutland produces around 101,000 tonnes per annum (tpa) of various types of waste, including municipal (20%), commercial and industrial (24%), construction, demolition and excavation (54%) and hazardous (1%) as set out in Appendix 10. Rutland does not produce low-level radioactive waste (LLW) from the nuclear industry however a very small amount of LLW from the non-nuclear industry is produced from the Leicestershire-Rutland sub-region.
- 8.71 The majority of Rutland's waste is exported to surrounding counties where it is recycled, composted, or disposed of to landfill. A significant proportion (40%) of municipal waste, previously disposed of to landfill, has recently (2014) been diverted to an advanced treatment facility in Nottingham for recovery. Limited advanced treatment of other waste streams has been reported (with the exception of thermal treatment of clinical wastes).
- 8.72 The amount of waste generated in Rutland is likely to increase over the plan period (estimated at 108,000tpa by 2036), resulting in a capacity gap between current operational capacity and future requirements.
- 8.73 An assessment of the potential future requirements for facilities has demonstrated that there are opportunities in Rutland for increasing the current waste management capacity, particularly in relation to preparing for reuse and recycling, biological processing and advanced treatment.
- 8.74 There is a potential requirement for the following preliminary treatment facilities:
- a) one small-scale materials recycling facility, plus either additional capacity at the existing civic amenity sites or an additional site,
  - b) one small-scale composting or anaerobic digestion facility, and
  - c) one medium-scale or up to three small-scale inert recycling/processing facilities.
- 8.75 Given the number and scale of facilities, it is estimated that between 3 and 5.5 ha of land is needed to accommodate this requirement.
- 8.76 The two existing civic amenity sites in Cottesmore and North Luffenham will be retained. Additional capacity for civic amenity sites will be provided either through an extension to existing sites or a new site near Oakham.
- 8.77 The operational capacity for large preliminary and advanced treatment facilities cannot be sustained from waste arisings from within Rutland alone.

Over the mid to long-term of the plan period the development of a small-scale advanced treatment facility may become viable. Such development is likely to be more viable within Rutland where the treatment capacity forms an ancillary activity to industrial operations. As such co-location of facilities for advanced treatment with industrial operations where the output(s) are able to be utilised as an alternative fuel or for energy generation is supported. There may be the potential for treatment capacity to be increased through the use of alternative fuels at the regionally significant Ketton Cement Works<sup>7</sup>.

- 8.78 Until such a facility is provided, it is likely that the exporting of waste to surrounding counties for treatment will continue and that amounts will increase in line with meeting waste management targets.
- 8.79 Regional self-sufficiency will be promoted through sustainable patterns of waste movements in relation to urban areas in neighbouring counties. In line with government policy, the need for additional waste management capacity of more than local significance has been taken into account. This involved strategic waste movements being identified and the Council engaging with WPAs accommodating facilities that receive such wastes (originating from Rutland) in line with the Duty to Co-operate. As a result, no strategic matters were identified regarding continuation of such waste movements. The County recognises the importance of cross-boundary movements and will continue to co-operate with relevant WPAs to address strategic matters and facilitate the continuation of such arrangements.
- 8.80 Waste related development will be predominantly focused in Oakham, Uppingham and the Local Service Centres (see Policy RLP3). This will maximise the use of existing infrastructure networks and facilitate communities and businesses taking greater responsibility for their waste. Waste developments should be co-located together and with complementary activities, for example within industrial areas or integrated with new residential and commercial development.
- 8.81 Development on the edge of Stamford, redeveloped Ministry of Defence land, or other similar establishments would be considered where consistent with its role in accordance with Policies RLP3 and RLP8. Facilities in these areas should deal with the waste generated from identified urban areas or the redevelopment and on-going use of such establishments. The co-location of waste management facilities together and with complementary activities is supported.
- 8.82 In other areas, including the countryside, redundant agricultural and forestry buildings and their curtilages may also provide suitable opportunities for preliminary treatment - in particular for the management of agricultural wastes or where a rural location is more appropriate due to the nature of operations or the relationship with rural activities, for example composting and anaerobic digestion.

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<sup>7</sup> Ketton cement works (Hanson) is permitted to utilise alternative fuels, which includes waste materials. As part of the Environment Agency Cement Sector Plan, the cement industry agreed to a target of 30% replacement of fossil fuels by alternatives (by 2015).

- 8.83 Facilities for inert recycling should be directed towards industrial sites and where associated with the re-use of previously development land such as existing waste sites, as an ancillary activity on existing mineral extraction sites or disused railheads and wharves. Where a site is subject to redevelopment, there may be an opportunity to accommodate temporary plant: however the operational life would be limited to that of the redevelopment.
- 8.84 The disposal of inert fill should be directed towards mineral extraction sites in order to facilitate restoration. The disposal of inert fill for the purpose of engineering works, agricultural improvement or land reclamation should demonstrate that the proposal would not divert significant amounts of inert waste material from mineral sites and would not prejudice restoration of mineral extraction sites. The deposition of inert waste onto land may also constitute recovery in some cases (where in compliance with Environmental Permitting Regulations).
- 8.85 There are currently no operational non-inert landfill<sup>8</sup> sites within Rutland. The County is not considered appropriate as an area to accommodate a new landfill site. The exporting of waste to surrounding counties for disposal to landfill will continue but the amount of waste requiring disposal is anticipated to reduce as the capacity of other forms of waste management increases.
- 8.86 There are currently no facilities for the management or disposal of hazardous and radioactive wastes within Rutland. The County does not produce substantial quantities of these waste materials and is not considered an appropriate location for such facilities.
- 8.87 The location of waste related development will be in accordance with policy RLP55 below and Policies RLP3 (the spatial strategy) with allocations identified in policy RLP57 and set out in Figure 6.

### **Policy RLP55 – Waste management and disposal**

#### Waste management capacity requirements

The development of a sustainable waste management network for Rutland will be supported through the recognition of waste as a resource and will involve the provision of facilities to meet the indicative waste management capacities. Waste development within the county will focus on the provision of preliminary and supporting facilities. Rutland is not considered an appropriate location for large-scale advanced treatment facilities, unless the facility would form an ancillary activity to industrial operations where the waste would be utilised as an alternative fuel source.

The indicative waste management capacity requirements up to 2036 include:

- a) Preparing for reuse and recycling capacity of 13,000 tonnes per annum (tpa), plus an additional 500tpa for civic amenity facilities,
- b) Biological processing capacity of 10,000tpa,
- c) Inert recycling of 30,000tpa, and
- d) Advanced treatment of 24,000tpa.

<sup>8</sup> Non-inert landfill does not include hazardous landfill (i.e. Grange Top Quarry landfill site, used to dispose of cement kiln bypass dust produced from the Ketton cement works).

#### Waste management spatial strategy

Within Rutland facilities to meet the indicative waste management capacity requirements should be focussed at Oakham, Uppingham and the Local Service Centres. Within these areas waste development should be located within industrial areas or integrated with new residential and commercial development, and be of an appropriate scale. Co-location of facilities for advanced treatment with industrial operations where the output(s) are able to be utilised as an alternative fuel or for energy generation is supported.

In other areas, including the countryside, the development of preliminary treatment facilities should be linked to the management of agricultural wastes, or where a rural location is more appropriate due to the nature of operations or the relationship with rural activities. Within these areas, preference would be for the use of redundant agricultural and forestry buildings and their curtilages.

Industrial sites and brownfield land including existing minerals and waste sites, disused railheads and wharves are appropriate, in principle, to accommodate inert recycling facilities. At locations that are only temporarily in use, only temporary facilities will be permitted.

Development on the edge of Stamford, redeveloped Ministry of Defence land, or other similar establishments would be considered where consistent with their role and relevant Local Plan policies.

The current role of the Ketton cement works, being a regionally significant facility for the use of alternative fuels, is to be maintained.

#### Waste disposal capacity requirements and strategy

The estimated inert disposal capacity requirement up to 2036 is 10,000tpa. Disposal of inert fill should be directed towards quarries to facilitate restoration; however inert fill could be permitted for agricultural improvement or other purposes as long as it could be demonstrated that it would not prejudice restoration of any quarries (existing and allocated).

Rutland is not considered an appropriate location for non-inert disposal facilities. Although disposal forms the least desirable solution, it is important to note that there will still be a requirement for disposal. The estimated non-inert disposal capacity requirement up to 2036 includes 19,000tpa for non-inert waste, as well as an additional 4,000tpa of residual waste materials.

#### Hazardous waste

Rutland is not considered an appropriate location for hazardous waste management and disposal facilities. The estimated requirement for hazardous waste management up to 2036 includes: recycling or re-use and recovery capacity of approximately 700tpa; treatment and transfer capacity of approximately 400tpa; and hazardous waste disposal (landfill) capacity of approximately 100 tpa.

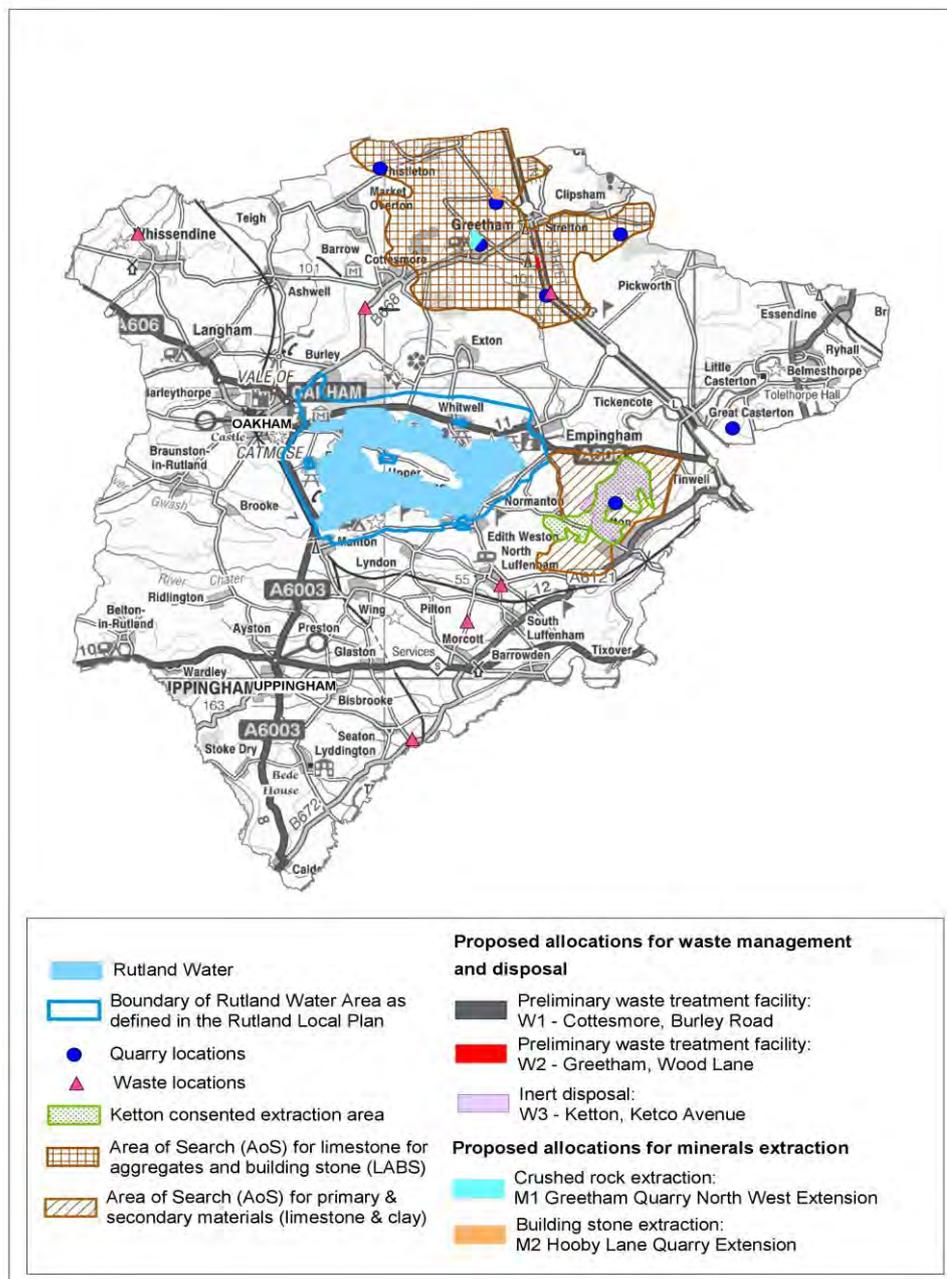
#### Radioactive waste management and disposal

Rutland is not considered an appropriate location for radioactive waste management or disposal facilities. Proposals for facilities for the management or disposal of radioactive waste should demonstrate how the proposal forms the most appropriate management option and enables waste to be managed or disposed of in the nearest appropriate installation, in addition to addressing the development criteria set out in RLP56.

*Strategic objectives met:*

- 15. Resources, waste and climate change
- 17. Sustainable waste management
- 18. Mineral and waste development

**Figure 6: Proposed allocations for waste management and disposal**



## Waste-Related Development

- 8.88 The overall approach, including the spatial strategy, for waste management and disposal is set out through Policy RLP57 (Waste management and disposal). Specific sites for such development are allocated in this Plan. Whilst a site may be allocated for waste development, it will still require a planning application to be submitted and assessed against the development plan and other relevant policies.
- 8.89 Development criteria provide clear guidance on how applications for waste-related development will be decided including planning considerations and requirements. In this manner the development criteria provide clarity for both the community and industry. The development criteria for waste-related development are applicable to both allocated and unallocated sites.
- 8.90 Waste-related development has the potential to have an adverse impact on the receiving environment. Although some impacts may be similar to those resulting from other forms of development, such as industrial land use, others are specific to waste-related development (and vary dependant on the type of facility). It is important that potentially adverse impacts are identified and appropriate measures put in place in order to avoid and/or minimise such impacts to an acceptable level, for example air filtration systems, separation areas, bunding, acoustic screening and strategic site layout (including site access and roads)<sup>9</sup>.

### Policy RLP56 – Waste-related development

Waste-related development will be acceptable in principle where it:

- a) Is located on an allocated site;
- b) Supports the spatial strategy for waste management and disposal, facilitates the delivery of Rutland's capacity requirements and, in doing so, identifies the type(s) and origin of waste intended to be received on-site as well as the destination of outputs;
- c) Enables communities and businesses to take more responsibility for their own waste and supports the management and disposal of waste in line with the proximity principle;
- d) Is compatible with the waste hierarchy and includes the re-use of energy, heat and residues where possible;
- e) Will not result in unacceptable adverse impacts in relation to water quality and resources, flood risk, land instability, landscape and visual impacts, nature conservation, historic environment, traffic and access, air emissions (including dust), odours, bio aerosols, vermin and birds, noise, light, vibration, litter, potential land use conflict, amenity and cumulative impact(s);
- f) Ensures restoration of sites (in particular temporary facilities) as soon as possible after cessation of operations to an acceptable condition and to a stable landform.

(continued)

<sup>9</sup> This is not an exhaustive list of mitigation measures, each site will need to be looked at on a site-by-site basis to judge what mitigation measures will be required.

Proposals for waste-related development must identify and determine the nature and extent of potentially adverse impacts likely to result from the development. Where potentially adverse impacts are likely to occur appropriate mitigation measures are to be identified in order to avoid and/or minimise impacts to an acceptable level. Where applicable a site-specific management plan should be developed to ensure the implementation and maintenance of such measures throughout construction, operation, decommissioning and restoration works.

*Strategic objectives met:*

15. Resources, waste and climate change.

20. Safeguarding existing waste and mineral development

### **Sites for Waste Management**

- 8.91 The type and number of waste management facilities required to meet Rutland's needs up to 2036 are outlined in Policy RLP57 (Waste management and disposal), which identifies opportunities in Rutland for increasing capacity for preparing for reuse and recycling, biological processing and advanced treatment. Regarding advanced treatment there is a preference for co-location with industrial operations where the waste use forms an ancillary activity. It is estimated that a total of three to five facilities will be required to deliver the additional capacity requirements for preparing for reuse and recycling, and biological processing.
- 8.92 Such capacity could be met through (where appropriate) development of new sites, extensions to existing sites, or multiple (complementary) facilities located on one site. Identifying all of the sites required throughout the plan period may be seen as too rigid as this may not reflect advancements in waste management technologies and changes in industry interest, and may result in viable unallocated sites being rejected (which may in fact be more suitable to accommodate such a use). As such it is necessary to allocate sites for the development of these facilities, but there must also be some flexibility throughout the plan period.
- 8.93 The plan allocates three sites for waste management at Cottesmore, Greetham and Ketton. The allocations have been identified based on the form of the proposed development, an assessment of environmental, social and economic constraints, planning policy considerations and consultation responses, in accordance with the site appraisal process. This approach has the advantage of providing a degree of certainty to the waste industry and public.
- 8.94 Although the broad role of sites allocated for waste-related development has been identified the allocations have been kept technology neutral. Again, this is because we need to maintain flexibility throughout the plan period.
- 8.95 The allocation of the site W3 is for the disposal of inert waste to infill voids resulting from extraction. This supports the long-term restoration outcomes of the site. Disposal of inert waste should be of a scale that is in accordance with the estimated inert disposal capacity requirement set out through Policy RLP57 (Waste management and disposal), being 10,000 tpa, but will, in any event, depend upon a more detailed assessment of its impacts and benefits of

restoration, when a planning application is made. The south-western section of the site is within the Ketton Quarries SSSI. A geology trail is associated with the SSSI and shows some of the exposures in parts of the old quarry workings. In line with maximising beneficial outcomes, development of the site should protect the interests for which the SSSI was designated, preserve the geology trail and seek to enhance these where possible through the restoration objectives and outcomes.

- 8.96 Both the Cottesmore (W1) and Greetham (W2) sites have been identified as being appropriate to accommodate preliminary treatment facilities, for example in-vessel/open windrow composting, materials recovery/recycling facility, inert recycling/processing, waste transfer station, or (for W1 only) anaerobic digestion. Site W1 (Cottesmore) received planning permission for a waste transfer and bulking facility in November 2012.

#### **Policy RLP57 – Sites for waste management and disposal**

The following sites in Rutland are allocated for waste management and disposal as shown on the policies map:

Preliminary treatment facilities

W1 - Cottesmore, Burley Road

W2 - Greetham, Wood Lane

Inert disposal

W3 - Ketton, Ketco Avenue

Preference will be given to proposals for waste management and disposal in accordance with the locations set out above.

For proposals for waste development on unallocated sites, preference will be given to industrial and employment sites and the re-use of previously developed land in line with the spatial strategy for waste management and disposal as set out in Policy CS25 (Waste management and disposal).

Proposals for waste development on both allocated and unallocated sites must address the development criteria set out in SP28 (Waste-related development).

To safeguard the capacity to be delivered by the allocated sites, proposals for non-waste development:

- a) within an allocated site must demonstrate that the site is no longer required to support the delivery of the indicative capacity requirements; or
- b) adjacent to an allocated site must demonstrate that the proposed development would not prevent or unreasonably restrict the use of that site for waste management / disposal purposes.

*Plan objectives met:*

1. *Site specific locations for development*

7. *Strong and diverse economy*  
15. *Resources, waste and climate change.*

### **Land Use Conflict Affecting Minerals and Waste Development**

- 8.97 The encroachment of incompatible development on waste and mineral related development can result in land-use conflict, potentially adversely affecting the continued operation of the facility or prejudice the use of the site as well as resulting in adverse impacts (e.g. odour, dust, noise, etc.) on the proposed development. Proposals for incompatible development within 500m of minerals related development, 250m of waste related development and 400m of sewage treatment works may require a site-specific assessment to determine the potential for adverse impacts and identify mitigation measures to avoid and/or minimise impacts on both the proposed development and existing waste or mineral related development. The Council may advise that development should not be permitted if it would constrain the effective operation of existing or allocated sites for waste and mineral related development.
- 8.98 Safeguarding of existing waste and minerals related development is set out in Policy RLP52. Allocations for waste and minerals related development are safeguarded under Policy RLP52 and RLP57 and through the designation of Mineral Safeguarding Areas under Policy RLP48 above (Safeguarding Rutland's Mineral Resources).

### **Restoration and Aftercare**

- 8.99 Minerals are finite resources and as such mineral extraction is of a temporary nature. Restoration schemes should seek to provide high quality restoration outcomes and aftercare, including provisions for on-going management and maintenance where necessary, with restoration being undertaken in a progressive manner to ensure that land is reclaimed at the earliest opportunity to an acceptable and stable landform.
- 8.100 Historically, the emphasis in Rutland was to restore quarries to agricultural use however today there are a wide range of other beneficial restoration after-uses that can be achieved and that should be considered including:
- agriculture, or another form that supports the safeguarding the long-term potential of best and most versatile agricultural land and conserving soil resources,
  - geodiversity,
  - biodiversity and nature conservation,
  - native woodland,
  - forestry,
  - water conservation and flood management measures<sup>10</sup> (e.g. flood attenuation),
  - green infrastructure and recreation uses,
  - historic environment conservation and/or enhancement,

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<sup>10</sup> Pre-extraction run-off rates should not be increased through restoration schemes and where possible run-off levels should be reduced.

- environmental educational, and
  - economic development.
- 8.101 The after-use(s) must not take precedent over the need to protect the environment or maintain existing environmental assets (including heritage assets).
- 8.102 Sites should be restored in a sensitive manner that is sympathetic to the landscape character of the area and will enhance the site. The existing characteristics of the site (such as the agricultural value of the land prior to extraction, underlying geology, hydrology, topography), ecological linkages, green infrastructure networks, setting within the local and wider landscape and built environment, together with the needs and requirements of the local community, will need to be taken into account when considering the most appropriate restoration after-use(s).
- 8.103 Where mineral extraction occurs on land identified as best and most versatile agricultural land, it is not necessarily predetermined that the site be restored back to agricultural use, but it is important that the land is restored (and as part of the long term aftercare) to a condition where it retains its longer term capability and retains a high quality resource for the future.
- 8.104 Mixed-use restoration schemes can maximise beneficial outcomes and are encouraged. For example, where sites are restored to agricultural use opportunities for increasing the biodiversity value of the land should be incorporated, for example field margins, hedgerows, ponds, beetle banks and small woodlands. Careful management and monitoring may be required where there is potential for conflict arising from the proposed uses e.g. recreational and nature conservation uses.
- 8.105 The restoration of mineral extraction sites should provide a net-gain in biodiversity. Where appropriate restoration should contribute towards the aims of the Leicester, Leicestershire and Rutland Biodiversity Action Plan (LLRBAP), creation and management of BAP priority habitats, priority species conservation, and objectives of the Lincolnshire and Rutland Limestone Strategy.
- 8.106 Restoration of mineral extraction sites may also provide opportunities to create features that can facilitate adaptation to the effects of climate change and/or help mitigate the impacts such as flood management measures (e.g. sustainable drainage systems and flood attenuation), creation of carbon sinks, enhancing ecological networks to facilitate species adaptation and movement, etc.
- 8.107 Restoration schemes incorporating large areas of open water or types of wetland habitat have the potential to attract large and flocking bird species increasing the potential threat of birdstrike to air traffic. Ministry of Defence (MoD) aerodromes are protected against heightened birdstrike risk within statutory birdstrike safeguarding zones. These identify a circular consultation zone radiating eight miles around aerodromes in which the MoD is consulted upon the development of mineral works and other forms of development that may create an attractant to birds. Rutland is covered by the statutory

birdstrike safeguarding zones that protect the main operational bases of Kendrew Barracks (previously RAF Cottesmore) and RAF Wittering. Restoration schemes within these zones should be designed to ensure that take account of aviation safety.

8.108 Planning applications for mineral extraction must include a restoration scheme that demonstrates that the overall objectives of the scheme are practically achievable, including: identification of restoration outcomes and afteruse(s); evidence to layout and design plans as necessary; details of how restoration is to be achieved; key stages / phasing and timeframes of the restoration works; where the land is agricultural land, an assessment of the agricultural land classification grade; a landscape strategy; and an aftercare programme including where appropriate measures for long-term management, including monitoring. Site-specific assessments (such as landscape character, environmental capacity, ecological networks, flood risk, etc.) may also be required to accompanying the restoration scheme. In order to achieve beneficial ecological outcomes landowners and operators may be required to enter into a legal agreement to undertake prescribed aftercare beyond the 5 year statutory period where necessary.

8.109 Temporary waste development is also expected to comply with Policy RLP58 (Restoration and aftercare), in particular land raising or landfill sites are to be restored to a beneficial after-use and stable landform at the earliest opportunity and to high environmental standards.

#### **Policy RLP58 – Restoration and aftercare**

All temporary minerals and waste development must include a restoration scheme to secure delivery of high quality restoration and aftercare, including provisions for ongoing management and maintenance where necessary. Restoration should be undertaken in a progressive manor, provide a net-gain in biodiversity and be sympathetic to the local landscape character and wider setting of the site (having regard to the Rutland Landscape Character Assessment). After-use will be determined in relation to the existing characteristics of the site, land-use context, surrounding environment and requirements of the local community.

Where appropriate, the following after-uses should be supported through the restoration scheme:

- a) Agriculture or another form that supports the safeguarding the long-term potential of best and most versatile agricultural land and conserving soil resources.
- b) Geodiversity, biodiversity and nature conservation (including native woodland) with regards to the Leicester, Leicestershire and Rutland BAP and / or objectives of the Lincolnshire and Rutland Limestone Strategy.
- c) Water conservation and flood management.
- d) Historic environment conservation and/or enhancement.
- e) Recreation.

Where relevant, the restoration and aftercare of mineral sites should also seek to meet the following planning objectives:

- f) Create community benefits such as improving public access to the Countryside, recreational facilities, green infrastructure and environmental education.
- g) Ensuring that sites within aerodrome safeguarding zones take account of aviation safety.
- h) Provision of climate change mitigation measures and / or facilitate adaptation to its effects.

Where fully in accordance with relevant Local Plan policies the restoration of sites for economic purposes will be supported where coupled with a secondary after-use.

*Strategic objectives met:*

- 15. Resources, waste and climate change.*
- 20. Safeguarding existing waste and mineral development*

# 9. Implementation and Monitoring

## **9. Implementation and Monitoring Framework**

- 9.1 This section sets out how the Local Plan will be implemented and monitored. By identifying appropriate indicators and targets, the effectiveness of policies and implementation measures can be monitored. The Submission version of the local plan will set out monitoring criteria and targets.
- 9.2 The results of such monitoring will then identify which policies and implementation measures are succeeding, and which need revising or replacing because they are not achieving the intended effect.
- 9.3 A key component of the monitoring process is the Authority Monitoring Report. This document is prepared annually based on the period 1st April to 31st March. The AMR is required to assess the implementation of the LDS and the extent to which policies are being successfully implemented.
- 9.4 The Local Development Scheme (LDS) will also play a crucial role in implementing the policies and proposals in the Core Strategy. This project management tool sets out the programme for producing the Local Plan, including where appropriate Neighbourhood Plans.
- 9.5 The Council has developed a framework for monitoring the Local Plan that can assess the extent to which the strategy, vision and strategic objectives and policies and proposals are being achieved. This framework includes a series of indicators and targets which will be used to assess the extent to which policies in the Local Plan are being implemented.
- 9.6 Where this is failing, the monitoring process will help to explain why and set out the steps to be taken to ensure that the policy is implemented properly or amended. Monitoring should also be undertaken to identify any significant effects that implementation of the policies in the Local Plan is having on the delivery of sustainable development, and to determine whether policies need to be amended or replaced. The outcome of this monitoring will be provided in the AMR.
- 9.7 Implementation of the policies contained in the Local Plan will require concerted action by a range of public, private and voluntary sector bodies working in partnership. The documents role is to provide a clear and robust framework for development in order that investment and action can be coordinated and geared to efficient and effective delivery.
- 9.8 Should annual monitoring of the key indicators reveal any significant failure(s) to meet targets, the Council will take action to rectify the situation as soon as possible. This will include a review of one or more policies or the whole Local Plan. In the event of a significant shortfall or over provision of new dwelling completions against the housing trajectory, the Council will review the Local Plan.

## List of appendices

1. List of strategic policies
2. List of replaced local plan policies
3. Local plan evidence base studies
4. Agricultural, forestry and other occupational dwellings
5. Parking standards
6. Areas of biodiversity and geodiversity importance
7. Designated heritage assets in Rutland
8. Open space standards
9. Permitted sites for minerals extraction and recycled aggregates
10. Waste management needs
11. Glossary

## Appendix 1 – Local Plan strategic policies

The Council has used the guidance provided within the NPPF and in the National Planning Practice Guidance to define the strategic policies in the Rutland Local Plan.

This list of the identified strategic policies will provide clarity for neighbourhood plan purposes.

### The Criteria used for identifying Strategic Policies Extract from NPPF

Local planning authorities should set out the strategic priorities for the area in the Local Plan.

This should include strategic policies to deliver:

1. The homes and jobs needed in the area;
2. The provision of retail, leisure and other commercial development;
3. The provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
4. The provision of health, security, community and cultural infrastructure and other local facilities; and
5. Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

### Extract from NPPG

When reaching a view on whether a policy is a strategic policy the following are useful considerations:

- A. whether the policy sets out an overarching direction or objective
- B. whether the policy seeks to shape the broad characteristics of development
- C. the scale at which the policy is intended to operate
- D. whether the policy sets a framework for decisions on how competing priorities should be balanced
- E. whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan
- F. in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the Local Plan
- G. whether the Local Plan identifies the policy as being strategic

These criteria have been used to identify why a policy is considered to be strategic – for NPPF criteria from 1- 5 and for NPPG from A-G. The following table identifies the strategic policies in the Rutland Local Plan.

Strategic Policy	Justification
RLP1 - Presumption in Favour of Sustainable Development	Policy setting out an overarching objective of the plan
RLP2 - Sustainable development principles	Policy setting out an overarching objective of the plan

## Appendices

<b>Strategic Policy</b>	<b>Justification</b>
RLP3 - The Spatial Strategy for Development	Strategic to deliver the development strategy of the Local Plan
RLP4 - Built development in the towns and villages	Strategic to deliver development strategy of the Local Plan
RLP5 - Residential Proposals in Towns and Villages	Strategic to deliver development strategy of the Local Plan
RLP6 - Development in the Countryside	Strategic to deliver the development strategy of the Local Plan
RLP7 - Non-residential development in the countryside	Strategic to deliver the development strategy of the Local Plan
RLP8 - Re-use of redundant military bases and prisons	Policy setting out an overarching objective of the plan
RLP10 - Delivering socially inclusive communities	Policy setting out an overarching objective of the plan
RLP11 - Developer contributions	Policy setting out an overarching objective of the plan
RLP12 - Sites for residential development	Strategic to delivery of homes
RLP13 - Cross Boundary Development Opportunity – Stamford North	Strategic to delivery of homes
RLP16 - Affordable housing	Policy setting out an overarching objective of the plan
RLP17 - Rural Exception Housing	Policy setting out an overarching objective of the plan
RLP18 - Gypsies and travellers	Policy setting out an overarching objective of the plan
RLP19 - New provision for industrial and office development and related uses	Strategic to the delivery of employment
RLP20 - Expansion of existing businesses and protection of existing employment sites	Policy setting out an overarching objective of the plan
RLP21 - The rural economy	Strategic to deliver development strategy of the Local Plan
RLP23 - Local Visitor Economy	Renamed policy (previously Tourism) and revised wording for clarification.
RLP24 - Rutland Water	Policy setting out an overarching objective of the plan
RLP25 - Eyebrook Reservoir Area	Policy setting out an overarching objective of the plan
RLP26 - Caravans, camping, lodges, log cabins, chalets and similar forms of self-serviced holiday accommodation	Policy setting out an overarching objective of the plan
RLP27 - Town centres and retailing	Strategic to deliver development strategy of the Local Plan
RLP29 - Sites for retail development	Strategic to delivery of retail. Site allocation
RLP30 - Sustainable transport and accessibility	Policy setting out an overarching objective of the plan

## Appendices

Strategic Policy	Justification
RLP33 - Delivering Good design	Policy setting out an overarching objective. Policy seeking to shape broad characteristics of development
RLP38 - The natural environment	Policy setting out an overarching objective of the plan
RLP39 - Sites of biodiversity and geodiversity importance	Policy setting out an overarching objective of the plan
RLP40 - The historic and cultural environment	Policy setting out an overarching objective of the plan
RLP41 - Protecting heritage assets	Policy setting out an overarching objective of the plan
RLP42 - Green infrastructure, sport and recreation	Policy setting out an overarching objective of the plan
RLP43 - Important open space and frontages	Policy setting out an overarching objective of the plan
RLP44 - Provision of new open space	Strategic to deliver development strategy of the Plan
RLP45 - Landscape character in the countryside	Strategic to deliver development strategy of the Plan
RLP46 - Spatial strategy for minerals development	Strategic to deliver development strategy of the Plan
RLP47 - Mineral provision	Strategic to deliver development strategy of the Plan
RLP48 - Safeguarding Rutland's Mineral Resources	Strategic to deliver development strategy of the Plan
RLP49 - Development criteria for mineral extraction	Strategic to deliver development strategy of the Plan
RLP50 - Site-specific allocations for the extraction of crushed rock	Strategic to deliver development strategy of the Plan
RLP51 - Site-specific allocations for the extraction of building stone	Strategic to deliver development strategy of the Plan
RLP52 - Safeguarding of minerals development	Strategic to deliver development strategy of the Plan
RLP53 - Borrow Pits	Strategic to deliver development strategy of the Plan
RLP54 - Development criteria for other forms of minerals development	Strategic to deliver development strategy of the Plan
RLP55 - Waste management and disposal	Strategic to deliver development strategy of the Plan
RLP56 - Waste-related development	Strategic to deliver development strategy of the Plan
RLP57 - Sites for waste management and disposal	Strategic to deliver development strategy of the Plan
RLP57 - Restoration and aftercare	Strategic to deliver development strategy of the Plan

## Appendices

**Appendix 2 – List of replaced local plan policies**

<b>Policy in the Local Plan Review</b>	<b>Existing Policies replaced*</b>
RLP1 - Presumption in Favour of Sustainable Development	SP1, MCS1
RLP2 - Sustainable development principles	CS1, MCS10
RLP3 - The Spatial Strategy for Development	CS2, CS4, CS5,CS9
RLP4 - Built development in the towns and villages	SP5
RLP5 - Residential Proposals in Towns and Villages	SP5
RLP6 - Development in the Countryside	SP6
RLP7 - Non-residential development in the countryside	SP7, MCS2, MCS6
RLP8 - Re-use of redundant military bases and prisons	CS6
RLP9 - Use of military bases and prisons for operational or other purposes	SP11
RLP10 - Delivering socially inclusive communities	CS7
RLP11 - Developer contributions	CS8
RLP12 - Sites for residential development	SP2
RLP14 - Housing density and mix	CS10
RLP16 - Affordable housing	CS11, SP9
RLP17 - Rural Exception Housing	SP10
RLP18 - Gypsies and travellers	CS12
RLP19 - New provision for industrial and office development and related uses	CS14
RLP20 - Expansion of existing businesses and protection of existing employment sites	CS13
RLP21 - The rural economy	CS16
RLP22 - Agricultural, horticultural, equestrian and forestry development	SP13
RLP23 - Local Visitor Economy	CS15
RLP24 - Rutland Water	CS24, SP26, MCS8
RLP25 - Eyebrook Reservoir Area	SP27
RLP26 - Caravans, camping, lodges, log cabins, chalets and similar forms of self-serviced holiday accommodation	SP24, SP25
RLP27 - Town centres and retailing	CS17
RLP28 - Primary and secondary shopping frontages	SP12
RLP29 - Sites for retail development	SP3
RLP30 - Sustainable transport and accessibility	CS18, MCS9, MDC11
RLP32 - High Speed Broadband	SP14
RLP33 - Delivering Good design	CS19, SP15
RLP35 - Advertisements	SP16
RLP36 - Outdoor lighting	SP17
RLP37 - Energy efficiency and low carbon energy generation	CS20, SP18,
RLP38 - The natural environment	CS21, MDC1, MDC6, MDC7, MDC8
RLP39 - Sites of biodiversity and geodiversity importance	SP19, MDC1, MDC6
RLP40 - The historic and cultural environment	CS22, MDC1, MDC3, MDC5
RLP41 - Protecting heritage assets	SP20, MDC1, MDC3, MDC5
RLP42 - Green infrastructure, sport and recreation	CS23, MDC1

## Appendices

<b>Policy in the Local Plan Review</b>	<b>Existing Policies replaced*</b>
RLP43 - Important open space and frontages	SP21, MDC1
RLP44 - Provision of new open space	SP22,
RLP45 - Landscape character	SP23, MDC4
RLP46 - Spatial strategy for minerals development	MCS3, MCS4, MCS11, MDC9, MCS6, MCS7
RLP47 - Mineral provision	MCS2
RLP48 - Safeguarding Rutland's Mineral Resources	MCS10, MDC10
RLP49 - Development criteria for mineral extraction	MDC1, MDC2, MDC3, MCS5, MCS6, MCS7, MCS8, MDC6, MDC7, MDC8
RLP52 - Safeguarding of minerals development	MCS10, MDC10
RLP55 - Waste management and disposal	CS25, MCS11
RLP56 - Waste-related development	SP28, MDC9
RLP57 - Sites for waste management and disposal	SP4
RLP57 - Restoration and aftercare	MCS12, MDC12

**\*Policy numbers refer to the following documents:**

CS= Core Strategy DPD (July 2011)

SP= Site Allocations and Policies DPD (October 2014)

MCS= Minerals Core Strategy & Development Control Policies DPD (October 2010)

**Existing policies not replaced and to be deleted**

<b>Policy</b>
SP8 – Mobile homes and residential caravans
CS3 – The settlement hierarchy

## Appendices

**Appendix 3 – List of Local Plan Evidence base studies**

The following studies have been carried out to inform the preparation of the Local Plan Review:

<b>Study</b>	<b>Completion date</b>
<a href="#">Accessibility Standards Study</a>	February 2017
<a href="#">Employment Land Assessment Update</a>	January 2016
<a href="#">Employment Review</a>	March 2015
<a href="#">Gypsy, Traveller and Travelling Showpeople Accommodation Assessment 2016</a>	2016
<a href="#">Housing Supply Background Paper</a>	October 2015
<a href="#">Landscape Sensitivity and Capacity Study (Land to the west of Uppingham) Addendum</a>	Expected July 2017
<a href="#">Landscape Sensitivity and Capacity Study (Local Service Centres) Addendum</a>	March 2017
<a href="#">Local Aggregates Assessment</a>	March 2015
<a href="#">Local Waste Needs Assessment</a>	August 2015
<a href="#">Retail Capacity Assessment (2016 Update)</a>	April 2016
<a href="#">Sport and Recreation Facility Strategy and Open Space Informal Recreation Assessment</a>	November 2015
<a href="#">Strategic Housing and Employment Land Availability Assessment (SHELAA)</a>	July 2017
<a href="#">Strategic Housing Market Assessment Update Report</a>	March 2017
<a href="#">Sustainability Appraisal Baseline and Scoping Report</a>	July 2015
<a href="#">Sustainability of Settlements Assessment</a>	July 2017
<a href="#">Whole Plan Viability Study</a>	June 2017

Additionally, a number of studies previously carried out remain relevant:

<b>Study</b>	<b>Completion date</b>
<a href="#">Conversion and reuse of buildings in the countryside</a>	March 2011
<a href="#">Directions of Growth Appraisal (Oakham and Uppingham)</a>	July 2010
<a href="#">Landscape Character Assessment of Rutland</a>	May 2003
<a href="#">Landscape Sensitivity and Capacity Study – Wind Turbines</a>	September 2012
<a href="#">Landscape Sensitivity and Capacity Study (Local Service Centres)</a>	July 2012
<a href="#">Landscape Sensitivity and Capacity Study (Oakham, Uppingham and Land on the edge of Stamford)</a>	May 2010
<a href="#">Oakham and Uppingham Parking Sufficiency Study</a>	February 2010
<a href="#">Open Space, Sport, Recreation Facilities and Green Infrastructure</a>	April 2009
<a href="#">Phase 1 Habitat Survey (Oakham and Uppingham and land on the edge of Stamford)</a>	July 2009
<a href="#">Review of Important Open Space and Frontages</a>	June 2012
<a href="#">Strategic Flood Risk Assessment</a>	May 2009
<a href="#">Strategic Housing Market Assessment</a>	July 2014
<a href="#">Strategic Transport Assessment for Oakham and Uppingham</a>	September 2010
<a href="#">Town and Village Appraisals</a>	June 2013
<a href="#">Water Cycle Study</a>	January 2011
<a href="#">Windfall Housing Study</a>	June 2013

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#### **Appendix 4 – Agricultural, forestry and other occupational dwellings**

1. The National Planning Policy Framework (NPPF) makes clear that isolated new houses in the countryside require special justification for planning permission to be granted. One of the few circumstances in which isolated residential development may be justified is when accommodation is required to enable agricultural, forestry or other full-time workers employed at an established enterprise requiring a rural location to live at, or in the immediate vicinity of, their place of work. It will often be as convenient and more sustainable for such workers to live in nearby towns or villages, or suitable existing dwellings, so avoiding new and potentially intrusive development in the countryside. However, there will be some cases where the nature and demands of the work concerned make it essential for one or more people engaged in the enterprise to live at, or very close to, the site of their work. Whether this is essential in any particular case will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of any of the individuals involved.
2. It is essential that all applications for planning permission for new occupational dwellings in the countryside are scrutinised thoroughly with the aim of detecting attempts to abuse (e.g. through speculative proposals) the concession that the planning system makes for such dwellings. In particular, it will be important to establish whether the stated intentions to engage in farming, forestry or any other rural-based enterprise, are genuine, are reasonably likely to materialise and are capable of being sustained for a reasonable period of time. It will also be important to establish that the needs of the intended enterprise require one or more of the people engaged in it to live nearby.

#### **Permanent agricultural dwellings**

3. New permanent dwellings should only be allowed to support existing agricultural activities on well-established agricultural units, providing:
  - i) there is a clearly established existing functional need (see paragraph 4 below);
  - ii) the need relates to a full-time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement;
  - iii) the unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so (see paragraph 8 below);
  - iv) the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
  - v) other planning requirements, e.g. in relation to access, or impact on the countryside, are satisfied.
4. A functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Such a requirement might arise, for example, if workers are needed to be on hand day and night:
  - i) in case animals or agricultural processes require essential care at short notice;

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- ii) to deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems.
  5. In cases where the Council is particularly concerned about possible abuse, it should investigate the history of the holding to establish the recent pattern of use of land and buildings and whether, for example, any dwellings, or buildings suitable for conversion to dwellings, have recently been sold separately from the farmland concerned. Such a sale could constitute evidence of lack of agricultural need.
  6. The protection of livestock from theft or injury by intruders may contribute on animal welfare grounds to the need for a new agricultural dwelling, although it will not by itself be sufficient to justify one. Requirements arising from food processing, as opposed to agriculture, cannot be used to justify an agricultural dwelling. Nor can agricultural needs justify the provision of isolated new dwellings as retirement homes for farmers.
  7. If a functional requirement is established, it will then be necessary to consider the number of workers needed to meet it, for which the scale and nature of the enterprise will be relevant.
  8. New permanent accommodation cannot be justified on agricultural grounds unless the farming enterprise is economically viable. A financial test is necessary for this purpose, and to provide evidence of the size of dwelling which the unit can sustain. In applying this test (see paragraph 3(iii) above) the Council will take a realistic approach to the level of profitability, taking account of the nature of the enterprise concerned. Some enterprises which aim to operate broadly on a subsistence basis, but which nonetheless provide wider benefits (e.g. in managing attractive landscapes or wildlife habitats), can be sustained on relatively low financial returns.
  9. Agricultural dwellings should be of a size commensurate with the established functional requirement. Dwellings that are unusually large in relation to the agricultural needs of the unit, or unusually expensive to construct in relation to the income it can sustain in the long-term, should not be permitted. It is the requirements of the enterprise, rather than those of the owner or occupier, that are relevant in determining the size of dwelling that is appropriate to a particular holding.
  10. The Council may consider making planning permissions subject to conditions removing some of the permitted development rights under part 1 of the Town and Country Planning (General Permitted Development) Order 1995 for development within the curtilage of a dwelling house. For example, proposed extensions could result in a dwelling whose size exceeded what could be justified by the functional requirement, and affect the continued viability of maintaining the property for its intended use, given the income that the agricultural unit can sustain.
  11. Agricultural dwellings should be sited so as to meet the identified functional need and to be well-related to existing farm buildings, or other dwellings.

### **Temporary agricultural dwellings**

12. If a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural unit or an established one, it should normally, for the first three years, be provided by a caravan, a wooden structure which can be easily dismantled, or other temporary accommodation. It should satisfy the following criteria:
- (i) clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions);
  - (ii) functional need (see paragraph 4 of this Appendix);
  - (iii) clear evidence that the proposed enterprise has been planned on a sound financial basis;
  - (iv) the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
  - (v) other normal planning requirements, e.g. on siting and access, are satisfied.
13. If permission for temporary accommodation is granted, permission for a permanent dwelling should not subsequently be given unless the criteria in paragraph 3 above are met. The Council will make clear the period for which the temporary permission is granted, the fact that the temporary dwelling will have to be removed, and the requirements that will have to be met if a permanent permission is to be granted. The Council will not normally grant successive extensions to a temporary permission over a period of more than three years, nor normally give temporary permissions in locations where they would not permit a permanent dwelling.

### **Forestry dwellings**

14. The Council will apply the same criteria to applications for forestry dwellings as to those for agricultural dwellings. The other principles in the advice on agricultural dwellings are equally relevant to forestry dwellings. Under conventional methods of forestry management, which can involve the use of a peripatetic workforce, new forestry dwellings may not always be justified, except perhaps to service intensive nursery production of trees.

### **Other occupational dwellings**

15. There may also be instances where special justification exists for new isolated dwellings associated with other rural based enterprises. In these cases, the enterprise itself, including any development necessary for the operation of the enterprise, must be acceptable in planning terms and permitted in that rural location, regardless of the consideration of any proposed associated dwelling. The Council will apply the same stringent levels of assessment to applications for such new occupational dwellings as they apply to applications for agricultural and forestry workers' dwellings. The Council will therefore apply the same criteria and principles in paragraphs 3-13 of this Appendix, in a manner and to the extent that they are relevant to the nature of the enterprise concerned.

### **Occupancy conditions**

16. Where the need to provide accommodation to enable farm, forestry or other workers to live at or near their place of work has been accepted as providing the special justification required for new, isolated residential development in the countryside, it will be necessary to ensure that the dwellings are kept available for meeting this need for as long as it exists. For this purpose planning permission will be made subject to appropriate occupancy conditions. DOE Circular 11/95 gives further advice and provides model occupancy conditions for agricultural dwellings and for other staff accommodation.
17. Changes in the scale and character of farming and forestry may affect the longer-term requirement for dwellings for which permission has been granted subject to an agricultural or forestry occupancy condition. Such dwellings, and others in the countryside with an occupancy condition attached, should not be kept vacant, nor should their present occupants be unnecessarily obliged to remain in occupation simply by virtue of planning conditions restricting occupancy which have outlived their usefulness.

### **Information and appraisals**

18. Robust and comprehensive information will be required from the applicant or any other interested parties in order for the Council to determine applications for occupational dwellings in the countryside, including cases involving the imposition or removal of occupancy conditions. It is likely that agricultural or other consultants will be commissioned by the Council to give an independent technical appraisal which the applicant will be required to pay for. This will not seek a recommendation for or against the application but be confined to a factual statement of the agricultural, or other business considerations involved and an evaluation of the specific points on which advice is sought.

## Appendix 5 – Parking Standards

- 1.1. Parking standards ensure good design and effective use of land in developments. It is also ensured through parking standards that the parking demand for a development is provided, in turn minimising the use of carriageways for parking and to prevent on-street loading/off-loading of service vehicles.
- 1.2. Any land use or types of development which are not specifically mentioned will be subject to consideration on an individual site-specific basis, as will combinations of types of development which are treated individually in this document.

### Residential parking standards

- 1.3. The parking standards are set by the number of rooms in a dwelling. The definition of rooms is taken from the 2001 census definition: *“The count of the number of rooms in a household’s accommodation does not include bathrooms, toilets, halls or landings, or rooms that can only be used for storage. All other rooms, for example kitchens, living rooms, bedrooms, utility rooms are counted.”*
- 1.4. The parking standards provided in Table 1 are to be applied per dwelling and are expressed as minimum standards.

*Table 1: Minimum Residential Parking Standards*

Dwelling Size	Shared/Communal Parking Spaces	Allocated Parking spaces
2 rooms	1	1
3 rooms	1.5	2
4 rooms	1.5	2
5 rooms	1.5	2
6 rooms	2	2
7 rooms	2	3
8+ rooms	2	3

- 1.5. When determining what counts as a parking space the guidance within Manual for Streets will be taken into account:
  - car ports are unlikely to be used for storage and should therefore count towards parking provision; and
  - whether garages count fully will need to be decided on a scheme-by-scheme basis. This will depend on factors such as:
    - the availability of other spaces, including on-street parking: where this is limited, residents are more likely to park in their garages;
    - the availability of separate cycle parking and general storage capacity as garages are often used for storing bicycles and other household items; and

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- the size of the garage – larger garages can be used for both storage and car parking. It is expected that single garages are 6m x 3m and double garages 6m x 6m.

**Non-residential parking standards**

- 1.6. Table 2 sets out the minimum parking standards for non-residential uses in Rutland (all areas are gross floor areas unless otherwise stated):

*Table 2: Minimum non-residential parking standards*

<b>Use</b>	<b>Minimum Parking Standards</b>
Food Retail	1 space per 14m <sup>2</sup> 1 goods bay or space per 750 m <sup>2</sup> . For stores between 3,000 and 5,000 m <sup>2</sup> 1 goods bay or space per 1,000 m <sup>2</sup> . For stores in excess of 5,000 m <sup>2</sup> Floor area below 1,000 m <sup>2</sup> provision shall be made within the site for loading and unloading of service and delivery vehicles.
Non food retail	1 space per 20m <sup>2</sup> 1 goods bay or space per 750 m <sup>2</sup> . For stores between 3,000 and 5,000 m <sup>2</sup> 1 goods bay or space per 1,000 m <sup>2</sup> . For stores in excess of 5,000 m <sup>2</sup> Floor area below 1,000 m <sup>2</sup> provision shall be made within the site for loading and unloading of service and delivery vehicles.
A3 Restaurants and Cafes (excluding transport cafes)	One space per 15sqm of gross floor space. One space per 100m <sup>2</sup> for staff
A5 Hot food takeaways	One space per 20sqm gross floor space
B1 offices	1 space per 30 m <sup>2</sup>
B1 non office and B2 General Industry	1 space per 60m <sup>2</sup> 1 lorry space per 400m <sup>2</sup>
B8 Warehousing	1 space per 150m <sup>2</sup> 1 lorry space per 400m <sup>2</sup> For smaller units, provision should be made within the site for the possibility of future conversion to offices with their consequently higher parking requirements. If such provision cannot be made then restrictions on future changes of use will be required.
C1: Hotels & Guest Houses	1 space per resident staff, one space per bedroom, plus 1 space per 40m <sup>2</sup> of public area for non-residential staff
C2: Residential Institutions	1 car space for each resident member of staff, plus up to 1 space for every 2 non-resident members of staff. One space per 4 bedrooms
D1 nursery	1 space per 8 children

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D1: Non-residential institutions (museums, libraries, galleries, exhibition halls)	One car space per member of staff and 1 space per 30m <sup>2</sup>
D1: Non-residential institutions (public halls & places of worship)	One car space per 4 seats or up to 1 space per 15m <sup>2</sup> .
D1: Non-residential institutions (schools)	1.5 spaces per 2 staff. (If the figure is not a whole number the number must be rounded up)  Where a community wing is to be provided for daytime use, additional parking shall be required to reflect the increased demand for parking on site. These requirements will be determined on a case by case basis dependent upon the use and scale of the community wing.
D1: Non-residential institutions (further education)	1.5 spaces per 2 staff. (If the figure is not a whole number the number must be rounded up)  One space for every 15 students.
D1: Non-Residential institutions (clinics, health centres, surgeries)	One car space per member of staff employed plus two car spaces per consulting rooms/surgery.
Cinemas and Conference Facilities	One space per 5 seats
D2 (other than cinemas, sports grounds and clubs and golf courses)	One space per 22m <sup>2</sup>
Sports grounds and clubs	Parking will be required to cater in full for the expected usage of the facility assuming an occupancy rate of 2 persons per car. Also, in the case of football, cricket, hockey pitches etc. parking and manoeuvring areas will be required for coaches at the rate of one coach per two pitches (maximum provision to be made for two coaches). Thus the following examples may be used. 1 cricket pitch – 22 players + 2 umpires = 12 car spaces + 1 coach.  Tennis/squash courts – 2 car spaces per court Rugby club with 3 pitches – 36 players, coaches, referees, substitutes etc. per pitch, therefore 54 car spaces plus two coach spaces. 2 soccer pitches – 30 players, coaches, referees, substitutes, etc. per pitch, therefore 30 car spaces plus one coach space.
Golf Courses	Maximum of 100 spaces per 18 hole course. Other sizes of course will be considered on their merits, not pro-rata to the above.

### Exception to minimum parking standards

- 1.7. The location of a development and access to services by walking, cycling or public transport should be considered when devising parking standards. When a development has good access to services and public transport, for example in Oakham and Uppingham town centres, it may be acceptable to provide parking below normal levels of demand. However evidence will need to be provided within a planning application to demonstrate this.
- 1.8. Where no parking standards are provided for a particular development, we will consider the provision required taking certain factors into account including:
- the control of on-street parking in the area;
  - the development's exact nature and likely use;
  - its geographical location;
  - the standard of the surrounding road network and the traffic and parking conditions on it; and
  - how accessible the development is using other methods of transport, including public transport, walking or cycling.
- 1.9. It is intended that commuted sums will be sought by the Council where parking is provided below the minimum parking standards to assist in providing off-site parking elsewhere. This will be reviewed in light of the emerging Community Infrastructure Levy (CIL) in Rutland.

### Design and layout of car parking spaces

- 1.10. The minimum acceptable dimensions for car parking spaces will be 2.4m by 5.5m. The design of car parking areas should be laid out so that no vehicle has to be reversed for a distance exceeding 25 metres. Lorry parking spaces shall be a minimum of 18 metres by 5 metres.

### Disabled parking standards

- 1.11. Adequate provision for parking for disabled people, in terms of numbers and design, should be made in line with Traffic and Advisory Leaflet 5/95, produced by the Department for Transport (see Table 3 and 4).

*Table 3: Recommended number of disabled bays in off-street car parks*

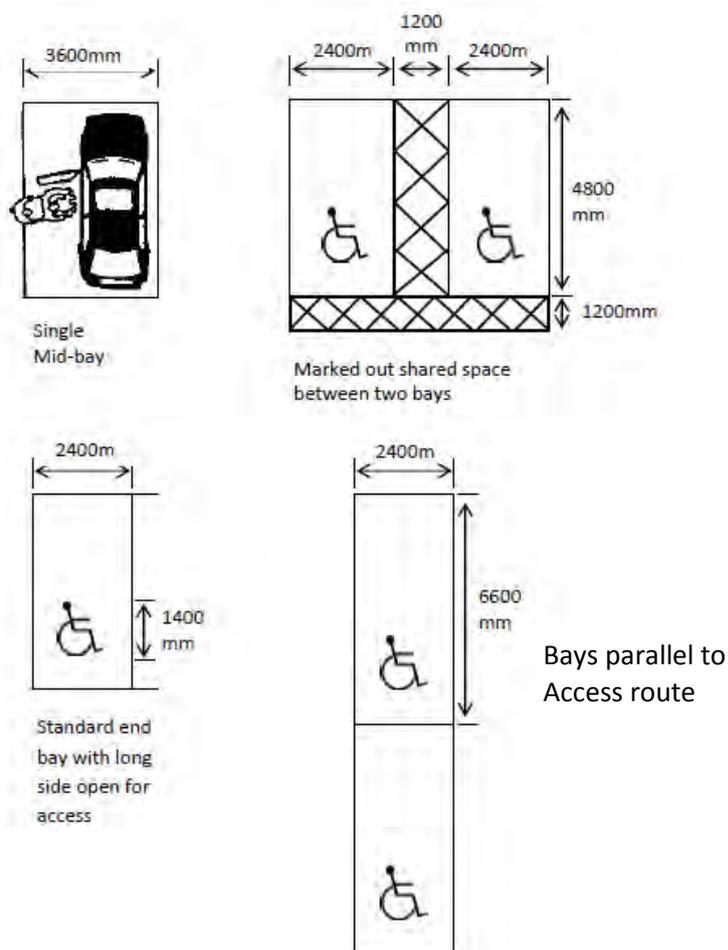
Car Park Used For:	Car Park Size	
	Up to 200 bays	Over 200 bays
Employees and visitors to business premises	Individual bays for each disabled employee plus 2 bays or 5% of total capacity whichever is greater	6 bays plus 2% of total capacity
Shopping, recreation and leisure	3 bays or 6% of total capacity whichever is greater	4 bays plus 4% of total capacity

Table 4: Recommended maximum walking distance without a rest according to disability (“walking” includes travel by wheelchair).

Disability	Distance (metres)
Visually Impaired	150
Wheelchair Users	150
Ambulatory without walking aid	100
Stick Users	50

1.12. Following these guidelines any disabled parking space should be made within 50 metres of the destination. The dimensions and design of disabled parking spaces should be in alignment with figure 1 below. The dimensions shown in figure 1 are in accordance with Inclusive Mobility and Manual for Streets (Department of Transport, 2005).

Figure 1. Expected dimensions and design of disabled parking.



### Cycle parking standards

- 1.13. The location and design of cycle parking should be in alignment with the guidance outlined in Manual for Streets. Table 5 sets out the minimum cycle parking standards for new development proposals.

*Table 5: Cycle Parking Standards set within the Rutland Local Plan*

Land Use Class	Standard
Classes A1 and A3 (Shops, food and drink)	1 space for every 500m <sup>2</sup> to 4,000m <sup>2</sup> gross to be under cover and secure for staff and operational use.  1 space for every 1000m <sup>2</sup> gross for customer use to be in the form of Sheffield racks (or similar) and in a prominent and convenient location.
Classes A2 and B1 (Financial and professional services, light industry and offices)	1 space for every 400m <sup>2</sup> gross to be under cover and secure. Customer parking to be provided on merit.
Classes B2 to B8 (General and Special Industry)	1 space for every 400m <sup>2</sup> gross to be under cover and secure.
Class C3 (Dwelling Houses) High density developments e.g. flats with common facilities	1 space per 5 dwellings to be under cover and secure.
Classes D1 and D2 (Non-residential institutions, assembly and leisure)	Enough Sheffield racks (or similar) should be provided in a prominent and convenient location, to park the cycles of 5% of the maximum number of people expected to use the facility at any one time. Secure and covered parking for staff to be provided on merit.

### Powered two wheeler parking standards

- 1.14. Motorcycles, mopeds and scooters can be collectively described as Powered Two Wheelers (PTW's). The use of PTW's is increasing, in 2003 5% of total motor vehicles were motorcycles, a significant increase on 1993 levels, therefore making it important to provide parking standards for these vehicles in new developments.
- 1.15. Parking spaces for PTW's should be provided in all non-residential developments equal to 5% of the total car parking spaces to provided, with a minimum of 1 PTW space. This should be provided in addition to cycle spaces.
- 1.16. PTW parking spaces should be provided within 50 metres of their destination, where possible, to avoid informal parking which often causes obstruction and hazards to others.

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- 1.17. The size and design of PTW parking spaces should be in alignment with the guidance provided in Manual for Streets and DfT Traffic Advisory Leaflet 2/02: Motorcycle Parking (2002).

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## Appendix 6 – Areas of biodiversity and geodiversity importance

Information on Nature Conservation Sites is correct at the time of preparation of the plan. The latest position can be checked with the Council.

<i>Designation</i>	<i>Site Parish</i>	<i>Grid Reference</i>
<b>Areas of international importance</b>		
• Special Protection Area	Rutland Water	SK933071
• RAMSAR	Rutland Water	SK888071
<b>Areas of National Importance</b>		
• Site of Special Scientific Interest (SSSI)	<i>Site</i>	<i>Grid Reference</i>
	Bloody Oaks Quarry	SK971108
	Burley & Rushpit Woods	SK890098
	Clipsham Old Quarry and Pickworth Great Wood	SK980149
	East Wood, Great Casterton	TF005116
	Empingham Marshy Meadows	SK956091
	Eyebrook Reservoir	SP851953
	Greetham Meadows	SK938157
	Ketton Quarries	SK971056
	Luffenham Heath Golf-course	SK959023
	Newell Wood	TF003144
	North Luffenham Quarry	SK961038
	Priors Coppice	SK831051
	Rutland Water (SPA)	SK933071
	Ryhall Pasture & Little Warren Verges	TF018138
	Seaton Meadows	SP915979
Shacklewell Hollow	SK975074	
Tickencote Marsh	SK982091	
Tolethorpe Road Verges	TF012104	
Wing Water Treatment Works	SK898026	
<b>Areas of local importance</b>		
• Regionally Important Geological Sites (RIGS)	Clipsham Quarry	SK977150
	Eyebrook Valley	<i>Unknown</i>
	Greetham Quarry	SK934146
	Wardley Wood	<i>Unknown</i>
	Woolfox Quarry	SK952139

<b>Areas of Local Importance</b>			
Local Wildlife Sites	Ancient Ash	SK945002	Barrowden
	Barrowden Roadside Verge Nature Reserve (1)	SK947006	Barrowden
	Barrowden Roadside Verge Nature Reserve (2)	SK945002	Barrowden
	Coppice Leys West	SK955013	Barrowden
	Fox Covert	SK965021	Barrowden
	Grassland at Barrowden	SP932989	Barrowden
	Seaton Road RVNR	SP939999	Barrowden
	Welland Spinney	SK965006	Barrowden
	King's Hill Lodge Ash Tree 1	SP848984	Beaumont Chase
	King's Hill Lodge Ash Tree 12	SP846995	Beaumont Chase
	King's Hill Lodge Ash Tree 13	SP846994	Beaumont Chase
	King's Hill Lodge Ash Tree 16	SP847994	Beaumont Chase
	King's Hill Lodge Ash Tree 17	SP847996	Beaumont Chase
	King's Hill Lodge Ash Tree 2	SP846985	Beaumont Chase
	King's Hill Lodge Ash Tree 3	SP846984	Beaumont Chase
	King's Hill Lodge Oak Tree 1	SP846983	Beaumont Chase
	King's Hill Lodge Oak Tree 2	SP843987	Beaumont Chase

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	King's Hill Lodge Oak Tree 6	SP844997	Beaumont Chase
	King's Hill Lodge Oak Tree 7	SP844996	Beaumont Chase
	King's Hill Lodge Sweet Chestnut	SP845996	Beaumont Chase
	Bisbrooke Road Verge	SP880989	Bisbrooke
	Braunston Grassland 1	SK820059	Braunston in Rutland
	Braunston Grassland 2	SK819058	Braunston in Rutland
	Braunston Grassland 3	SK817058	Braunston in Rutland
	Braunston Grassland 5	SK814063	Braunston in Rutland
	Braunston Grassland 6	SK813063	Braunston in Rutland
	Braunston Grassland 7	SK812062	Braunston in Rutland
	Braunston Hedgebank	SK831062	Braunston in Rutland
	Braunston in Rutland Meadow	SK829062	Braunston in Rutland
	Braunston Pasture 1	SK823067	Braunston in Rutland
	Braunston Sheep Pasture	SK817070	Braunston in Rutland
	Haycock Spinney Meadow	SK820058	Braunston in Rutland
	South Lodge Farm Pond	SK820061	Braunston in Rutland
	The Pocket	SK821075	Braunston in Rutland
	Brooke Ash 1	SK854062	Brooke
	Brooke Ash 3	SK854062	Brooke
	Brooke Hedgerow, (1)	SK858063	Brooke
	Brooke Hedgerow, (2)	SK854062	Brooke
	Brooke Meadow East	SK850055	Brooke
	Brooke Meadow West	SK850055	Brooke
	Fen, Brooke	SK849059	Brooke
	Hedgerow, Brooke (3)	SK841046	Brooke
	Hedgerow, Brooke (4)	SK848056	Brooke
	Hedgerow, Brooke (5)	SK834061	Brooke
Local Wildlife Sites (continued)	River Gwash and Scrub	SK856053	Brooke
	Shipley's Common RVNR	SK838055	Brooke
	Addah Wood	SK963174	Clipsham
	Ash Tree Beetle Site	SK967147	Clipsham
	Clipsham Bidwell Lane verge	SK966157	Clipsham
	Clipsham New Quarry (East)	SK986159	Clipsham
	Clipsham New Quarry (West)	SK985159	Clipsham
	Clipsham Park Wood	SK974169	Clipsham
	Hedgerow, Clipsham (1)	SK967148	Clipsham
	Hedgerow, Clipsham (2)	SK967151	Clipsham
	Hedgerow, Clipsham (3)	SK968153	Clipsham
	Hedgerow, Clipsham (4)	SK959162	Clipsham
	Hedgerow, Clipsham (5)	SK959161	Clipsham
	Mature Oak, Clipsham (1)	SK967153	Clipsham
	Mature Oak, Clipsham (2)	SK968153	Clipsham
	Osbonall Wood	SK961149	Clipsham
	The Larches Rides	SK979162	Clipsham
	Edith Weston Verge	SK957055	Edith Weston
	Hedgerow, Edith Weston	SK925044	Edith Weston
	Egleton Pit	SK861068	Egleton
	Bloody Oaks	SK970113	Empingham
	Empingham crossroads to Bloody Oaks verge	SK969105	Empingham
	Empingham Estate Roadside verge	SK956103	Empingham
	Empingham Old (Keepers) Wood	SK965105	Empingham
	Empingham Old (Lane) Wood	SK961108	Empingham
	Empingham Old (Lodge) Wood	SK959105	Empingham
	Empingham Old Wood	SK961101	Empingham
	Empingham Old Wood Grassland	SK960107	Empingham
	Empingham RVNR W of Cross Roads Farm (both sides)	SK959100	Empingham
	Empingham to Exton road verges	SK946094	Empingham
	Empingham verge (S of Crossroads Farm) west side	SK962094	Empingham

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	Empingham Verge N of Woodside Fm (E side)	SK955072	Empingham
	Golf Club Hedgerow, NW side of road	SK971120	Empingham
	Grassland in 3-corner Plantation	SK968107	Empingham
	Hedge Near Cross Roads Farm Cottages	SK967101	Empingham
	Hedgerow east of Empingham (S side)	SK960090	Empingham
	Hedgerow, Empingham	SK965090	Empingham
	Hedgerow, Empingham adj Golf club (SE side)	SK972121	Empingham
	Little Oaks Wood	SK960113	Empingham
	Loves Lane verge (both sides), Empingham	SK954097	Empingham
	Rutland County golf-club (A1) verge - north	SK962123	Empingham
Local Wildlife Sites (continued)	Rutland County golf-club (A1) verge - south	SK970116	Empingham
	Carlby/Essendine verge	TF037132	Essendine
	Essendine Parish Pond	TF046126	Essendine
	Essendine Pit	TF052112	Essendine
	Essendine Roadside Verge Nature Reserve	TF041130	Essendine
	Essendine Verge (NE side) near North Lodge Farm	TF050111	Essendine
	Essendine, hedgerow N side MacMillan Way	TF056106	Essendine
	Essendine, hedgerow S side MacMillan Way	TF057106	Essendine
	Essendine, Pond in pit	TF058110	Essendine
	Essendone, Dismantled Railway Embankment	TF050118	Essendine
	Hedge Near North Lodge Farm	TF050111	Essendine
	The Freewards Woodland Verge (N side)	TF042117	Essendine
	Cuckoo Spinney Hedge	SK940104	Exton
	Exton Lane Hedgerow	SK903105	Exton
	Exton RVNR (crossrds S Exton to Loves Lane cross rds - both sides)	SK929104	Exton
	Hedgerow (Exton/Greetham Parish boundary E)	SK938132	Exton
	Hedgerow (Exton/Greetham parish boundary west)	SK935132	Exton
	Hedgerow W of Cuckoo Spinney (north side)	SK932104	Exton
	Hedgerow W of Cuckoo Spinney, south side	SK933103	Exton
	Oakham Road Hedgerow	SK915109	Exton
	Brickfield Farm - Watercourse	SK801150	Freeby
	Brickfield Farm Ash 1	SK800148	Freeby
	Brickfield Farm Ash 2	SK801149	Freeby
	A1 Old Gt N Rd sliproad, Great Casterton Home Farm	SK995093	Great Casterton
	Pickworth Road RVNR (East) S of Mounts Lodge	TF003100	Great Casterton
	Pickworth Road RVNR (west) S of Mounts Lodge	SK999102	Great Casterton
	Pickworth Road RVNR east: N of Mounts Lodge	SK998123	Great Casterton
	Pickworth Road RVNR west: N of Mounts Lodge	SK998123	Great Casterton
	Tolethorpe, Ryhall Rd verge	TF010102	Great Casterton
	Great Lane Hedgerow	SK927147	Greetham
	Greetham Roadside Verge Nature Reserve	SK922159	Greetham

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	Greetham Verge	SK926156	Greetham
	Hooby Lane verge, near Greetham	SK930164	Greetham
	Verge NE of Greetham Wood (N side)	SK938145	Greetham
	Armley Wood	SK914077	Hambleton
	Hambleton Wood	SK909068	Hambleton
	Ketton Roadside Verge Nature Reserve	SK978032	Ketton
	Cheseldyne Spinney	SK808063	Knossington Cold Overton
Local Wildlife Sites (continued)	Preston Lodge Ash Tree 3	SK807060	Knossington and Cold Overton
	Burley Rd Hedgerow, Langham	SK857111	Langham
	Langham grassland and pond	SK830099	Langham
	Withcote Lodge Ash Tree 8	SK809044	Launde
	College Farm Hedgerows	SK817027	Leighfield
	Leighfield Grassland (nr South Lodge Farm)	SK816057	Leighfield
	Leighfield Grasslands (Bluestones Farm)	SK813026	Leighfield
	Mature Oak	SK812027	Leighfield
	Little Casterton Hedgerow N of Tolethorpe Mill (east side)	TF018106	Little Casterton
	Little Casterton Hedgerow N of Tolethorpe mill (west side)	TF018106	Little Casterton
	Little Casterton Verge (east)	TF017089	Little Casterton
	Little Casterton Verge (west)	TF016090	Little Casterton
	Ryhall Rd hedge SE of Frith Farm (north side)	TF021110	Little Casterton
	Ryhall Rd hedge SE of Frith Farm (south side)	TF021110	Little Casterton
	Ryhall Rd hedge SW of Frith Farm (north side)	TF019109	Little Casterton
	Ryhall Rd hedge W of Tolethorpe Mill junction (north side)	TF018108	Little Casterton
	Tolethorpe Mill verge	TF017107	Little Casterton
	Tolethorpe Mill Wet Grassland	TF020104	Little Casterton
	Trackside Hedge, to disused pit off Ryhall Rd N	TF016108	Little Casterton
	Hay Meadow nr Crossing Cottage Lyddington	SP884951	Lyddington
	Lyddington Grassland	SP863964	Lyddington
	Lyddington Meadow nr Crossing Cottage off Mill Lane	SP885950	Lyddington
	Mature Willow	SP868971	Lyddington
	River Welland, Lyddington	SP891952	Lyddington
	Grassland, Manton/Wing: W of sewage works and between Ry and Chater	SK887036	Manton
	Hedgerow E of Netherfields (south side)	SK874162	Market Overton
	Hedgerow, Teigh Rd W of Netherfields (west side)	SK876161	Market Overton
	Woodwell Head Meadow	SK878171	Market Overton
	Normanton, Verge S of New wood (west side)	SK956059	Normanton
	Normanton/ Edith Weston Verge N of Bluebottle cottage (south side)	SK955056	Normanton
	Normanton/Edith Weston Verge N of Bluebottle Cottage (north side)	SK955056	Normanton
	Normanton/Edith Weston Verge S of New wood (east side)	SK956059	Normanton
	Ancient Crack Willow	SK929034	North Luffenham
	Ancient Crack Willow (1)	SK929033	North Luffenham
	Ancient Crack Willow (2)	SK929033	North Luffenham
	Ancient Crack Willow (3)	SK929033	North Luffenham
	Ancient Crack Willow (4)	SK928033	North Luffenham

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	Ancient Crack Willow (5)	SK928032	North Luffenham
Local Wildlife Sites (continued)	Ancient Crack Willow (6)	SK929032	North Luffenham
	Ancient Crack Willow (7)	SK928031	North Luffenham
	Ancient Crack Willow (8)	SK928031	North Luffenham
	Conservation Area, North Luffenham	SK927032	North Luffenham
	Embankment Hedgerow	SK930031	North Luffenham
	Hedge, North Luffenham	SK929029	North Luffenham
	North Luffenham roadside verge (E), adj R Chater	SK929030	North Luffenham
	North Luffenham Swamp Grassland	SK932028	North Luffenham
	Old Moat, North Luffenham	SK928032	North Luffenham
	River Chater Floodland	SK928030	North Luffenham
	Spring Grassland, North Luffenham	SK927030	North Luffenham
	Gorse Field Wood Meadow	SK849075	Oakham
	The Drift, Pickworth (north side)	TF001134	Pickworth
	The Drift, Pickworth (south side)	TF001134	Pickworth
	Verge N of The Grange (east side)	SK998144	Pickworth
	Verge N of The Grange (west side)	SK998144	Pickworth
	Belmesthorpe Railway	TF046110	Ryhall
	Ryhall RVNR: Crossroads to the Drift junction (west side)	TF030132	Ryhall
	Ryhall verge (B1176): from crossroads to Ryhall Farm Cott track (east side)	TF031130	Ryhall
	Ryhall Verge: The Drift jcnctn to Ryhall Farm Cott track (west side)	TF032125	Ryhall
	Ryhall/Essendine hedge SE of the Freewards (south side)	TF045115	Ryhall
	Ryhall/Essendine SE of the Freewards (south side)	TF046114	Ryhall
	The Drift Verge, Ryhall (north side)	TF011132	Ryhall
	The Drift Verge, Ryhall (south side)	TF015129	Ryhall
	South Luffenham (Lowlands Farm) Hedgerow west side Barrowden Lane (4)	SK945013	South Luffenham
	South Luffenham Hedgerow, east side of Barrowden Lane (1)	SK944013	South Luffenham
	South Luffenham Hedgerow, east side of Barrowden Lane (2)	SK943014	South Luffenham
	South Luffenham Hedgerow, south side of Track off Stamford Rd	SK945019	South Luffenham
	South Luffenham Hedgerow, west side of Barrowden Lane (1)	SK942014	South Luffenham
	South Luffenham Hedgerow, west side of Barrowden Lane (2)	SK943014	South Luffenham
	South Luffenham Hedgerow, west side of Barrowden Lane (3)	SK944013	South Luffenham
	South Luffenham RVNR Fosters Bridge to crossroads (south side)	SK950026	South Luffenham
	South Luffenham Verge Stamford Rd, west of Foster's Bridge, north side	SK959029	South Luffenham
Stamford Road Ash Tree	SK958029	South Luffenham	
King's Hill Lodge Ash Tree 4	SP838981	Stockerston	
King's Hill Lodge Oak Tree 4	SP839978	Stockerston	
Hooby Lane roadside verge, Stretton/Greetham	SK926164	Stretton	
Lady Wood	SK964178	Stretton	
Stretton Wood	SK955170	Stretton	
Local Wildlife Sites (continued)	Green Lane Track Verge (north side) Thistleton	SK926184	Thistleton
	Green Lane track verge (south side) Thistleton	SK926184	Thistleton
	Thistleton Roadside Verge Nature Reserve	SK926176	Thistleton

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	Verge Near Cottesmore Airfield (east side)	SK913172	Thistleton
	Verge Near Cottesmore Airfield (west side)	SK913172	Thistleton
	Empingham (Bloody Oaks) Roadside Verge Nature Reserve	SK972111	Tickencote
	Great Casterton A1-A606 verge	TF006073	Tinwell
	Great Casterton A1-A606 verge (north)	TF007074	Tinwell
	Great Casterton Lane Hedgerow, (east side), Tinwell	TF005070	Tinwell
	Hedge opp The Rookery (east side) Tinwell	SK996072	Tinwell
	Ryhall Rd Hedgerow S of Ingethorpe (west side) Tinwell	SK995086	Tinwell
	Tinwell Roadside Verge (east side)	SK995078	Tinwell
	Tinwell Roadside Verge (west side)	SK995078	Tinwell
	Verge east of The Rookery (north side) Tinwell	TF000068	Tinwell
	Tixover Church graveyard	SP970997	Tixover
	King's Hill Lodge Ash Tree 11	SP846987	Uppingham
	King's Hill Lodge Ash Tree 14	SP847991	Uppingham
	King's Hill Lodge Ash Tree 15	SP846993	Uppingham
	Seaton Rd Hedgerow opp Sewage Works (south side) Uppingham	SP877991	Uppingham
	Stockerston Rd hedgerow, Uppingham (west side)	SP855993	Uppingham
	Grassland off Wood Lane, Wardley	SK836000	Wardley
	Wardley Wood	SP840998	Wardley
	Wood Lane Hedgerow (NE side) Wardley (1)	SP835999	Wardley
	Wood Lane hedgerow (NE side) Wardley (2)	SK834001	Wardley
	Brickfield Farm Willow 1	SK801150	Whissendine
	Brickfield Farm Willow 2	SK802151	Whissendine
	Empingham Road Verge (north side), Whitwell section	SK927086	Whitwell
	Ragged Robin Grassland, Wing	SK902022	Wing
	Withcote Lodge Ash Tree 1	SK809053	Withcote
	Withcote Lodge Ash Tree 6	SK809045	Withcote

Areas of Local Importance			
Candidate Local Wildlife Sites	Ayston stream hedge	SK875006	Ayston
	Barleythorpe, Hedgerow Ash 1	SP85361010	Barleythorpe
	Barleythorpe, Hedgerow Ash 2	SP85341017	Barleythorpe
	Hedgerow Ash 1	SK86021020	Barleythorpe
	Hedgerow Ash 2	SK86021017	Barleythorpe
	Barrowden, Church Lane/Village green Fiddle Dock site	SP946999	Barrowden
	Barrowden/S Luffenham: A47 roadside verge	SK932003	Barrowden
Candidate Local Wildlife Sites (continued)	River Welland	SP933988	Barrowden
	Braunston grassland S of Flitteriss Farm	SK820075	Braunstone
	Caldecott, The Eye Brook	SP867933	Caldecott
	Clipsham woodland track, Bidwell Lane	SK968147	Clipsham
	Clipsham/Woolfox tracks and species-rich grassland	SK966140	Clipsham/Greetham
	Egleton Hedgerow Oak	SK867070	Egleton
	Empingham hedge, S of Cross Roads Farm (W)	SK964096	Empingham
Empingham Roadside Verge	SK967101	Empingham	

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	Field West of Chapel Lane Spinney	SK968090	Empingham
	Hedge near Three-corner Plantation Empingham	SK970109	Empingham
	Hedgerow W of Empingham Old Wood, N side	SK958101	Empingham
	Shacklewell Hollow pond	SK976079	Empingham
	Cuckoo Farm Stream	SK940106	Exton
	Exton, Field to the West of Barnsdale Lodge Hotel	SK907094	Exton
	Greetham, Brook Farm trees	SK936141	Greetham
	Greetham, hedgerow SW of Greeham Wood Near	SK948140	Greetham
	Greetham, Woolfox Quarry	SK951131	Greetham
	Hambleton, Lyndon Road Trees	SK900072	Hambleton
	Geeston Quarry	SK981037	Ketton
	Ketton disused quarry	SK976025	Ketton
	Ketton hedge	SK974026	Ketton
	Langham A606 hedgerow N side	SK828118	Langham
	Langham A606 roadside verge (S side)	SK828118	Langham
	Oakham Road Oak	SK84611051	Langham
	Former limestone quarry, Stamford	TF014083	Little Casterton
	Cemetery Lane, Manton	SK877049	Manton
	Manton, Wing Rd hedgerow	SK882038	Manton
	North Luffenham Church Limes	SK934032	North Luffenham
	Catmose Car Park Oak	SK864085	Oakham
	Church Bank Pickworth	SK992137	Pickworth
	Pickworth, Big Pits arable pond	SK971145	Pickworth
	Verge in Ryhall	TF020137	Ryhall
	Home Farm mature Ash	SK86541619	Teigh
	Field east of Chapel Field Spinney	SK971089	Tickencote
	Uppingham, Ash trees south of Leicester Road	SK857001	Uppingham
	Chater Woodland Strip, Withcote	SK806046	Withcote
	Ayston Spinney	SK851015	Ayston
	Woolfox Wood	SK959139	Greetham
	Little Haw Wood	SK963174	Stretton
	Hardwick wood	SK969127	Empingham
	Exton Park, Tunneley Wood	SK934120	Exton
Candidate Local Wildlife Sites (continued)	Greetham Wood and adj habitats	SK945145	Greetham
	Greetham Wood Far	SK953144	Greetham
	The Coppice	SK969133	Greetham
	Woolfox Wood	SK958139	Greetham
	Lady Wood	SK815078	Knossington and Cold Overton
	Little Sutie	SK976142	Pickworth
	Ash Plantation	SK921129	Exton
	Woodhead and Castle mound	SK996118	Great Casterton
	Turnpole wood	TF005131	Pickworth
	Tolethorpe Oaks and adj scrub	TF017123	Ryhall

## Appendices

**Appendix 7 – Designated Heritage Assets in Rutland**

**Listed buildings:** designated heritage assets include statutorily listed buildings. These are not listed in this Appendix or shown on the Policies Map. There is an online register of all nationally protected historic buildings and sites, including listed buildings, on the [Historic England](#) website.

<b>Scheduled Monuments</b>	
<b>Site</b>	<b>Location</b>
Medieval Settlement Remains, Watermill and Gardens	Ashwell
Village Cross - Stump	Barrow
Wakerley Bridge	Barrowden
Moated site at Allexton	Belton-In-Rutland
Dovecote and Arch	Brooke
Alstoe Motte and Bailey and Medieval Village	Burley
Medieval Village at Snelston	Caldecott
Village Cross at junction of Well Cross & King Edward's Way	Edith Weston
Moated Enclosure with Fishponds	Empingham
Church Bridge	Empingham
Dovecote	Empingham
Essendine Castle Moated Site	Essendine
Exton Old Hall	Exton
Roman Town - Air Photography Site	Great Casterton
Woodhead Castle Ringwork Bailey and Fishpond	Great Casterton
Manorial settlement, 127m north west of St Mary's Church	Greetham
Barnhill Moated Site	Hambleton
Horn Medieval Village and Moated Site	Horn
Lyddington Bedehouse	Lyddington
Standing cross on The Green, 130m north west of The Bede House	Lyddington
Moated Site at North Luffenham	North Luffenham
Earthwork at Morcott Spinney	North Luffenham
Oakham Motte and Bailey Castle and Medieval Gardens	Oakham
Butter Cross and Stocks	Oakham
Martinsthorpe Medieval Village	Martinsthorpe
Bridge Over River Chater	Preston
Bronze Age Enclosure	Ridlington
Duddington Bridge	Tixover
Castle Hill Motte and Bailey	Uppingham/Beaumont Chase
Moor Lane Moated Site, Whissendine	Whissendine
Wing Maze	Wing

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Registered Parks and Gardens		
<i>Site</i>	<i>Location</i>	<i>Grade</i>
Burley Park	Burley on the Hill	2
Exton Park	Exton	2

Conservation Areas		
<i>Location</i>		
Ashwell	Greetham	Ryhall
Ayston	Hambleton	Seaton
Barrowden	Ketton	South Luffenham
Belton-in-Rutland	Langham	Stretton
Braunston	Little Casterton	Teigh
Clipsham	Lyddington	Tickencote
Cottesmore	Market Overton	Tinwell
Edith Weston	Morcott	Uppingham
Egleton	North Luffenham	Whitwell
Empingham	Oakham	Wing
Exton	Preston	
Great Casterton	Ridlington	

Article 4 Directions
Ashwell
Ayston
Belton-in-Rutland
Braunston
Clipsham
Egleton
Langham
Little Casterton
Lyddington
Preston
Ridlington
Seaton
Stretton
Teigh
Tinwell

## Appendix 8 – Open space standards

### Types of Provision

- 1.1 An explanation of the types of provision identified in the standards in Policy RLP44 can be viewed in Table 1 below:

**Table 1: Types of open space provision**

Type of Provision	Description
Parks and gardens	<p>Primary Purpose – Accessible, high quality opportunities for informal recreation and community events</p> <p>The parks and gardens typology relates to urban parks, recreation grounds, formal gardens and country parks. This typology has many wider benefits as they support the creation of a sense of place for the local community, ecological and education opportunities as well as structural landscaping for the local area.</p>
Amenity green space	<p>Primary Purpose – Opportunities for informal activities close to home or work to enhance the appearance of residential areas.</p> <p>The amenity green space typology relates to small open space areas commonly found in housing areas. It includes informal recreation spaces and green spaces in and around housing, with the primary purpose of providing opportunities for informal activities close to home or work enhancing the appearance of residential or other areas. The majority of amenity green spaces provide structural and landscaping benefits rather than any other wider benefit.</p>
Provision for children and young people	<p>Primary Purpose – Areas designed primarily for play and social interaction involving children and young people such as equipped play areas, ball courts, skateboard areas and teenage shelters.</p> <p>The provision for children and young people typology relates to open space areas with play equipment commonly found in housing areas. It includes informal recreation spaces and green spaces in and around housing. This typology has many wider benefits for the local community providing a focus for children and young people to engage in physical and social activities.</p>
Outdoor sports facilities	<p>Primary Purpose – Participation in outdoor sports, such as pitch sports, tennis, bowls, athletics or countryside and water sports.</p> <p>Outdoor sports facilities is a wide-ranging category of open space and includes natural or artificial surfaces either publicly or privately owned which are used for sport and recreation. Examples include playing pitches, athletics tracks, bowling greens and golf courses with the primary purpose of participation in outdoor sports.</p>
Indoor sports facilities	<p>Primary Purpose – Opportunities for indoor sports participation, such as badminton, squash, gymnastics, swimming.</p> <p>An assessment of indoor facilities is slightly different to other typologies in relation to the demand on facilities. Alongside the main audit of open space, an audit of indoor sport and recreation facilities has been undertaken which has included: Sports halls, Community/church/village halls, Swimming pools, and Health &amp; fitness suites.</p>

**Minimum size of new open spaces**

- 1.2 Minimum sizes of open space will be required which can be easily and economically maintained. These minimum sizes are based upon the Fields in Trust Guidance 'Planning and Design for Outdoor Sport and Play'.
- 1.3 A minimum size of 100m<sup>2</sup> is set for amenity green space. Sites for amenity green space under this minimum size will not be acceptable.
- 1.4 The minimum size of open space for children and young people will be determined by its use, as identified below:
  - A Local Area for Play (LAP) should have a minimum size of 100m<sup>2</sup>.
  - A Local Equipped Area for Play (LEAP) should have a minimum size of 400m<sup>2</sup>.
  - A Neighbourhood Equipped Area for Play should have a minimum size of 1000m<sup>2</sup>.
- 1.5 Sites below the minimum sizes identified for amenity green space and open space for children and young people will not be acceptable.
- 1.6 Further information on amenity green space and provision for children and young people covering distance to and from development, minimum size, characteristics and intended can be found in Table 2 below.
- 1.7 Minimum sizes cannot be provided for outdoor sports, playing fields and kick-about areas and indoor village/community halls as the size depends upon the use. Guidelines for outdoor sports, playing fields and kick-about areas are provided in 'Planning and Design for Outdoor Sport and Play' produced by Fields in Trust and should be used as a guide when providing these facilities.

## Appendices

**Table 2: Details of amenity green space and provision for children and young people**

Facility	Intended Users	Time	Distance to travel		Minimum Size		Distance to nearest property boundary	Characteristics
			Walking Distance	Straight Line Distance	Activity Zone	Total with buffer		
Amenity green space	All ages	10 min	480 metres	N/A	N/A	N/A	N/A	Step free access with appropriate seating provision and good lighting.
LAP (Local Area for Play)	Primarily for children up to the age of 6	1 min	100 metres	60 metres	100m <sup>2</sup>	400m <sup>2</sup> (0.04ha)	5 metres	Contains demonstrative features that allow young children to identify and claim the space as theirs.
LEAP (Local Equipped Area for Play)	Primarily for children who are beginning to go out and play independently	5 min	400 metres	240 metres	400m <sup>2</sup>	1600m <sup>2</sup> (0.16ha)	10 metres	Stimulating and challenging play experience with a minimum number of 6 play experiences is recommended.
NEAP (Neighbourhood Equipped Area for Play)	Primarily for use by older children of relative independence, who have the freedom to range further from home.	15 min	1000 metres	600 metres	1000m <sup>2</sup>	8500m <sup>2</sup> (0.85ha)	30 metres	Stimulating and challenging play experience with a minimum number of 9 play experiences is recommended.

## Appendices

**Appendix 9 – Permitted sites for mineral extraction and recycling aggregates**

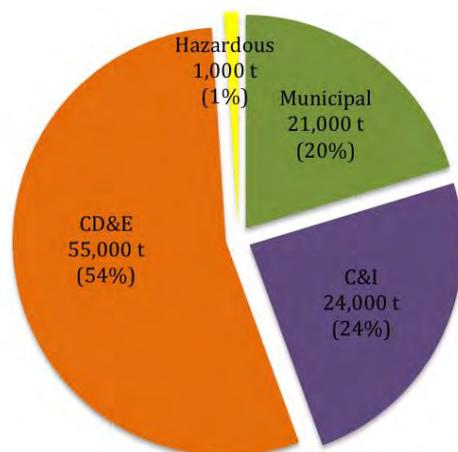
Site	Operator	Commodity	Status (as of 01/01/2017)	Permission end date
Clipsham Quarry	Clipsham Quarry Company Ltd & Bullimores Sand and Gravel Ltd	Crushed rock, building stone and agricultural lime	Quarry operational with permission for the extraction of 1.5 Mt of crushed rock including non-aggregate reserves	2028
Greetham Quarry	Stamford Stone Company Ltd	Crushed rock, building stone and agricultural lime	Quarry operational with permission for the extraction of 1.2 Mt of crushed rock including non-aggregate reserves.	30/09/2020
Woolfox Quarry	Bullimores Sand & Gravel Ltd	Crushed rock	Quarry operational with permission for the extraction of 1.8 Mt of crushed rock. Also operates as an aggregate recycling facility.	09/06/2019
Thistleton Quarry	East Midlands Quarries Ltd	Crushed rock and building stone	Inactive 'Active Phase one' site with modern conditions for the extraction of 6.4 Mt of crushed rock.	31/12/2042
Ketton Quarry (also known as Top Grange Quarry)	Castle Cement, Hanson Cement	Limestone and clay for cement manufacture, freestone	Quarry operational with permission for the extraction of 16.6 Mt of limestone and 6.2 Mt of clay.	31/12/2026
Little Casterton	Williamson Cliff Ltd	Clay for brick manufacture	Quarry operational however quantity of clay present is unknown. Maximum output of 0.01Mtpa	31/12/2025
Hooby Lane, Stretton	Hanuieild Properties Ltd	Building stone	Quarry operational with permission for the extraction of 0.38Mt of limestone	31/12/2043
Rutland Recycling Centre, Whissendine	AE Faulks Ltd, T/A Faulks Waste Services	Recycled aggregate	Operational with permission for the recycling of a proportion of 0.025 Mtpa of C&D waste	N/A

## Appendix 10 – Waste Management Needs

A Local Waste Management Needs Assessment (2016) was undertaken to determine the amount of waste currently produced in Rutland, and the amount likely to be produced up to 2036 given the amount and type of development planned for Rutland.

Rutland currently (2015) produces around 101,000 tonnes per annum (tpa) of various types of waste, this includes: 21,000t of municipal waste (20%); 24,000t of C&I waste (24%); 55,000t of CD&E waste (54%); and 1,000t of hazardous waste (1%).

**Figure 7: Waste arisings for Rutland 2015**



In addition the county also produces agricultural waste and wastewater. Rutland does not produce low-level radioactive waste (LLW) from the nuclear industry. A very small amount (23m<sup>3</sup> or 115kg in 2007/08) of LLW from the non-nuclear industry is produced from the Leicestershire and Rutland county areas.

The majority of waste produced in Rutland is exported to surrounding authorities where it undergoes processing in preparation for recycling and reuse (including composting and inert recycling), is otherwise treated or disposed of to landfill. A significant proportion (40%) of municipal waste, previously disposed of to landfill, has recently (2014) been diverted to an advanced treatment facility in Nottingham for recovery. Limited advanced treatment of other waste streams has been reported (with the exception of thermal treatment of clinical wastes).

It is estimated that, given growth and development identified in the Local Plan, waste produced will increase to around 108,000tpa by 2036; this includes 26,000t of municipal waste; 26,000t of C&I waste; 55,000t of CD&E waste; and 1,000t of hazardous waste.

Waste production forecasts for Rutland up to 2036 are set out in the table below.

## Appendices

**Table 1: Waste production in Rutland up to 2036 (000's tonnes)<sup>11</sup>**

Year	Municipal	C&I	CD&E	Hazardous	Total
2015/16	21	24	55	1	101
2020/21	22	25	55	1	103
2025/26	23	25	55	1	105
2030/31	24	26	55	1	106
2035/36	26	26	55	1	108

Current facilities (2015) within Rutland County include: recycling and waste transfer - two civic amenity sites, 22 'bring' recycling sites located throughout the county, one waste transfer station and three inert recycling sites; biological processing - one open windrow composting facility; and inert disposal / recovery – one inert disposal site (quarry restoration). The current estimated operational capacity for these facilities is: civic amenity and waste transfer 12,000tpa, biological processing 3,500 tpa, inert recycling / processing 34,000 tpa and inert disposal 52,000tpa. Permission was granted (2016) for infilling of 1.26 Mt of inert waste for restoration purposes between 2020 – 2034 at Woolfox Quarry (assumed average annual rate of 84,000tpa).

Ketton cement works (Hanson) is permitted to utilise alternative fuels, which includes waste materials as part of the Environment Agency Cement Sector Plan.

Woolfox Quarry at Greetham uses recovered soils onsite (resulting from inert recycling) as part of the sites restoration works.

There are currently no operational non-inert landfills within Rutland. In addition there are no facilities for the management or disposal of hazardous and radioactive wastes within Rutland.

The waste production forecasts were used as a guide for future waste management capacity requirements and identifying the difference between current operational capacity and future requirements (called the 'capacity gap'). Identifying the capacity gap helps us to determine how many, and when, facilities are needed.

Waste management and disposal capacity requirements for Rutland up to 2036 are set out in the table below.

<sup>11</sup> Note: All national and local waste management targets have been incorporated into waste production forecasts (refer Local Waste Management Needs Assessment 2016).

## Appendices

**Table 2:** Comparison of current and future waste management and disposal requirements (1,000 tpa)

Management disposal method	Estimated capacity /2015	Indicative capacity requirement				
		Capacity gap				
		2015/16	2020/21	2025/26	2030/31	2035/36
Preparing for reuse and recycling	0	10 -10	11 -11	12 -12	13 -13	13 -13
Biological processing	4	7 -4	8 -4	9 -5	9 -6	10 -6
Inert recycling processing	34	30 +4	30 -6	30 -30	30 -30	30 -30
Advanced treatment	0	23 -23	24 -24	24 -24	24 -24	24 -24
Inert fill / recovery	52	10 +42	10 +74	10 +74	10 +74	10 -10
Disposal	0	19 -19	19 -19	19 -19	19 -19	19 -19
<b>Total waste arisings</b>		101	103	105	106	108

An assessment of potential facility requirements was undertaken (based on indicative waste management capacity requirements in Policy RLP55 and average facility throughput<sup>12</sup>). This demonstrated that there are opportunities in Rutland for increasing the current waste management capacity, particularly in relation to preparing for reuse and recycling, biological processing and advanced treatment. There is a potential requirement for:

- one small-scale materials recycling facility, plus either additional capacity at the existing civic amenity sites or an additional site,
- one small-scale composting or anaerobic digestion facility, and
- one medium or up to three small-scale inert recycling/processing facility(ies).

The assessments indicated a potential requirement for one small-scale advanced treatment facility however the viability of such a facility in Rutland is currently uncertain, and with existing municipal contracts diverting a significant proportion (40%) of municipal waste to an advanced treatment facility in Nottingham the available waste is reduced to less than 20,000tpa.

As part of the Rutland Municipal Waste Management Strategy (MWMS) municipal waste is diverted from landfill (through waste management contracts) in the following ways:

- Co-mingled kerbside collected recyclables are taken to a Materials Recycling Facility in Leicester owned and run by Casepak Ltd for the period 1st April 2011 to 31st March 2016.
- Compostable materials are taken to a composting facility: J & B Ellis Ltd in North Luffenham, Rutland for the period 1 April 2011 to 31 March 2016; and Mid UK for the period 1 April to autumn 2016.

<sup>12</sup> ODPM 2004 Planning for waste management facilities, SEPA 2006 Waste treatment technology information sheets. Average facility throughput (small scale): materials recycling facility (MRF) 10,000 tpa, composting 3,500 tpa, anaerobic digestion 5,000 tpa, inert recycling / processing 10,000 tpa.

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- Remaining municipal waste undergoes advanced treatment at WRG's Eastcroft waste to energy facility in Nottingham for the period 1st April 2013 to 31st March 2021.

All contracts are able to be extended for a further two 5-year periods. The above waste management contracts will help to ensure that the Council achieves the targets set out through the MWMS.

There are currently no operational non-inert landfills within Rutland. In addition Rutland is not identified as an area considered appropriate to accommodate a new landfill site.

Inert waste may be disposed of to landfill, used as inert fill at mineral extraction sites, or used as inert fill for engineering purposes or agricultural improvement. Government guidance recognises filling operations as part of restoration works for mineral extraction sites. The provision of inert fill to support restoration of mineral extraction sites is recognised as key to delivering effective restoration. The diversion of inert waste materials away from quarry restoration may affect the ability of some operators to undertake effective restoration. Where sufficient material can be demonstrated to be available for restoration of mineral extraction sites, other purposes (such as inert fill for engineering purposes or agricultural improvement) may be considered appropriate.

Hazardous waste and LLW management and disposal facilities are of a specialised nature and as such facilities tend to have a regional or national role. Rutland does not produce LLW from the nuclear industry, however a very small amount of LLW from the non-nuclear industry is produced from the Leicestershire-Rutland sub-region. Limited national guidance regarding the future spatial distribution of such facilities currently exists, this makes it very difficult to cascade down to a local level for the purposes of the Local Plan. There is no robust demonstration to support the requirement for either a hazardous waste or LLW management or disposal facility in Rutland.

## Appendices

## Appendix 11 – Glossary

Title	Abbreviation	Description
A Use Classes	A, A1, A2, A3, A4, A5	Land use classes designated under the Town and Country Planning (Use Classes) Order 1987 as amended:  A1: Shops A2: Financial and professional services A3: Restaurants and cafes A4: Drinking establishments A5: Hot food takeaways
Advanced treatment		The treatment of waste using thermal processes (gasification, incineration, pyrolysis) and other waste to energy processes such as plasma arc, and other emerging technologies.
Affordable housing		Housing provided to eligible households whose needs are not met by the market. This can include social rented housing, affordable rented and intermediate housing (see below)
Affordable rented housing		Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
Aftercare		A statutory programme of work designed to bring a restored mineral or waste site to a satisfactory standard for an after-use such as agriculture, amenity or nature conservation use. Normally imposed in the form of a planning condition once a site has been granted permission to operate
After-use		The use to which a mineral or waste site is put to on completion of restoration and any aftercare provisions e.g. agriculture, forestry, amenity (including nature conservation). Planning permission will be required to develop more formal uses of land (e.g. change of use of land to create a leisure facility).
Aggregate		A generally naturally occurring, primary, land-won minerals extracted directly from the ground in quarries or pits. Includes crushed rock and sand and gravel; raw materials used by the construction industry for building purposes, including asphalt, concrete and mortar.

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Title	Abbreviation	Description
Alternative (Secondary) Aggregates		The re-use of construction materials e.g. from demolition or road maintenance or the use or reprocessing of waste materials from other industries such as power station ash or colliery spoil, to replace primary aggregates.
Amenity		A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, residential dwellings, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquility.
Anaerobic digestion	AD	The biological treatment of biodegradable organic waste in the absence of oxygen, utilising microbial activity to break down the waste in a controlled environment. AD results in the generation of: biogas which is rich in methane and can be used to generate heat and/or electricity; fibre (or digestate) which is nutrient rich and can potentially be used as a soil conditioner; and liquor which can potentially be used as a liquid fertiliser. Where AD includes energy recovery it can be classified as “other recovery” (under the waste hierarchy) or an advanced treatment process under the Local Plan.
Annual Monitoring Report	AMR	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.
Archaeological Interest		An interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. These heritage assets are part of a record of the past that begins with traces of early humans and continues to be created and destroyed.

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Title	Abbreviation	Description
Area of Search	AoS	<p>An extensive area of land believed to contain significant mineral resources (inferred from BGS data) within which the Mineral Planning Authority considers mineral working acceptable in principle subject to compliance with relevant Local Plan policies.</p> <p>Proposals for mineral working within the AoS are expected to be for individual sites, not for the whole AoS.</p> <p>AoS boundaries do not necessarily represent acceptable extraction boundaries and are not survey accurate.</p>
Biological processing		Treatment of biodegradable organic waste utilising microbial activity to break down the waste matter.
Buffer Zones		A zone or area that separates waste management facilities from other land uses to safeguard local amenity
Building for Life		A national standard for well-designed homes and neighbourhoods. This provides a checklist for assessing larger housing schemes in terms of environment and community; character; streets, parking and pedestrianisation; design and construction.
Building Research Establishment Environmental Assessment Method	BREEAM	A nationally recognised benchmark to measure the environmental performance of buildings
Candidate Local Wildlife Site	CLWS	A site that meets the Local Wildlife Site (see below) criteria but which has not been through the formal notification process and may not have the landowner's permission to designate.
Civic amenity site		Civic amenity sites, and bring sites, are provided by Waste Disposal Authorities as places where the public can deliver a range of household waste for recycling or disposal, including metals, paper, glass, engine oil, garden waste, oversized items (e.g. furniture and appliances), and building rubble.
Commercial and industrial waste	C&I	Waste from premises used mainly for trade, business, sport, recreation or entertainment.

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Title	Abbreviation	Description
Community Infrastructure Levy	CIL	A charge that levied by the local authority on most types of new development in its area based on simple formulae which relate the size of the charge to the size and character of the development paying it. The proceeds of the levy will be spent on local and sub-regional infrastructure to support the development of the area.
Commutated sum payment		A payment from a housing developer towards provision of affordable housing which is made in lieu of providing the affordable housing on-site.
Composting		A biological process in which micro-organisms convert biodegradable organic matter into a stabilised residue known as compost. The process uses oxygen drawn from the air and produces carbon dioxide and water vapour as by-products. Composting can be undertaken in either an open-windrow or in-vessel system. Open windrow refers to composting of green waste in the open air with the compost placed in long mounds or piles, whereas in-vessel composting is enclosed (e.g. containers, silos, agitated bays, tunnels and enclosed halls) and can include food waste.
Construction, demolition and excavation waste	C,D&E	Waste arising from any development such as vegetation and soils (both contaminated and uncontaminated) from the clearance of land, remainder material and off-cuts, masonry and rubble wastes arising from the demolition, construction or reconstruction of buildings or other civic engineering structures. Construction and demolition waste may also include hazardous waste materials such as lead, asbestos, liquid paints, oils, etc.
Core Strategy DPD		The development plan document previously prepared by the Council which establishes the overall vision, objectives and spatial strategy. To be replaced by the Local Plan Review.
Crushed Rock		Hard rock, which has been quarried, fragmented and graded for use as aggregate.
Curtilage		The enclosed area of land around a house or other building.

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Title	Abbreviation	Description
Development Plan		The statutory plan that provides the basis for determining planning applications. Comprises development plan documents that have been adopted by the Council and any “made” neighbourhood plans.
Development Plan Document	DPD	A document forming part of the local plan that is subject to independent examination and becomes part of the development plan when adopted by the council.
Environment Agency Cement Sector Plan		A plan developed by the Environment Agency in conjunction with the cement industry to help reduce the sector’s impact on the environment, it includes the use of alternative fuels.
Floodplain		All land adjacent to a watercourse over which water flows in times of flood or would flow but for the presence of flood defences where they exist
Gasification		Thermal decomposition that involves a chemical reaction which takes place at high temperatures in the presence of air, or air enriched with oxygen (between 900°C to 1,100°C when in air and 1,000°C to 1,400°C using oxygen. This generates energy from organic or hydrocarbon containing materials. Gasification is a thermal upgrading process, in which carbon is converted to a syngas leaving a solid residue. (ODPM 2004)
Gravel		Naturally occurring aggregates of more or less rounded rock fragments (pebbles) which are coarser than sand (i.e. 2 - 64 millimetres in diameter) and used as a building and construction material and in drainage work.
Groundwater		Water associated with soil or rocks below the ground surface, usually taken to mean water in the saturated zone.
Green Corridor		Green corridors can link housing areas to the national cycle network, town and city centres, places of employment and community facilities. They help to promote environmentally sustainable forms of transport such as walking and cycling within urban areas and can also act as vital linkages for wildlife dispersal between wetlands and the countryside
Habitat Regulations Assessment	HRA	An assessment the likely impacts and possible effects of policies on the integrity of the internationally designated wildlife sites (e.g. Rutland Water).

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Title	Abbreviation	Description
Hazardous waste		Waste that contains hazardous properties that if improperly handled treated or disposed of, by virtue of its composition carries the risk of death, injury, or impairment of health, to humans or animals, the pollution of waters, or could have an unacceptable environmental impact.
Heritage Asset		A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing) but can also include ‘non-designated’ heritage assets. (DCLG 2010)
Historic Landscape Characterisation		A range of approaches to the identification and interpretation of the historic dimension of the present day landscape (including townscape) within a given area that can be used to manage change to the historic environment.
Historic Interest		An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity. (DCLG 2010)
Housing Market Area	HMA	The grouping of local authorities (comprising Rutland, South Kesteven and South Holland District Councils forms the basis for the Strategic Housing Market Assessment and other areas of joint working.
Incompatible development		Incompatible development with respect to mineral related development includes: High level of sensitivity - hospitals and clinics, retirement homes, hi-tech industry, painting and furnishing and food processing. Medium level of sensitivity - schools, residential areas, food retailers, glasshouses and nurseries, horticultural land and offices. Low level of sensitivity - farms, industry and outdoor storage. Incompatible development with respect to waste related development includes residential, commercial or recreational development.

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Title	Abbreviation	Description
Inert disposal (or fill)		Also known as inert or clean fill. Aggregates or inert materials used in construction or land reclamation works to create new levels. Inert disposal includes inert waste material that when buried will have no adverse effect on people or the environment and does not contain contaminants (e.g. combustible, putrescible, degradable, leachable, hazardous, or liquid wastes, etc). May include waste recovery (refer to Environmental Permitting Regulations 2010 EPR13).
Inert recycling (or processing)		The separation, sorting and recycling of inert waste. This may involve crushing, screening and potentially mixing with other materials such as secondary aggregates (i.e. those that do not meet primary aggregate specifications). Such material can be used in the construction industry (e.g. inert fill).
Inert waste		Defined by the Environment Agency as waste that will not biodegrade or decompose (or will only do so at a very slow rate), examples include glass, concrete, bricks, tiles & ceramics, and soil & stone (excluding topsoil & peat).
Intermediate housing		Housing at prices and rents above social rent but below market prices or rents.
Landbank		A stock of planning permissions (permitted reserves) for the winning and working of minerals generally expressed in 'years worth of supply'.
Landfill		The deposition of waste into hollow or void space in or on the land, usually below the level of the surrounding land or original ground level in such a way that pollution or harm to the environment is prevented. Landfill sites have to be sited where an existing void is available; former mineral workings have historically been used for this purpose.
Limestone		A sedimentary rock consisting predominantly of calcium carbonate. Often used as aggregate (crushed rock) or a building stone.
Local Development Scheme	LDS	The Council's three-year programme for preparing local development documents.

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Title	Abbreviation	Description
Local Distinctiveness		A term used to refer to the features and characteristics of a place that contribute to its special character and which distinguish it from other places.
Local Transport Plan	LTP	The document that sets out the Council's local transport strategies and policies and an implementation programme.
Local Wildlife Site	LWS	Locally designated site of nature conservation importance according to published criteria.
Low level radioactive waste	LLW	Radioactive waste that includes metals, soil, building rubble and organic materials, which arise principally as lightly contaminated miscellaneous waste. Metals are mostly in the form of redundant equipment. Organic materials are mainly in the form of paper towels, clothing and laboratory equipment that have been used in areas where radioactive materials are used – such as hospitals, research establishments and industry. LLW contains radioactive materials other than those acceptable for disposal with municipal and general commercial or industrial waste. It is defined as: “radioactive waste having a radioactive content not exceeding four gigabecquerels per tonne (GBq/te) of alpha or 12 GBq/te of beta/gamma radioactivity”.
Major Development		Defined in the Town & Country Planning (Development Management Procedure) Order 2015 as development involving any one or more of the following— (a) the winning and working of minerals or the use of land for mineral-working deposits; (b) waste development; (c) the provision of dwelling houses where— (i) the number of dwelling houses to be provided is 10 or more; or (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i); (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or (e) development carried out on a site having an area of 1 hectare or more; “mining operations” means the winning and working of minerals in, on or under land, whether

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Title	Abbreviation	Description
		by surface or underground working;
Masterplan		A plan that sets out the proposals or aspirations for the development of buildings, street blocks, public spaces, streets and landscape.
Material recycling facility (or recovery)	MRF	A facility that is designed to process recyclables. A 'clean MRF' processes source separated / co-mingled dry recyclables, whereas a 'dirty MRF' handles comingled wastes including putrescible materials.
Mechanical biological treatment	MBT	A waste processing facility that combines a sorting facility with a form of biological treatment such as composting or anaerobic digestion.
Mechanical heat treatment	MHT	The mechanical sorting or pre-processing stage with technology often found in a material recovery facility. The mechanical sorting stage is followed by a form of thermal treatment. This might be in the form of a waste autoclave or processing stage to produce a refuse derived fuel pellet. Mechanical heat treatment is sometimes grouped along with mechanical biological treatment. Mechanical heat treatment does not however include a stage of biological degradation (anaerobic digestion or composting).
Mineral Planning Authority	MPA	The Local Planning Authority responsible for overseeing all aspects of mineral operations. Rutland County Council is the MPA for Rutland.
Mineral Reserve		A mineral reserve is that part of a mineral resource, which has been fully evaluated and is commercially viable to work; in relation to the Local Plan this means those minerals for which a valid planning permission for extraction exists (i.e. permitted reserves).
Mineral Resource		Natural concentrations of minerals or, bodies of rock that are, or may become, of potential economic interest due to their inherent properties.
Minerals Core Strategy and Development Control Policies DPD		The development plan document previously prepared by the Council that sets out the strategy and planning policies for minerals development. To be replaced by the Local Plan Review.
Minerals		Mineral extraction and processing, the handling, processing and transport of

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Title	Abbreviation	Description
Development		secondary and recycled aggregate materials, rail heads and rail aggregate depots, rail links to quarries, wharfs and associated storage, handling and processing facilities as well as facilities for concrete batching, manufacture of other concrete products and coated materials.
Municipal waste (also referred to as Local Authority Collected Waste, LACW)	MSW	Waste that is collected and disposed of by, or on behalf of, a local authority. It will generally consist of household waste any other wastes collected by a Waste Collection Authority (WCA) or Waste Disposal Authority (WDA) or their agents. It includes waste collected from civic amenity sites, commercial or industrial premises, and waste resulting from the clearance of fly-tipped materials and litter. In addition, it may include road and pavement sweepings, gully emptying wastes, and some construction and demolition waste arising from local authority activities.
National Planning Policy Framework	NPPF	The government's statement of planning policies for England and how these are expected to be applied.
Neighbourhood Plan	NP	Neighbourhood Plans are community-led plans prepared by town and parish councils. They are primarily concerned about the use and development of land and buildings and once adopted become part of the development plan and a material consideration in determining planning applications.
Non-aggregate		Minerals, including limestone, utilised for purposes including building and roofing stone, agriculture and brick and cement manufacture.
Non-inert (non-hazardous) waste		Also known as degradable or putrescible waste. Waste which will quickly or slowly biodegrade or decompose, releasing environmental pollutants but is not classified as hazardous waste.
Permitted Reserves		Mineral reserves for which planning permission has been granted (usually expressed in million tonnes). The MPA will not release details of reserves for individual quarries or quarry operators to ensure 'commercial confidentiality'.

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Title	Abbreviation	Description
Potential impacts/potential adverse impacts		<p>Assessment of potential impacts should include direct effects and any indirect, secondary, cumulative, short / medium / long-term, permanent &amp; temporary, positive &amp; negative effects of the project.</p> <p>For minerals - natural and historic environment, human health, noise, dust, visual intrusion, traffic, tip and quarry slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site.</p> <p>For waste - water quality and resources, flood risk, land instability, landscape and visual impacts, nature conservation, historic environment, traffic and access, air emissions (including dust), odours, bio aerosols, vermin and birds, noise, light, vibration, litter, potential land use conflict, and amenity.</p>
Preliminary treatment		Any waste management process that involves the recycling or biological processing of waste, for example materials recycling facility, recycling/processing of inert waste, composting, or anaerobic digestion, etc.
Primary Aggregates (Minerals)		Naturally occurring minerals, unlike secondary aggregates, for example, which are recycled materials (see secondary aggregates).
Prior treatment		Treatment (including sorting) of wastes that may be carried out either before or after acceptance to a landfill installation. It however cannot be carried out as part of the landfilling operation (i.e. compaction after deposit at the landfill) as it is a requirement that the treatment has been undertaken prior to landfilling. Prior treatment should not be carried out purely for the sake of achieving a treated condition. If treatment of a waste stream does not reduce the quantity of waste landfilled or the hazards of the waste to human health or the environment then it need not be undertaken.
Public rights of way		Footpaths, bridleways, tracks and lanes used as public paths and public byways.
Reclamation		Operations associated with mineral extraction to return an area to an acceptable environmental state. It includes restoration, aftercare and works which take place before, during and after mineral extraction.

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Title	Abbreviation	Description
Recycled Aggregates		Aggregates produced from reprocessed materials that have previously been used in construction, demolition and excavation (CD&E) work including concrete, stone, brick and road planings. Can be used in low specification applications as substitutes for primary aggregates.
Recycling		The collection, separation, recovery and re-use of materials from waste that would otherwise require disposal and subsequent reprocessing in a production process of the waste materials either for the original purpose or for other purposes including organic recycling but excluding energy recovery (EEA 2006).
Refuse derived fuel	RDF	A fuel produced by sorting and processing mixed waste (such as municipal solid and commercial & industrial wastes). RDF is often produced as a pellet and used as a feedstock for energy production.
Regionally Important Geological Sites (Local Geological Sites)	RIGs (LGS)	Geological or geomorphological sites, excluding SSSIs that are considered worthy of protection for their educational, research, historical or aesthetic importance.
Reserves		Mineral deposits which have been tested to establish the quality and quantity of material present and which could be economically and technically exploited. Permitted reserves are reserves having the benefit of planning permission for extraction.
Residual waste materials/arising		Waste generated as an output resulting from waste treatment processes e.g. contaminated recyclates/compost matter, non-recyclable/compostable materials, bottom ash residue, metals, Air Pollution Control (APC) residues (by products of cleaning up flue gases from high temperature processes), etc.
Resources		A potential mineral deposit where the quality and quantity of material present has not been tested.
Restoration		Process of returning a site to its former or a new use following mineral extraction. Involves reinstatement of land by contouring and the spreading of soils or soil making materials.
Re-use		Any operation by which end of life products and equipment or its components are used for the same purpose for which they were conceived (EEA 2006).

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Title	Abbreviation	Description
Sand and gravel		Naturally occurring materials formed as a result of the disintegration of rocks through weathering processes, then transported and deposited by wind, water and ice. In Britain the most common rock types are flint, limestone, quartzite and igneous rocks. Sand and gravel are therefore derived from similar sources, and are similar in their composition, though they differ in the size of their respective particles.
Secondary & recycled Aggregates		Materials that do not meet primary aggregate (e.g. sand, gravel and crushed rock) specifications in certain circumstances. Secondary aggregates are waste or by-products from industrial processes (e.g. scalplings and crusher fines from the production of primary aggregates), whereas recycled aggregates are reprocessed materials previously used in construction (e.g. demolition materials). Both secondary and recycled aggregates are used in the construction industry to replace the use of primary aggregates.
Section 106 Planning Obligation		A legal agreement requiring a developer to do something or restrict what can be done with land following the granting of planning permission. This may for example require provision of new infrastructure to support the development or require payment of a sum or sums of money, e.g. towards future maintenance costs.
Setting (of a historic asset)		The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. (DCLG 2010)
Site Allocations and Policies DPD		The development plan document previously prepared by the Council that identified specific sites for development and set out detailed development planning policies. To be replaced by the Local Plan Review
Site of Special Scientific Interest	SSSI	A site statutorily protected for its nature conservation, geological or scientific value.
Social rented housing		Housing for which guideline target rents are determined through the national rent regime.

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<b>Title</b>	<b>Abbreviation</b>	<b>Description</b>
Special Protection Area	SPA	A designation under the European Union Directive on the Conservation of Wild Birds; also referred to as Natura 2000 sites.
Statement of Community Involvement	SCI	Document setting out when, with whom and how consultation will be undertaken on Local Development Documents. Part of the Local Plan.
Statutory Development Plan		The statutory plan that provides the basis for determining planning applications. Comprises the Core Strategy and other Local Development documents adopted by the local authority.
Strategic Environmental Assessment	SEA	Document setting out the environmental assessment of policies, to meet the requirements of the European SEA Directive.
Strategic Housing and Employment Land Availability Assessment	SHELAA	A study of potential housing and employment land available for development to meet the housing and employment needs up to 2036 and beyond prepared by the Council.
Strategic Housing Market Assessment	SHMA	A study of housing need and supply carried out jointly with other authorities in the Housing Market Area to assist in policy development, decision-making and resource allocation in relation to housing issues.
Sterilisation		Where minerals cannot be extracted because of surface level development on or near the reserves in question.
Supplementary Planning Document	SPD	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 development plan.
Supplementary Planning Guidance	SPG	Generic term for non-statutory planning policies and documents. Not part of the development plan.
Sustainability Appraisal	SA	Document setting out the appraisal of plans and policies to ensure they reflect sustainable development objectives.
Sustainable Communities Strategy	SCS	Document prepared by the Council in partnership with local organisations and individuals setting out the community's aspirations for the area.

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Title	Abbreviation	Description
Sustainable waste management		The efficient use of material resources with the aim of reducing the amount of waste ultimately produce. Where waste is generated in Northamptonshire it should be dealt with in a way that contributes to the social, economic and environmental goals of Northamptonshire
Thermal Treatment		Generic term to describe a range of processes that use heat to break down waste (e.g. incineration, pyrolysis, gasification, etc). Other terms that are often used to describe thermal treatment include combined heat and power, energy from waste or waste to energy, which is when energy can be recovered from thermal treatment facilities as electricity and / or heat. (SEPA 2006)
Treatment		Defined according to a ‘three point test’ (1) a physical / thermal chemical or biological process including sorting that: (2) changes the characteristics of waste and (3) does so in order to reduce its volume, or reduce its hazardous nature, or facilitate its handling or enhance its recovery.
Uppingham Neighbourhood Plan		Neighbourhood Plan (see above) covering the Uppingham parish prepared by the Uppingham Neighbourhood Planning Group and led by Uppingham Town Council.
Waste		Waste is defined in circular 11/94 and in the Waste Management Licensing Regulations 1994 as ‘any substance or object which the holder discards, or intends to discard or is required to discard’ and may include production residues and some by-products.
Waste minimisation		The process of reducing the quantity of waste arising and requiring processing and / or disposal.
Waste to energy recovery		The treatment of waste to create heat that can be used directly or to generate electricity or some other form of power. (See also Combined Heat and Power).
Waste transfer station		A facility for the temporary storage of either waste or recyclables before it is moved on for treatment or disposal.

## Policies Map

## Policies Map - Index

**Main Map of Rutland** - Large fold-out map at end of the document (shows all of Rutland excluding the inset maps listed below).

## Inset maps

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Inset 2.	Ashwell (south)	Inset 42.	Preston
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Inset 4.	Barrow	Inset 44.	Rutland Water*
Inset 5.	Barrowden	Inset 45.	Ryhall
Inset 6.	Belmesthorpe	Inset 46.	Seaton
Inset 7.	Belton-in-Rutland	Inset 47.	South Luffenham
Inset 8.	Bisbrooke	Inset 48.	Stamford North
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Inset 10.	Brooke	Inset 50.	Stretton
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Inset 17.	Edith Weston	Inset 57.	Tixover
Inset 18.	Egleton	Inset 58.	Uppingham*
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Inset 20.	Essendine	Inset 60.	Wardley
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Inset 39.	Oakham town centre		
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\*Included on the large fold-out map

