



Rutland County Council

RUTLAND LOCAL PLAN 2021-2041: HABITATS REGULATIONS ASSESSMENT

Post-Examination Modifications and HRA
Conclusions





Rutland County Council

RUTLAND LOCAL PLAN 2021-2041: HABITATS REGULATIONS ASSESSMENT

Post-Examination Modifications and HRA Conclusions

TYPE OF DOCUMENT (VERSION) PUBLIC

PROJECT NO. UK-62281582

OUR REF. NO. RUTLAND LP MAIN MODS HRA

DATE: JULY 2026



Rutland County Council

RUTLAND LOCAL PLAN 2021-2041: HABITATS REGULATIONS ASSESSMENT

Post-Examination Modifications and HRA Conclusions

WSP

Canon Court West
Abbey Lawn
Shrewsbury
SY2 5DE

Phone: +44 1743 342 000

WSP.com

QUALITY CONTROL

Issue/revision	First issue	Revision 1	Revision 2	Revision 3
Remarks	This document assesses the potential implications of the Main Mods for the submitted HRA of the Rutland Local Plan. Main Modifications Schedule provided by Rutland County Council on 2 July 2026	Update following client review	Update following further client review	
Date	6 July 2026	9 July 2026	17 July 2026	
Prepared by	Coco Roxby	Coco Roxby	Coco Roxby	
Signature	C.Roxby	C.Roxby	C.Roxby	
Checked by	Laura Covington	Laura Covington	Laura Covington	
Signature				
Authorised by	Andy Brooks	Andy Brooks	Andy Brooks	
Signature				
Project number	UK-62281582	UK-62281582	UK-62281582	
File reference	Rutland CC Main Mods HRA Draft	Rutland CC Main Mods HRA	Rutland CC Main Mods HRA 170602026	

CONTENTS

1	INTRODUCTION	6
1.1	THE RUTLAND LOCAL PLAN	8
1.2	THE REQUIREMENT FOR HRA	8
1.3	PROPOSED MAIN MODIFICATIONS	9
1.4	PURPOSE OF THIS REPORT	10
2	APPROACH	11
3	SUMMARY OF ASSESSMENT	12
3.1	DRAFT LOCAL PLAN HRA SUMMARY	12
3.2	REVIEW OF MODIFICATIONS	13
4	CONCLUSIONS	14

TABLES

Table A-1 - Review of Main Modifications	17
--	----

APPENDICES

Appendix A - Review of Main Modifications

List of Acronyms

Abbreviation	Term
ALC	Agricultural Land Classification
AoS	Area of Search
BMV	Best and Most Versatile
BNG	Biodiversity Net Gain
BSPF	British Steel Pension Fund
CEMP	Construction Environmental Management Plan
DPD	Development Plan Document
EiP	Examination in Public
FOA	Future Opportunity Areas
GBI	Green and Blue Infrastructure
GTAA	Gypsy and Traveller Accommodation Assessment
GTTSAA	Gypsy, Traveller, and Travelling Showpeople Accommodation Assessment
HMP	Her Majesty's Prison
HRA	Habitats Regulations Assessment
LABS	Limestone for Aggregate and Building Stone
LAP	Local Area for Play
LEAP	Local Equipped Area for Play
LHN	Local Housing Need
LLFA	Lead Local Flood Authority
LPA	Local Planning Authority
LSE	Likely Significant Effects
LTN	Local Transport Note
LURA	Levelling Up and Regeneration Act 2023
MATU	Multi-Agency Traveller Unit
MM	Main Modifications
MPA	Mineral Planning Authority

MRA	Mineral Resource Assessment
MSA	Minerals Safeguarding Area
NE	Natural England
NHS	National Health Service
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
NVQ	National Vocational Qualification
PLD	Planned Limits of Development
PPG	Planning Practice Guidance
PPTS	Planning Policy for Traveller Sites (2023)
PV	Photovoltaic
RA	Recreation Area
RAF	Royal Air Force
RCC	Rutland County Council
RWA	Rutland Water Area
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SHMA	Strategic Housing Market Assessment
SPA	Special Protection Area
SPD	Supplementary Planning Documents
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage System

1 INTRODUCTION

1.1 THE RUTLAND LOCAL PLAN

- 1.1.1. The current Rutland County Council (RCC) Local Plan sets out the planning policies for Rutland to 2026. It comprises three documents, the Core Strategy Development Plan Document (DPD) 2011; the Site Allocations and Policies DPD 2014; and the Minerals Core Strategy and Development Control Policies DPD 2010.
- 1.1.2. RCC has now reviewed and updated the Local Plan to cover the planning period to 2041, including combining the three existing DPDs into a single Local Plan. The plan will provide for any additional new housing, employment or other development that may be needed over the extended plan period.
- 1.1.3. The Rutland Local Plan 2021 to 2041 was formally submitted to the Planning Inspectorate on 28 February 2025 and the Secretary of State for Housing, Communities and Local Government appointed an inspector to conduct an independent examination (known as an 'Examination in Public or EiP') into the Local Plan. The EiP hearing sessions subsequently took place between 10 September and 13 November 2025. During the hearing sessions, a number of Main Modifications (MMs) to the Local Plan were proposed and recorded in the Council's running list of Main Modifications¹. Following the hearings, the Inspector identified a small number of additional Main Modifications and invited the Council to prepare a comprehensive schedule of proposed Main Modifications for her consideration prior to publication. The schedule, together with any necessary Sustainability Appraisal, Habitats Regulations Assessment and associated Policies Map changes, will then be published for consultation. The schedule of Main Mods was finalised on 2nd July 2026.

1.2 THE REQUIREMENT FOR HRA

- 1.2.1. Local Plans are subject to Regulation 105 of the *Conservation of Habitats and Species Regulations 2017* (the 'Habitats Regulations'). This states that if a land-use plan is "(a) *likely to have a significant effect on a European site*² or a *European offshore marine site*³

¹ Rutland County Council. (2025, September). Rutland Local Plan Examination – List of Agreed Main Modifications (Agreed through Examination hearings September 2025). [rcc49_main_modifications_agreed_at_the_hearing_sessions.pdf](#)

² Strictly, 'European sites' are: any Special Area of Conservation (SAC) from the point at which the European Commission and the UK Government agree the site as a 'Site of Community Importance' (SCI); any classified Special Protection Area (SPA); any candidate SAC (cSAC); and (exceptionally) any other site or area that the Commission believes should be considered as an SAC but which has not been identified by the Government. However, the term is also commonly used when referring to potential SPAs (pSPAs), to which the provisions of Article 4(4) of Directive 2009/147/EC (the 'new wild birds directive') apply; and to possible SACs (pSACs) and listed Ramsar Sites, to which the provisions of the Habitats Regulations are applied a matter of Government policy (NPPF para. 176) when considering development proposals that may affect them. "European site" is therefore used in this report in its broadest sense, as an umbrella term for all of the above designated sites.

³ 'European offshore marine sites' are defined by Regulation 15 of *The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007* (as amended); these regulations cover waters (and hence sites) over 12 nautical miles from the coast.

(either alone or in combination with other plans or projects); and (b) is not directly connected with or necessary to the management of the site” then the plan-making authority must “...make an appropriate assessment of the implications for the site in view of that site’s conservation objectives” before the plan is given effect.

- 1.2.2. The process by which Regulation 105 is met is known as Habitats Regulations Assessment (HRA)⁴. An HRA determines whether there will be any ‘likely significant effects’ (LSE) on any European site as a result of a plan’s implementation (either on its own or ‘in combination’ with other plans or projects) and, if so, whether these effects will result in any adverse effects on the site’s integrity. The Council has a statutory duty to prepare the Local Plan and is therefore the Competent Authority for an HRA.
- 1.2.3. Regulation 105 essentially provides a test that the final plan must pass; there is no statutory requirement for HRA to be undertaken on draft plans or similar developmental stages (e.g. issues and options; preferred options). However, as with Sustainability Appraisal (SA), it is accepted best-practice for the HRA of strategic planning documents to be run as an iterative process alongside plan development; this is undertaken in consultation with Natural England (NE) and other appropriate consultees. WSP has therefore been assisting the Council with the HRA of its Local Plan throughout its development.

1.3 PROPOSED MAIN MODIFICATIONS

- 1.3.1. Under Section 20(7) of the Planning and Compulsory Purchase Act (2004), as revised by Section 112 of the Localism Act (2011), post-Examination modifications are either classified as “main” or “additional” modifications:
 - “Main Modifications” are required to resolve issues in order to make the Local Plan sound or to ensure its legal compliance. They involve changes or insertions to policies and text that are essential to enable the plan to be adopted. MM are therefore changes that have an impact on the implementation of a policy.
 - “Additional Modifications” are of a more minor nature and do not materially affect the policies set out in the draft Local Plan. Additional modifications mainly relate to points where a need has been identified to clarify the text, include updated facts, or make typographical or grammatical revisions which improve the readability of the Local Plan.
- 1.3.2. The MMs proposed by the Inspector will be the subject of further consultation. The Inspector will take into account the responses to the consultation before finally concluding whether or not a change along the lines of the MMs is required to make the Local Plan sound. Additional (minor) Modifications will not be considered by the Inspector as they do not relate to the soundness of the plan.

⁴ The term ‘Appropriate Assessment’ has been historically used to describe the process of assessment; however, the process is now more accurately termed ‘Habitats Regulations Assessment’ (HRA), with the term ‘Appropriate Assessment’ limited to the specific stage within the process.

1.4 PURPOSE OF THIS REPORT

- 1.4.1. The Council must be satisfied that the conclusions contained in the 2024 HRA Report⁵ will remain robust if the MMs are adopted, in order to address its responsibilities under the Habitat Regulations. This Technical Note summarises WSP's review of the MMs and sets out the proposed conclusions of the HRA process. It does not repeat the baseline or assessments set out in the main HRA report and should therefore be read in conjunction with this earlier report.

1.5 MAIN MODIFICATION SCHEDULE REVISIONS

- 1.5.1. The MM Schedule issued by Rutland County Council on 1 June 2026 formed the basis of the initial review undertaken for this HRA Addendum. During preparation of the report, a revised Main Modifications Schedule was received on 2 July 2026, superseding the earlier version.
- 1.5.2. The revised Schedule included amendments to modification wording, additional Monitoring Framework modifications, corrections to modification numbering and a small number of additional policy changes. The revised Schedule has been reviewed in full and the assessments within this report have been updated, where necessary, to reflect the changes.

⁵ WSP (2024). Rutland County Council. Local Plan 2021 – 2041 Habitats Regulations Assessment. Submission Draft Plan (Regulation 19) Consultation – HRA Review

2 APPROACH

- 2.1.1. The review of the proposed MMs follows the assessment approach outlined in Sections 2.3 and 4.2 of the 2024 HRA document. In summary, the MMs have been reviewed to determine whether they would:
- Lead to any new effects on any European sites (alone or in combination) that have not been considered by the HRA to date; or
 - Alter the magnitude (etc.) of any effects previously considered through the HRA, such that the proposed conclusions of the HRA (see Section 7 of the main report) are no longer valid.
- 2.1.2. The review also considers any new evidence that has become available since the EiP hearings took place.

3 SUMMARY OF ASSESSMENT

3.1 DRAFT LOCAL PLAN HRA SUMMARY

- 3.1.1. The following section summarises the conclusions of the 2024 HRA of the Submission Draft Local Plan, which forms the baseline of the review of the MMs.
- 3.1.2. The Submission Draft Local Plan broadly includes;
- provision for 2705 homes over the plan period (the quantum of growth), including 650 homes in a cross-boundary site at Stamford North;
 - policies providing geographical direction for development (typically specific housing, employment and minerals site allocations, but also implicit location preferences for certain activities or sectors prescribed through (for example) areas of search);
 - policies broadly supporting development or other changes, but which do not specify a quantum or location;
 - various development control policies that set out RCC's tests or expectations when considering proposals, such as safeguarding policies, environmental protection policies or policies relating to design or other qualitative criteria.
- 3.1.3. The HRA of the Submission Draft Local Plan demonstrates that the majority of policies and site allocations will have 'no effect' or 'no likely significant effect' (either alone or in combination) on any European sites. This is primarily because policies are either protective/criteria-based in nature, do not specify development locations or quantum, or relate to sites at a sufficient distance from European sites such that no credible impact pathways exist.
- 3.1.4. The HRA screening process determined the following:
- Four European sites are located within 15km of the Rutland boundary: Rutland Water Special Protected Area (SPA)/Ramsar, Barnack Hills & Holes SAC, Grimsthorpe Special Area of Conservation (SAC), and Baston Fen SAC.
 - Two of these sites (Barnack Hills & Holes SAC and Grimsthorpe SAC) can be screened out due to absence of pathways or distance from proposed development.
 - Rutland Water SPA/Ramsar and Baston Fen SAC were identified as potentially vulnerable to certain effect pathways and were therefore screened in for further assessment.
 - The growth supported by the Local Plan has the potential to contribute to 'in-combination' effects, particularly in relation to air quality, water quality, and recreation.
 - Urbanisation and water resource effects are unlikely to occur due to separation distances, regulatory controls, or the absence of credible pathways.
- 3.1.5. The following key potential effect pathways were taken forward to appropriate assessment:
- Visitor/recreational pressure;
 - Air quality (notably traffic-related nitrogen deposition);
 - Water quality; and
 - Effects on functionally linked habitats/species away from designated sites.

3.1.6. Appropriate assessment was completed for Rutland Water SPA/Ramsar and Baston Fen SAC. The following conclusions were drawn:

- **Water quality:** Development within Rutland will have no adverse effects on Rutland Water SPA/Ramsar alone or in combination due to safeguarding measures relating to Sustainable Drainage System (SuDS) and wastewater treatment capacity provision included within the plan. Similarly, development within Rutland will have no adverse effects on Baston Fen SAC alone or in combination due to safeguarding measures relating to relating to SuDS, wastewater treatment and pollution control included within the plan.
- **Air Quality:** Development within Rutland and associated traffic growth will increase N-deposition to Rutland Water SPA/Ramsar where the site is within 200m of a road that might see a potentially significant increase in traffic (>1,000 Annual Average Daily Traffic). However, this will have no adverse effects on the integrity of the site alone or in combination due to the minimal magnitude of change anticipated and the low sensitivity of the supporting habitats for the qualifying features.
- **Visitor/Recreational Pressures:** The characteristics of Rutland Water as a regional attraction ensure that it has a high resilience to visitor pressure, which is robustly managed across the site; furthermore, the behavioural characteristics of the qualifying species help minimise their potential exposure to disturbance. As a result the Submission Draft Local Plan will have no adverse effect on the integrity of the site alone or in combination. This conclusion accounts for measures included within policy relating to open-space provision although these are not relied on to ensure adverse effects do not occur.
- **Effects on species away from the site:** No effects on the populations of qualifying species when away from Rutland Water that will adversely affect the integrity of the SPA/Ramsar, alone or in combination. For Baston Fen SAC, it is possible that Spined loach populations within the SAC are dependent to some extent on the integrity of sections of river channel and riparian areas that lie outside of the SAC boundary, however the **Policy SC4** (Pollution control) is likely to provide sufficient safeguards to ensure functionally-linked habitat or the spined loach population of Baston Fen SAC is not reduced as a result of the Local Plan

3.2 REVIEW OF MODIFICATIONS

3.2.1. The review of the MMs is set out in Appendix A of this report.

4 CONCLUSIONS

- 4.1.1. The proposed MM have been reviewed to determine whether they would introduce new impact pathways to European sites or alter the magnitude of effects previously assessed through the HRA.
- 4.1.2. Most of the modifications are clarificatory, procedural, relating to updated evidence, policy wording, monitoring arrangements and additional environmental safeguards, none of which alter the scale, location or type of development assessed in the 2024 HRA and do not affect the conclusions of that assessment.
- 4.1.3. The Monitoring Framework modifications (MM87–MM98) have also been reviewed. These modifications relate to policy references, monitoring indicators, targets and reporting arrangements and do not alter the development strategy, site allocations, development quantum or policy framework assessed through the HRA. Accordingly, they do not introduce any new pathways for effects on European sites and do not alter the conclusions of the HRA.
- 4.1.4. A small number of modifications introduce a limited additional flexibility or changes to development allocations, including:
 - **MM41** (Policy H10): Updates to Gypsy and Traveller and Travelling Showpeople provision;
 - **MM46 and MM53 and MM55** (Policies E1 and E1.5): Amendments to employment allocations and uses, including Woolfox Depot and the allocation at Bosal Way;
 - **MM76** (Policy EN11): Removal of the prohibition on caravans, camping, lodges and similar holiday accommodation; and
 - **MM81** (Policies MIN4 and MIN5): amendments to mineral policies, including changes to mineral allocations and the substitution of extraction sites at Thistleton Quarry with the Hooby Lane allocation, should Hooby Lane extraction commence.
- 4.1.5. These modifications were considered in greater detail because they have the potential to influence the amount, location or nature of development. However, in each case the changes are either limited in scale, offset by other changes, subject to existing policy safeguards, or do not materially alter the assumptions underpinning the HRA. Consequently, they do not introduce new likely significant effects, nor do they materially alter the magnitude of effects previously assessed.
- 4.1.6. Whilst the assessment considers each MM individually, the modifications have also been reviewed collectively to determine whether they could give rise to material changes to the assumptions underpinning the 2024 HRA. This included consideration of the updated housing trajectory and supply figures, revised employment land provision and allocations (including Bosal Way and Woolfox Depot), revised Gypsy, Traveller and Travelling Showpeople requirements and allocations and changes to mineral allocations. Taken together, these modifications do not materially alter the overall scale, distribution or nature of development assessed through the 2024 HRA. The principal pathways identified in the 2024 HRA, namely recreational pressure, air quality, water quality and effects on functionally linked habitat, remain unchanged and no new impact pathways have been

identified. Furthermore, the modifications do not materially alter the magnitude of effects previously assessed, either alone or in combination with other plans and projects.

- 4.1.7. Accordingly, the findings of the 2024 HRA remain valid and the Main Modifications do not alter the conclusion that the Rutland Local Plan, now including the Main Modifications, will not result in adverse effects on the integrity of European sites, either alone or in combination with other plans and projects.

Appendix A - Review of Main Modifications

This schedule sets out the Main Modifications proposed by the Council; the paragraph and policy numbers refer to the submitted Local Plan. New text is shown as **underlined**. Deleted text is shown as ~~strike through~~. Where explanatory text has been added within square brackets [] for the purposes of this HRA review, this has been inserted solely to improve readability and understanding of the Main Modification and does not form part of the proposed MMs.

Rutland Local Plan 2021-2041: Habitats Regulations Assessment
Project No.: UK-62281582 | Our Ref No.: Rutland LP Main Mods HRA

Modification Reference	Page No.	Para/Table/ Box/Policy	Proposed Modification	Reason	Implications for the HRA
MM3	21	CC1	After 4.16 add additional paragraph to read: <u>'Waste management statements should be proportionate to the scale and type of development proposed. Generally, planning applications for major development and those likely to give rise to the most waste should be accompanied by a detailed assessment, whereas other developments should outline how the principles of the waste hierarchy will be applied.'</u>	To clarify when a waste management statement should be sought in Policy CC1.	Adds supporting text on proportionality of waste management statements. Does not alter development type, scale or location. HRA conclusions unchanged.
MM4	24	CC2	Amend policy text to read: Policy CC2 - Design Principles for Energy Efficient Buildings Development proposals are expected to meet, the highest possible <u>national</u> energy efficiency standards <u>and are encouraged to go beyond these levels by applying additional recognised standards such as Passivhaus.</u> Amend the first sentence of paragraph 4.20 to read: New development must be of the highest possible thermal efficiency <u>"in the context of The Future Homes Standard.</u> The expected.....	To clarify the context of the policy and how it will operate.	Clarifies wording to support higher energy efficiency standards. Does not alter development quantum, location or type. HRA conclusions unchanged.
MM5	29	CC4	Amend the policy title and text to read: Policy CC4: <u>Low Carbon Development</u> Net zero carbon (operational) All development proposals and all residential development proposals should provide for the maximum generation of renewable electricity as practically and viably possible on-site (and preferably on-plot) <u>subject to export capacity being available, on site consumption being maximised and design aspirations being met)</u> Proposals supported by an Energy Statement should cover: a) The submission of design stage estimates of energy performance <u>and carbon dioxide emissions;</u> and b) Prior to any property being occupied, the submission of updated, accurate and independently verified 'as built' calculations of energy performance <u>and carbon dioxide emissions.</u>	To clarify the intended scope of the policy.	Strengthens scope of low carbon development performance. Does not alter development quantum, location or type. HRA conclusions unchanged.

Modification Reference	Page No.	Para/Table/ Box/Policy	Proposed Modification	Reason	Implications for the HRA
MM6	29	4.33 and immediately following	Amend paragraph 4.33 and add two paragraphs to read: Policies CC2, CC3, and CC4 <u>and CC7</u> include a requirement for an Energy Statement and set also sets certain standards of performance. By the point of adopting this Local Plan, or very shortly thereafter, Rutland County Council will publish a series of guidance notes and a templates to assist so that meeting the requirements of these policies can be demonstrated efficiently, effectively and consistently. applicants in meeting the requirements of these policies efficiently, effectively and consistently. <u>"The level of detail expected in an energy statement should be proportionate to the size of the scheme. Not all schemes will be required to submit an Energy Statement. In particular, the Energy Statement will not be required at the outline application stage, where detailed design information is not yet available. The requirement is not intended to apply to small 'householder' developments that relate to a single dwelling, such as residential extensions, garages, porches, etc. Small 'non-householder' schemes could include information on how the requirements have been met as part of a Design and Access Statement, instead of as a separate statement, provided that a reasonable justification has been given as to why it would not be reasonable or proportionate to do a separate Energy Statement.</u> <u>It is assumed that the calculations for an Energy Statement are necessary for Building Regulations (or other national standard in the future) and that design criteria will be set out in the application, so there is no significant additional burden on developers."</u>	To clarify the requirements for Energy Statements.	Adds supporting text clarifying guidance, proportionality and application of Energy Statements. Does not alter development quantum, location or type. HRA conclusions unchanged.
MM7	33	CC6	Amend policy text to read: Policy CC6 - Water Efficiency and Sustainable Water Management <u>Water Management</u> In addition to the wider flood and water related policy requirements (Policy CC14), all development comprising new buildings: • which is residential, and which includes a garden area, must include a rain harvesting water butt(s) of minimum capacity of 200l, connected to a downpipe <u>where feasible.</u> • <u>should ensure water efficient design and construction and the minimisation of wastewater during building and operational stages.</u>	For clarity.	Adds requirement for efficient wastewater design for all development comprising new buildings. Does not alter development quantum, location or type. HRA conclusions unchanged.

Modification Reference	Page No.	Para/Table/ Box/Policy	Proposed Modification	Reason	Implications for the HRA
MM8	36	Paragraph 4.49 and Policy CC7	Amend paragraph to read: 4.49 The policy aims to assist in improving the energy efficiency of existing buildings, complementing the wider policies of this Local Plan which are primarily aimed at new buildings. It is not intended to apply to small developments that relate to a single dwelling, <u>such as residential extensions, garages, porches, etc</u> Amend paragraph to read: For all development proposals that involve the change of use or redevelopment of a building, or an extension to an existing building, proposals are expected <u>encouraged</u>, where possible to improve the energy efficiency of that building (including the original building, if it is being extended) to be demonstrated through a submitted Energy Statement <u>that is proportionate to the scale to development proposed.</u>	To clarify the scope of application of the policy.	Provides clarifying statement to the policy CC7 scope. Does not alter development quantum, location or type. HRA conclusions unchanged.
MM9	38 - 43	CC8 and associated reasoned justification	Amend policy text to read: Policy CC8 – Renewable Energy The broad area suitable for Large Scale Wind Energy Turbines classification does not prejudice other material planning considerations, such as effects on designated sites and their interest features. Proposals for renewable energy schemes, including ancillary development, will be supported To determine whether it is acceptable, the following tests will have to be met: a) The impacts are acceptable having considered the scale, siting and design, and the consequent impacts on landscape character; ; heritage assets, their settings, and the historic landscape; and highway safety, <u>and railway safety</u>; Additional considerations for solar based energy proposals Proposals for ground based solar thermal or photovoltaics and associated infrastructure, including commercial large-scale proposals, will be supported where they <u>address all the matters in (a) - (c) above are within an area identified on the Policies Map or in an adopted Neighbourhood Plan and address all matters in (a) – (c) above, as well as the additional requirements of national planning policy, unless:</u> there is clear and demonstrable significant harm arising <u>including where the proposal would result in unacceptable direct, indirect or cumulative impacts, having regard to its scale, siting and design, which cannot be adequately mitigated</u>; or	For clarity on the size of wind turbines to which the separate clauses of the policy apply, to align Policies Map and Local Plan policy turbine size terminology. Also to address heritage, landscape character, railway safety and agricultural land quality and soundness.	Clarifies criteria and adds safeguards (e.g. heritage, landscape evidence, railway safety). No change to development quantum or distribution. HRA conclusions unchanged.

Modification Reference	Page No.	Para/Table/Box/Policy	Proposed Modification	Reason	Implications for the HRA
			- where a proposal involves greenfield land, whether: - the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and - the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays; or - the proposal is (following a site-specific soil assessment) to take place on Best and Most Versatile (BMV) agricultural land, the proposal is part of a wider scheme to protect or enhance a carbon sink of such land or unless the agricultural production can continue during the operation of the energy generation or can recommence after the end of life of the energy generation equipment without significant impact on the quality of that agricultural land; or - the land is allocated for another purpose in this Local Plan or other statutory based document (such as a Local Nature Recovery Strategy or a Local Transport Plan), and the proposal is not compatible with such other allocation, <u>having regard to the objectives and intended use of that allocation.</u> Outside of the areas identified on the Policies Map, applicants will need to provide a clear justification for the suitability of the chosen development site for solar proposals. Applicants should demonstrate that the proposed location meets the criteria used in identifying the opportunity area. Opportunity areas for potential ground-mounted Solar PV [Photovoltaic] are also identified on the Policies Map <u>to provide background information on constraints</u>. The mapping of the areas for wind turbine development and ground-mounted Solar PV development follows a constraints based approach as set out in the Rutland Renewable Energy Study. Various principal environmental constraints were identified across Rutland County, including the Rutland Water Ramsar Site and Special Sites of Scientific Interest (SSSI). Slope / terrain, Agricultural Land Classification (ALC), and historical constraints were also identified. All such environmental and historical constraints were avoided, development on Grade 1 and 2 ALC was ruled out, as were parcels of land with greater than 5-degree ground slope. In addition to these principal constraints, other site-specific constraints (as set out in criteria a) to c) of Policy CC8), <u>such as landscape and heritage</u>, would need to be applied in the assessment of a planning application for commercial renewable energy development together with other policies in the Local Plan and other material considerations. Additional matters for wind-based energy proposals Proposals for a small to medium single wind turbine, which is defined as a turbine up to a maximum of <u>50m</u> 40m from ground to tip of blade, are, in principle, supported throughout Rutland.		

Modification Reference	Page No.	Para/Table/Box/Policy	Proposed Modification	Reason	Implications for the HRA
			Proposals for medium <u>to large scale wind turbines</u> (over <u>50m and up to 125m</u> 40m from ground to tip of blade) <u>to large scale wind turbines</u>, (including groups of turbines), will, in principle, be supported only where Amend supporting text in paragraphs 4.61 to 4.64 to read: Policy CC8 differentiates between small to medium scale <u>wind</u> turbines and medium to large <u>wind turbines</u>; <u>the former are 50m or less from ground to blade tip and the latter are over 50m and up to 125m from ground to blade tip.</u> <u>The Renewable Energy Study also considers wind turbines exceeding 125 metres in height. While these represent opportunities for higher energy output, the study concludes that such turbines are typically commercial-scale proposals and, given their potential landscape, cumulative, amenity and aviation impacts and uncertainties around viability and deliverability in Rutland, they are not relied upon by the Plan to meet its renewable energy objectives. Any such proposals would therefore be considered on a case-by-case basis against relevant development plan policies, including Policy CC8, Policy SC1, applicable environmental, heritage and countryside policies, and any relevant neighbourhood plan policies, without in-principle support.</u> It is important to stress that the areas on Map and the Policies Map are only 'potentially suitable' for medium-large scale wind turbines: being within these locations does not mean that an application for a wind turbine or turbines would automatically be approved. It is not possible to map qualitative considerations, <u>such as landscape impact</u> easily and comprehensively, so such matters are considered at the point of application. <u>Accordingly, this approach applies to all applications for wind turbines, regardless of scale which will be assessed against the detailed policy criteria set out in Policy CC8, particularly parts a) to c), and all other relevant policies in this Local Plan, as well as policies in any relevant Neighbourhood Plan. For example, in respect of landscape character, Policy SC1 of this Plan will apply, taking account of the findings of the Rutland Landscape Character Assessment 2022 and the Rutland Landscape Sensitivity Study 2023.</u> Opportunity areas for potential ground-mounted Solar PV development are also identified on the Policies Map <u>to provide background information on constraints</u>. The mapping of the areas for wind turbine development and ground-mounted Solar PV development follows a constraints based approach as set out in the Rutland Renewable Energy Study. Various principal environmental constraints were identified across Rutland County, including the Rutland Water Ramsar Site and Special Sites of Scientific Interest (SSSI). Slope / terrain, Agricultural Land Classification (ALC), and historical constraints were also identified. All such environmental and historical constraints were avoided, development on Grade 1 and 2 ALC was ruled out, as were parcels of land with greater than 5-degree ground slope. In addition to these principal constraints, other site-specific constraints (as set out in criteria a) to c) of Policy CC8), <u>such as landscape and heritage</u>, would need to be applied in the assessment of		

Modification Reference	Page No.	Para/Table/Box/Policy	Proposed Modification	Reason	Implications for the HRA
			a planning application for commercial renewable energy development together with other policies in the Local Plan and other material considerations.		
MM10	49	CC11	Amend policy text to read: Policy CC11 – Carbon Sinks Existing carbon sinks should be protected, and where opportunities exist, they should be enhanced in order to continue to function as such. Where development is proposed on land containing carbon sinks, including woodland, trees, hedges, orchards scrub, open habitats, farmland and rivers, lakes, reservoirs and wetland habitats, the applicant must submit a proportionate evaluation of the impact of the proposal on any form of identified carbon sink as relevant. <u>In all cases Management plans will be sought where this is appropriate to the nature and scale of the carbon sink</u> a appropriate management plan must be submitted.	For clarity and to explain the application of the requirement for management plans.	Clarifies application of management plans for carbon sinks. No change to development quantum or distribution. HRA conclusions unchanged.
MM11	51	CC13	Amend the last paragraph to read: Provision for Electric Vehicle charging and Electric Bike parking Policy CC13 In addition, appropriate provision should be made for secure and covered parking for mobility scooters and bicycles (including e-bikes) which are large and heavy to bring into premises in accordance with the Council's parking standards (Appendix 5).	For clarity and consistency with the Council's parking standards (Appendix 5)	Clarifies parking requirements in line with standards. No change to development quantum, location or type. HRA conclusions unchanged.
MM12	54	CC14	Amend policy text to read: Policy CC14: Flood Risk To reduce the risk of flooding, all development proposals will be considered against the requirements of the NPPF and PPG [Planning Practice Guidance], including application of the sequential test and, if necessary, the exception test. ... Where appropriate development proposals should demonstrate: a) b) through the application of the sequential and exception test, as well as the guidance set out in NPPF and PPG, development is located in areas of the lowest flood risk <u>within the application site</u>; c) ...	For clarification and soundness and to ensure surface water is adequately addressed.	Adds guidance supporting the use of Planning Practice Guidance and the surface water hierarchy in development proposals. No change to development quantum, location or type. HRA conclusions unchanged.

Modification Reference	Page No.	Para/Table/ Box/Policy	Proposed Modification	Reason	Implications for the HRA
			Add a new part g) to read: <u>g) that they have followed the following surface water hierarchy for all proposals:</u> i. <u>surface water run-off is collected for use;</u> ii. <u>discharge into the ground via infiltration;</u> iii. <u>discharge to a watercourse or other surface water body;</u> iv. <u>discharge to a surface water sewer, highways drain or other drainage system;</u> v. <u>discharge to a combined sewer.</u>		
			Chapter 5 – Spatial Strategy		
MM13	58	SS1	Amend policy text to read: Policy SS1 - Spatial strategy for new development The Local Plan allocates sufficient land together with existing commitments and development built since 2021, to deliver: • at least 123 dwellings per annum (2460 over the 20-year period 2021-2041) and • a minimum of <u>26</u> 46 hectares for new employment generating uses, (with the aim of generating additional jobs) over the Plan period 2021-2041 to address the objectives of the Economic Strategy. a) the majority of new development will be focussed within the Planned Limits of Development (PLDs) of Oakham (and Barleythorpe) and Uppingham, <u>which has a distribution figure of 515 dwellings as part of the Local Plan's spatial distribution of growth</u>, and on land adjacent to Stamford North as part of an urban extension. This will be met by allocated sites (see policies H1, H2 and E1), <u>sites allocated in made neighbourhood plans such as Uppingham</u> and through windfalls on sites compliant with the other policies in this plan. b) c) development will be limited to <u>very</u> small scale redevelopment and infill* opportunities only (subject to the criteria of policy SS3), in the following smaller villages and hamlets listed below: d) the reuse and/or redevelopment of land within the defined St George's Barracks and Woolfox Opportunity Areas will be supported where it accords with the requirements of policy SS4 and the principles and requirements of any adopted masterplan, SPD [Supplementary Planning Document] or DPD for the site; e) places not identified above are considered to be part of the wider countryside	For clarity and to set out the correct terminology, the correct employment land requirement and explain where the latter comes from.	Updates housing and employment figures and clarifies distribution of growth. Does not materially alter overall development quantum or spatial strategy. HRA conclusions unchanged.

Modification Reference	Page No.	Para/Table/ Box/Policy	Proposed Modification	Reason	Implications for the HRA
			where development will only be appropriate if permitted by other policies of this plan, a neighbourhood plan or national policy. e) Amend paragraph 5.9 to read: The above approach is intended to meet the minimum housing requirement set out in the Government's calculation of Rutland's Local Housing Need (LHN). <u>The employment land requirement is based on the Employment Needs & Economic Development Evidence Report (2024), which identifies a need range of between 19.7 and 36.4 hectares. Planning for 26 hectares provides a balanced level of flexibility, choice, and capacity to support business growth, renewal of older stock, and the objectives of the Economic Strategy.</u> However, it is recognised that there are limits to the continued development being added on to the edges of existing settlements. Equally, the Future Rutland Vision looks to a longer time period than the proposed plan period for the Local Plan.		
MM14	62	SS2	Amend policy text to read: Policy SS2 – Development within Planned Limits of Development Proposals for development on sites which adjoin the Planned Limits of Development of Oakham and Barleythorpe, Uppingham and the Larger Villages (as listed in SS1b) may be permitted for: 1) major housing applications only where it is clearly evidenced that the proposal is needed to maintain a sufficient supply of deliverable and developable housing land (usually a 5 year land supply), in accordance with the requirements of national planning policy and Policy SS1 of this Local Plan; or 2) small scale housing proposals for infill and redevelopment in accordance with Policy SS3; or 1) 3) local business and community needs, where the site makes use of previously developed land and is physically well related to the existing built form <u>in accordance with policies E2, E3 and E4;</u> 2) <u>the redevelopment of previously developed land which is physically well related to the existing built form.</u> In all cases it must be demonstrated that the development is sensitive <u>in scale</u> to its surroundings in-scale, <u>and will not have an detrimental-unacceptable impact upon the</u>	For clarity and soundness.	Removes provisions for certain housing proposals outside Planned Limits of Developments and refines criteria. Does not increase development and may reduce flexibility for additional housing sites. HRA conclusions unchanged.

Modification Reference	Page No.	Para/Table/ Box/Policy	Proposed Modification	Reason	Implications for the HRA
			<u>landscape character and setting of the settlement, and that it will not have an unacceptable impact on local roads.....</u>		
MM15	63 - 65	SS3	Amend policy text to read: Policy SS3 – Small scale development on the edge of settlements Proposals for any of the development types listed below and which are very small in scale* will be supported where essential criteria a) – g) h) below are met: 1) redevelopment of previously developed land or buildings; 2) an infill plot within a substantially built-up frontage.; 3) where development will improve or enhance the existing settlement edge The proposal must: a) be well designed and proportionate in size / scale, layout and character to the setting and reflect the existing pattern of development of the immediate locality; b) be adjacent to within the existing built form and maintain or enhance the pattern, character and setting of the settlement; h) demonstrate clear evidence of substantial support from the local community**Where this cannot be determined, support (or otherwise) should be sought from the Town or Parish Council or Neighbourhood Plan Group or Forum. Development of isolated sites outside the existing pattern and form of a settlement will not be considered acceptable.	For clarity.	Removes and refines criteria, restricting types of edge-of-settlement development. Does not increase development and may reduce potential growth. HRA conclusions unchanged.
MM16	64	Footnote to SS3	Delete footnote indicated by ** to Policy SS3. ** ‘demonstration of clear local community support’would constitute a ‘thorough but proportionate’, preapplication consultation exercise, they should contact the local planning authority.	Consequential change	Deletes supporting footnote. Does not alter development quantum, location or type. HRA conclusions unchanged.
MM17	65	5.29	Amend paragraph 5.29 to read: Policy SS3 assumes that development arising from development at the edge of <u>within</u> settlements will be very small-scale. This means that which is proportionate in scale and density, and complementary with, the size and character of the settlement and its	For clarity and consistency with Policy SS3.	Updates supporting text to reflect that development should occur within settlements. Does not increase development

Modification Reference	Page No.	Para/Table/ Box/Policy	Proposed Modification	Reason	Implications for the HRA
			surroundings. It is expected that housing development on such sites will usually be limited to 1-2 new dwellings, although exceptionally there may be a case for a site to yield up to a maximum of 5 dwellings if this makes the best and most efficient use of land.		and may reduce potential growth. HRA conclusions unchanged.
MM18	65	5.31	Delete paragraph 5.31. Development proposals on the edge of a settlement must be supported by the local community.....they should contact the local planning authority.	Consequential change	Deletes supporting footnote. Does not alter development quantum, location or type. HRA conclusions unchanged.
MM19	67	Policy SS4	Delete Policy SS4 and all of paras 5.32 to 5.35 that relate to it: 5.32 – 5.35 Policy SS4 – Future Opportunity Areas St. George's Barracks and an area of land at Woolfox are identified as future opportunity areas, defined on the Policies Map as SS4.... etc.	For soundness	Deletes a policy and associated allocations, reducing potential development. HRA conclusions unchanged.
MM20	69 - 74	Policy SS4 – supporting text from 5.36 to 5.60 inclusive.	Delete paragraph 5.36, amend the text at paragraphs 5.37 and 5.38, delete the entire sections on St George's Barracks and Woolfox (paragraphs 5.39 to 5.59), and amend paragraph 5.60. The NPPF advises plan makers that the supply of a large number of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided that they are well located and designed, and supported by the necessary infrastructure and facilities. <u>Opportunities for addressing future housing and employment needs</u> 5.37 The Council is mindful of the potential <u>significant</u> increases in the Local Housing Need for Rutland and neighbouring areas as set out in the <u>Government's consultation on proposed reforms to the more recent National Planning Policy Framework (December 2024)</u> and other changes to the planning system. <u>The NPPF 2024 requires the Council to plan to meet this higher level of need through the early preparation of a new Local Plan for Rutland.</u> 5.38 <u>Two potential locations for new settlements were identified through this plan making process. Neither site (St. George's Barracks or Woolfox) is allocated for this use in this plan..</u> But this Local Plan does not allocate either site (St. George's Barracks or Woolfox) for	Consequential changes and clarifications.	Removes changes to allocations previously set out for George's Barracks and Woolfox reducing potential development. HRA conclusions unchanged.

Modification Reference	Page No.	Para/Table/ Box/Policy	Proposed Modification	Reason	Implications for the HRA
			development, as they are not needed to meet the housing need in this plan proposed for the initial Local Plan period as this Local Plan is based on the current NPPF 2023 requirements. The early review of this Local Plan will involve appraising the suitability of these sites and any other site options which are either (or both) site(s), put forward through that plan preparation process may be required both housing and economic development., therefore policy SS4 sets out the baseline requirements for developing future allocations for them as opportunity areas. This will involve having regard to a range of suitability and deliverability factors and taking account of the spatial development strategy for Rutland in the new Plan. Delete the entire sections 5.39 to 5.59 inclusive on St George's Barracks and Woolfox.		
MM21	74	Policy SS5 – supporting text paragraph 5.60	Amend paragraph 5.60 to read: Operational facilities in Rutland currently include Kendrew Barracks at Cottesmore (formerly RAF [Royal Air Force] Cottesmore), St George's Barracks at North Luffenham and HMP [Her Majesty's Prison] Stocken. It is expected that the use of these facilities will change and some may need to expand during the plan period. A separate policy (SS4) is included for St George's Barracks which is expected to close in 2026. Policies SS5 and SS6 will not apply to the redevelopment of St Georges Barracks.	Consequential change from Policy SS4 and clarification.	Reflects previous text removing St George's Barracks from the local plan strategy. HRA conclusions unchanged.
MM22	75	Policy SS6	Amend policy text to read: Any proposal for the comprehensive re-use or redevelopment of redundant military bases and other secure residential establishments should be planned and developed in a holistic and co-ordinated manner. Where such sites are large scale or operational at the time of plan adoption, and proposals would result in significant redevelopment or a change of use, this is likely to require consideration through a Local Plan review, depending on the nature and scale of the proposal. Proposals must be in accordance with an agreed development brief or masterplan setting out the main requirements of the scheme. This could form part of a supplementary planning document or a development plan document to be prepared in consultation with the landowner, prospective developers, the Council and local communities.	For clarity and to clarify that that large complex sites cannot normally be redeveloped through a standard planning application alone.	Clarifies that large-scale redevelopment requires plan-led approaches. Does not introduce development. HRA conclusions unchanged.
MM23	77	Section Heading and SS7 heading	Amend the section heading and wording of Policy SS7. Development in the open countryside 	For clarity.	Inconsequential changes to policy wording. HRA conclusions unchanged.

Modification Reference	Page No.	Para/Table/ Box/Policy	Proposed Modification	Reason	Implications for the HRA
			Policy SS7 Residential development in the open countryside New-build housing will only be permitted in the open countryside		
MM24	77 and 78	SS8	Amend policy text to read: Policy SS8 - Non-residential development in the countryside Non-residential development in the countryside will only be supported where it is for one of the following purposes: 1. essential for the efficient operation of a rural use (such as agriculture, horticulture, equestrian or forestry uses); or 2. essential for the provision of sport, recreation, <u>community</u> and visitor facilities where the countryside is the most appropriate location; or 3. All proposals for new development will be expected to demonstrate that criterion a)-h) below are met: a) b) the amount of new build or alteration is kept to a minimum and the local planning authority is satisfied that existing buildings available elsewhere in the County are not suitable for the purpose; c)	For clarity and to include reference to community facilities and to clarify the Council's expectations regarding new development in the countryside.	Inconsequential changes to policy wording. HRA conclusions unchanged.
			Chapter 6 - Housing		
MM25	82	H1	Amend policy text to read: Policy H1 – Sites proposed for residential development Provision is made in this Local Plan for the delivery of at least 123 homes per annum with an additional 10% allowance for flexibility. The Plan therefore makes provision for 2705 new dwellings distributed in accordance with the spatial strategy in Policy SS1. <u>The Local Plan meets the minimum housing requirement of 123 dwellings per annum (totalling 2,460 dwellings over the plan period), as set out in bullet 1 of Policy SS1 and derived from the Government's Standard Method. The Council is seeking to make provision for approximately 10% more than this requirement, resulting in a planned housing supply of 2,705 dwellings. This planned supply is intended to provide flexibility, support delivery and ensure the minimum requirement is met, and is distributed in accordance with the spatial strategy in Policy SS1.</u>	For clarity and to be clear that the figures in the table relate provision/supply and that the figure for Uppingham is a requirement and supply.	Clarifies housing figures and terminology, including distinction between requirement and supply. Does not introduce development. HRA conclusions unchanged

Modification Reference	Page No.	Para/Table/ Box/Policy	Proposed Modification	Reason	Implications for the HRA																																			
			Amend Table to read: <table><tr><th>Location</th><th>Minimum requirement Distribution of housing provision (including 10% buffer)</th><th>Completions and commitments since 31/03/2021</th><th>Residual requirement</th><th>Delivery Mechanism</th></tr><tr><td>Oakham with Barleythorpe</td><td>820</td><td>729746</td><td>9474</td><td>Local Plan</td></tr><tr><td>Uppingham</td><td>515*</td><td>2044</td><td>3141</td><td>Neighbourhood Plan</td></tr><tr><td>Stamford North</td><td>650</td><td>0</td><td>650**</td><td>Local Plan/Planning Application</td></tr><tr><td>Larger Villages</td><td>620</td><td>502677</td><td>44857</td><td>Local Plan</td></tr><tr><td>Small villages</td><td>100</td><td>84</td><td>16</td><td>Local Plan</td></tr><tr><td>County total</td><td>2705</td><td>1546711</td><td>4489995</td><td></td></tr></table> <u>*This is a minimum requirement rather than a supply figure.</u> Insert footnote next to the 650 at Stamford North in the table to read <u>** It is intended that any development on the Rutland part of a comprehensive Sustainable Urban Extension to Stamford should count towards Rutland's housing needs and so reduce the requirement for new housing elsewhere in Rutland. It should also be noted that the Housing Trajectory based on a base date of 1st April 2025 shows that only 583 dwellings are to be delivery in the plan period. This also applies to the table in Policy H1.</u> <u>Uppingham Total:</u> 3141 dwellings To be allocated through the Uppingham Neighbourhood Plan. <u>This figure is a requirement and not the total supply of dwellings provided for via the Neighbourhood Plan.</u>	Location	Minimum requirement Distribution of housing provision (including 10% buffer)	Completions and commitments since 31/03/2021	Residual requirement	Delivery Mechanism	Oakham with Barleythorpe	820	729746	9474	Local Plan	Uppingham	515*	2044	3141	Neighbourhood Plan	Stamford North	650	0	650**	Local Plan/Planning Application	Larger Villages	620	502677	44857	Local Plan	Small villages	100	84	16	Local Plan	County total	2705	1546711	4489995			
Location	Minimum requirement Distribution of housing provision (including 10% buffer)	Completions and commitments since 31/03/2021	Residual requirement	Delivery Mechanism																																				
Oakham with Barleythorpe	820	729746	9474	Local Plan																																				
Uppingham	515*	2044	3141	Neighbourhood Plan																																				
Stamford North	650	0	650**	Local Plan/Planning Application																																				
Larger Villages	620	502677	44857	Local Plan																																				
Small villages	100	84	16	Local Plan																																				
County total	2705	1546711	4489995																																					
MM26	82	H1 – Paragraph 6.5	Amend paragraph to read: The proposed supply of housing <u>distribution of housing provision</u> for this Local Plan is set out below in Policy H1, including a 10% buffer. It is proposed to apply a contingency buffer of	For consistency related to other modifications to Policy H1	Clarifies that housing provision includes a 10% buffer to support delivery and market choice.																																			

Modification Reference	Page No.	Para/Table/ Box/Policy	Proposed Modification	Reason	Implications for the HRA																																										
			10% to ensure delivery of the minimum housing requirement. This will also provides for a level of market choice, <u>to support delivery.</u>		HRA conclusions unchanged																																										
MM27	82	H1 – Paragraph 6.5	Delete Table 3 Table 3 – Housing Requirement <table border="1"> <thead> <tr> <th>-</th><th>Requirement 2021-41 (123* dpa + 10% buffer)</th><th>Proposed target spatial distribution</th><th>Commitments at 31st March 2023*</th><th>Completions from April 2021 to March 2023*</th><th>Minimum indicative target housing supply to deliver the requirement</th></tr> </thead> <tbody> <tr> <td>Stamford North**</td><td>-</td><td>650-leaving 2,056</td><td>-</td><td>-</td><td>650</td></tr> <tr> <td>Oakham</td><td>-</td><td>820</td><td>524</td><td>205</td><td>91</td></tr> <tr> <td>Uppingham</td><td>-</td><td>515</td><td>189</td><td>12</td><td>314</td></tr> <tr> <td>Larger Village with PLD</td><td>-</td><td>620</td><td>445</td><td>78</td><td>97</td></tr> <tr> <td>Small villages/hamlets (without a PLD)</td><td>-</td><td>100</td><td>55</td><td>8</td><td>Indicative provision of an additional 37 dwellings assumed to be delivered through infill/windfall in these villages without proposing allocations in these settlements</td></tr> <tr> <td>County Total</td><td>2706</td><td>2705</td><td>1213</td><td>303</td><td>1189</td></tr> </tbody> </table> * These figures will be reviewed and updated on a regular basis during the preparation of the Local Plan. ** It is intended now that any development on the Rutland part of a comprehensive Sustainable Urban Extension to Stamford should count towards Rutland's housing needs and so reduce the requirement for new housing elsewhere in Rutland.	-	Requirement 2021-41 (123* dpa + 10% buffer)	Proposed target spatial distribution	Commitments at 31st March 2023*	Completions from April 2021 to March 2023*	Minimum indicative target housing supply to deliver the requirement	Stamford North**	-	650-leaving 2,056	-	-	650	Oakham	-	820	524	205	91	Uppingham	-	515	189	12	314	Larger Village with PLD	-	620	445	78	97	Small villages/hamlets (without a PLD)	-	100	55	8	Indicative provision of an additional 37 dwellings assumed to be delivered through infill/windfall in these villages without proposing allocations in these settlements	County Total	2706	2705	1213	303	1189	To prevent duplication with the table in Policy H1	Deletes a housing supply table without changing overall housing requirement or distribution. HRA conclusions unchanged
-	Requirement 2021-41 (123* dpa + 10% buffer)	Proposed target spatial distribution	Commitments at 31st March 2023*	Completions from April 2021 to March 2023*	Minimum indicative target housing supply to deliver the requirement																																										
Stamford North**	-	650-leaving 2,056	-	-	650																																										
Oakham	-	820	524	205	91																																										
Uppingham	-	515	189	12	314																																										
Larger Village with PLD	-	620	445	78	97																																										
Small villages/hamlets (without a PLD)	-	100	55	8	Indicative provision of an additional 37 dwellings assumed to be delivered through infill/windfall in these villages without proposing allocations in these settlements																																										
County Total	2706	2705	1213	303	1189																																										
MM28	82	H1	Amend text at paragraph 6.7 and add two new paragraphs to read: The NPPF states that the overall strategic housing requirement policy in the Local Plan should set out a housing requirement for designated neighbourhood plan areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Therefore, this Local Plan establishes the strategy for the pattern and scale of development (in Policy SD2) and has allocated suitable and deliverable sites in settlements across the County (excluding Uppingham) and the proposed allocations included in this Plan	To clarify that the figure for Uppingham in H1 is a requirement not supply.	Clarifies that the Uppingham figure represents a housing requirement to be met through the Neighbourhood Plan, rather than an identified																																										

Modification Reference	Page No.	Para/Table/ Box/Policy	Proposed Modification	Reason	Implications for the HRA
			are considered to meet that requirement. <u>For Uppingham, the figure of 515 dwellings forms part of the spatial distribution of development under Policy SS1 and does not constitute a separate housing requirement for the Neighbourhood Plan area.</u> The housing requirement of 515 dwellings for Uppingham is derived from the spatial distribution of the Local Plan housing requirement and forms the starting point for assessing housing delivery in the town over the plan period. The figure of 314 dwellings represents the residual housing requirement, calculated by deducting dwellings that have been completed or are committed in Uppingham since the start of the plan period from the overall requirement of 515 dwellings. In accordance with national policy and the spatial strategy of the emerging Local Plan, this residual requirement is intended to be met through policies and site allocations in the Uppingham Neighbourhood Plan. The Neighbourhood Plan has been prepared in alignment with the Local Plan and provides the mechanism by which the residual requirement arising from the 515 dwelling minimum is delivered, through the identification of sufficient housing supply in appropriate and sustainable locations within the town. Housing delivered through the Neighbourhood Plan contributes to the overall housing supply for Rutland and is reflected in the county wide housing land supply position, which is monitored and reported annually in accordance with national policy, as set out in the Housing Land Supply section below. The housing supply identified for Uppingham is therefore assessed against the residual housing requirement.		supply. No change to development quantum or distribution. HRA conclusions unchanged.
MM29	82	H1	Amend text at paragraph 6.14 and add two new tables and new supporting text to read: Development principles to guide the form, layout, dwelling mix (for housing allocations), and infrastructure needs of each allocated site are set out in <u>H1.1 – H1.4 below and in policy H2.</u> <u>Housing Land Supply</u> The housing supply position will be monitored annually, in order to ensure that a deliverable five-year supply of housing sites with an additional buffer is maintained in Rutland. An annual report will be published every year to set out the Council's position against the (adopted) housing requirement for the County which identifies the deliverable supply to establish the number of years which are available. Paragraph 77 of the National Planning Policy Framework (NPPF 12/23) includes a requirement for local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing land when assessed against their housing requirements. As the Rutland Local Plan was submitted for examination under the transitional arrangements set out in NPPF 12/24, the standard method for calculating Local Housing Need (LHN) provides a minimum housing requirement for Rutland of 123 dwelling per annum, which equates to a five-year local need figure of 615 dwellings. Based on the most	To set out the Council's latest position on housing land supply, confirm removal of Future Opportunity Areas (FOAs) from the trajectory and provide distribution of supply against the proposed spatial strategy.	Updates housing trajectory, supply evidence and monitoring information. Does not increase overall development quantum and reflects updated evidence and delivery assumptions. HRA conclusions unchanged.

Modification Reference	Page No.	Para/Table/ Box/Policy	Proposed Modification	Reason	Implications for the HRA																																						
			<u>recent Housing Delivery Test in 2023, Rutland has gone below the delivery requirement of at least 85%, at 80% over the past three years and therefore the 20% buffer for persistent under delivery does now apply.</u> <u>The table below demonstrates the Council has a five-year housing land supply for the five-year period from the adoption date of the Local Plan (at end 24/25), for the period 2026/27 to 2030/31.</u> <u>Furthermore, the Local Plan identifies a total supply of 3,150 for the plan period, it is recognised that this higher than the planned housing provision of 2,705 set out in Policy H1. Providing this additional supply allows the Council to provide flexibility and resilience to ensure the minimum requirement can be met. Table 3 below shows how the supply of 3,150 is forecast to be delivered during the plan period, up to 2041.</u> Insert new table: <u>Table 3 – Housing Land Supply Calculation</u> <table><tr><td rowspan="4">Need</td><td>a</td><td>Annual Local Housing Need Figure</td><td>123</td><td></td></tr><tr><td>b</td><td>Basic Five-Year Local Housing Need Figure</td><td>615</td><td>a x 5</td></tr><tr><td>c</td><td>Five Year Requirement + 20% buffer</td><td>738</td><td>b x 1.2</td></tr><tr><td>d</td><td>Annual Requirement inc. 20% buffer</td><td>147.6</td><td>c/5</td></tr><tr><td rowspan="2">Supply</td><td>e</td><td>Five Year Land Supply Estimate</td><td>1203</td><td>Table 7</td></tr><tr><td>f</td><td>Total amount of supply (years)</td><td>8.2</td><td>e/d</td></tr></table> <u>Spatial Distribution of Housing Land Supply</u> <u>The table below compares the planned spatial distribution of housing set out in Policy H1 with the expected distribution of housing supply over the plan period 2021–2041, based on the housing trajectory. It provides a clear illustration of how the spatial strategy will be delivered in practice.</u> Insert new table: <u>Table 4 – Spatial distribution of Housing Land Supply</u> <table><tr><th></th><th>Proposed target spatial distribution</th><th>Total supply 2021-2041</th></tr><tr><td>Stamford North</td><td>650</td><td>583</td></tr><tr><td>Oakham</td><td>820</td><td>832</td></tr><tr><td>Uppingham</td><td>515</td><td>643</td></tr></table>	Need	a	Annual Local Housing Need Figure	123		b	Basic Five-Year Local Housing Need Figure	615	a x 5	c	Five Year Requirement + 20% buffer	738	b x 1.2	d	Annual Requirement inc. 20% buffer	147.6	c/5	Supply	e	Five Year Land Supply Estimate	1203	Table 7	f	Total amount of supply (years)	8.2	e/d		Proposed target spatial distribution	Total supply 2021-2041	Stamford North	650	583	Oakham	820	832	Uppingham	515	643		
Need	a	Annual Local Housing Need Figure	123																																								
	b	Basic Five-Year Local Housing Need Figure	615		a x 5																																						
	c	Five Year Requirement + 20% buffer	738		b x 1.2																																						
	d	Annual Requirement inc. 20% buffer	147.6	c/5																																							
Supply	e	Five Year Land Supply Estimate	1203	Table 7																																							
	f	Total amount of supply (years)	8.2	e/d																																							
	Proposed target spatial distribution	Total supply 2021-2041																																									
Stamford North	650	583																																									
Oakham	820	832																																									
Uppingham	515	643																																									

Modification Reference	Page No.	Para/Table/ Box/Policy	Proposed Modification	Reason	Implications for the HRA																
			<table><tr><td>Larger Village with PLD</td><td>620</td><td>701</td></tr><tr><td>Small villages/ hamlets (without a PLD)</td><td>100</td><td>81</td></tr><tr><td>Total supply exc. Windfall/Lapse Rate</td><td>2705</td><td>2840</td></tr><tr><td>Windfall</td><td rowspan="3"></td><td>325</td></tr><tr><td>Lapse rate</td><td>-20</td></tr><tr><td>Total supply</td><td>3145</td></tr></table> The comparison shows that, while overall housing delivery will exceed the minimum requirement and planned provision, the distribution of development does not align exactly with the proportions set out in Policy H1. In particular, a greater proportion of development is expected to come forward in Uppingham and the Larger Villages, while delivery at Stamford North is lower within the plan period. As a strategic site, the latter is anticipated to continue beyond the end of the plan period, and therefore a proportion of delivery falls outside the 2021–2041 plan-period. These differences are expected and reflect the way housing supply comes forward over time. A significant proportion of the identified supply arises from existing commitments, including sites with planning permission granted prior to adoption of the Plan. These contribute to delivery irrespective of the spatial distribution targets. In addition, the housing trajectory includes an allowance for windfall development, which is not site-specific but is expected to come forward in sustainable locations across the County in accordance with the policies of the Plan. Overall, the evidence demonstrates that the spatial strategy is operating effectively, with all parts of the settlement hierarchy contributing to housing delivery and sufficient flexibility to ensure that the overall housing requirement is met and exceeded over the plan period.	Larger Village with PLD	620	701	Small villages/ hamlets (without a PLD)	100	81	Total supply exc. Windfall/Lapse Rate	2705	2840	Windfall		325	Lapse rate	-20	Total supply	3145		
Larger Village with PLD	620	701																			
Small villages/ hamlets (without a PLD)	100	81																			
Total supply exc. Windfall/Lapse Rate	2705	2840																			
Windfall		325																			
Lapse rate		-20																			
Total supply		3145																			

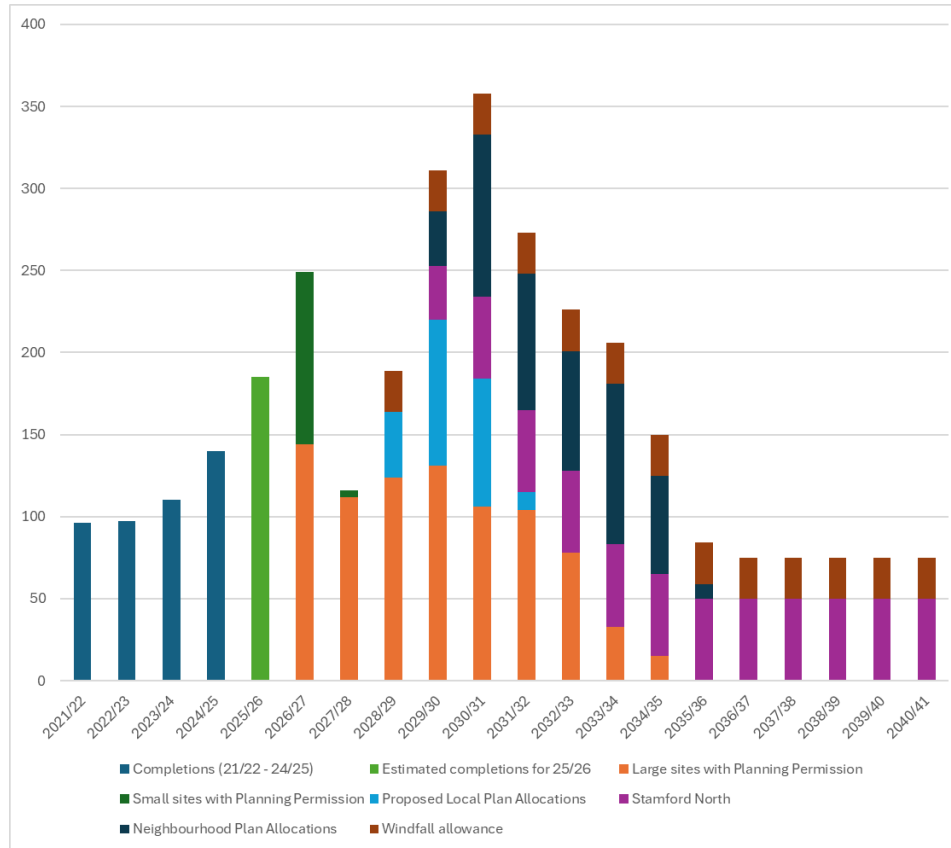
Table 5 Sources of Housing Supply for the Plan Period 2021-2041

	Past Completions				Estimate d Completions	Years 1- 5 (post adoption)					Years 6-10 (post adoption)					Years 11 - 15 (post adoption)				Total (2021/22 - 2040/41)
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2037/38	2038/39	2039/40	2040/41	
Completions (21/22 - 24/25)	96	97	110	140																443
Estimated completions for 25/26					See sources of supply															*

					below															
Large sites with Planning Permission					130	144	112	124	131	106	104	78	33	15	0	0	0	0	0	982
Small sites with Planning Permission					55	105	4	0	0	0										164
Proposed Local Plan Allocations					0	0	0	40	89	78	11	0	0	0	0	0	0	0	0	218
Stamford North					0	0	0	0	33	50	50	50	50	50	50	50	50	50	50	583
Neighbourhood Plan Allocations					0	0	0	0	33	99	83	73	98	60	9	0	0	0	0	455
Windfall allowance					0	0	0	25	25	25	25	25	25	25	25	25	25	25	25	325
Lapse rate					0	-10	-10	0	0	0	0	0	0	0	0	0	0	0	0	-20
Annual Housing Requirement	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	2460
Total Housing Land supply	96	97	110	140	185	239	106	189	311	358	273	226	206	150	84	75	75	75	75	3145
Total (per period)	443				185	1203					939					375				

Housing Trajectory

Figure 4 - Rutland Housing Trajectory



Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA						
MM30	85	Paragraph 6.9	Amend paragraph to read: Neighbourhood plans can, however, make provision for more housing development than that required in the strategic policy and the Council supports groups that wish to provide site allocations for housing development within their neighbourhood plans that go beyond the minimum requirement contained in the strategic policy, particularly those who assess their local housing needs through an appropriate assessment and plan to meet it. As a general guide, additional housing development should not exceed 5% of the number of existing dwellings in the neighbourhood plan area or be no more than 20% greater than the minimum requirement already allocated in this Local Plan.	Soundness and effectiveness	Removes general guidance for site allocations for housing developments. HRA conclusions unchanged.						
MM31	86	H1.1	Amend policy text to read: H1.1 Land south of Stamford Road <table border="1"><tr><td>Policy H.1</td><td>Land at Stamford Road</td><td>Opus ID: 156</td></tr><tr><td colspan="3"> Indicative capacity 94 Minimum 30% affordable housing '29 affordable homes / 65 market homes' 'The proposed development should be designed to incorporate the following key principles within the layout:' a) Retain and enhance all <u>Where possible retain and safeguard</u> trees within the site and boundary hedgerows to contribute to the wider network of green corridors. <u>Any loss shall be compensated for by new supplemental planting;</u> b) Ensure the design respects the form and character of the town in this location, as an extension along Stamford Road, and which considers potential effects on the setting of the adjacent Conservation Area; c) Ensure the layout and detailed design landscape mitigation measures alongside Stamford Road <u>seek to</u> enhances the settlement edge and <u>conserve</u> the wider 'setting' of the Conservation Area and preserves the distinct openness along Stamford Road d) Ensure the layout takes account of the Cordon Sanitaire in the north-east corner of the site; e) Ensure appropriate access solution to avoid conflict with Sculthorpe Close opposite and the junction of A6003 with A606 and that highway mitigations measures are provided; f) Provide safe, direct and convenient footway and cycleway connections through the site and to the town centre. This is will likely to include a Local Transport Note 1/20 (LTN 1/20) compliant 3m-wide shared </td></tr></table>	Policy H.1	Land at Stamford Road	Opus ID: 156	Indicative capacity 94 Minimum 30% affordable housing '29 affordable homes / 65 market homes' 'The proposed development should be designed to incorporate the following key principles within the layout:' a) Retain and enhance all <u>Where possible retain and safeguard</u> trees within the site and boundary hedgerows to contribute to the wider network of green corridors. <u>Any loss shall be compensated for by new supplemental planting;</u> b) Ensure the design respects the form and character of the town in this location, as an extension along Stamford Road, and which considers potential effects on the setting of the adjacent Conservation Area; c) Ensure the layout and detailed design landscape mitigation measures alongside Stamford Road <u>seek to</u> enhances the settlement edge and <u>conserve</u> the wider 'setting' of the Conservation Area and preserves the distinct openness along Stamford Road d) Ensure the layout takes account of the Cordon Sanitaire in the north-east corner of the site; e) Ensure appropriate access solution to avoid conflict with Sculthorpe Close opposite and the junction of A6003 with A606 and that highway mitigations measures are provided; f) Provide safe, direct and convenient footway and cycleway connections through the site and to the town centre. This is will likely to include a Local Transport Note 1/20 (LTN 1/20) compliant 3m-wide shared			For clarity and consistency across allocation policies Ensure wording consistency across all site allocation policies - Remove specific housing mix - to be informed by SHMA - Respond directly to comment relating to the Conservation Area - Remove the requirement for the cordon sanitaire to be taken into account	Refines site-specific criteria, removes certain requirements (e.g. specific housing mix) and adds clarity on design and connections. Does not alter site capacity or location. HRA conclusions unchanged.
Policy H.1	Land at Stamford Road	Opus ID: 156									
Indicative capacity 94 Minimum 30% affordable housing '29 affordable homes / 65 market homes' 'The proposed development should be designed to incorporate the following key principles within the layout:' a) Retain and enhance all <u>Where possible retain and safeguard</u> trees within the site and boundary hedgerows to contribute to the wider network of green corridors. <u>Any loss shall be compensated for by new supplemental planting;</u> b) Ensure the design respects the form and character of the town in this location, as an extension along Stamford Road, and which considers potential effects on the setting of the adjacent Conservation Area; c) Ensure the layout and detailed design landscape mitigation measures alongside Stamford Road <u>seek to</u> enhances the settlement edge and <u>conserve</u> the wider 'setting' of the Conservation Area and preserves the distinct openness along Stamford Road d) Ensure the layout takes account of the Cordon Sanitaire in the north-east corner of the site; e) Ensure appropriate access solution to avoid conflict with Sculthorpe Close opposite and the junction of A6003 with A606 and that highway mitigations measures are provided; f) Provide safe, direct and convenient footway and cycleway connections through the site and to the town centre. This is will likely to include a Local Transport Note 1/20 (LTN 1/20) compliant 3m-wide shared											

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA						
			footway/cycleway facility along the Stamford Road <u>site</u> frontage, plus <u>supporting</u> public transport improvements as a minimum <u>appropriate</u>; g) Make appropriate provision for surface water management systems, including SUDS drainage system to ensure greenfield run off rates are maintained once the site is developed; h) Provide an appropriate mix of housing choices which reflect<u>is informed by</u> the mix set out in the most up to date SHMA [Strategic Housing Market Assessment] <u>and site-specific circumstances</u>, including 30% of the site capacity as affordable homes (a target of 24 homes) i) Ensure 2% of site capacity to be provided as serviced self-build/custom build plots j) Provide green infrastructure and landscaping incorporating an appropriate amount open space, for each relevant typology using the standards in Appendix 3; and this should include "a LAP [Local Area for Play] and a LEAP [Local Equipped Area for Play] to meet the need for children's play" k) Submission of a Health Impact Assessment to identify and respond to the impacts of development on health and well being.	- Provide greater clarity relating to the footway and cycleway connections - Remove requirement to provide LAP and LEAP play areas.							
MM32	87	H1.2	Amend policy text to read: H1.2 Officer Mess, Edith Weston <table><tr><td>Policy H.1</td><td>Land at Officer's Mess, Edith Weston</td><td>Opus ID: 2851</td></tr><tr><td colspan="3"> Indicative capacity 85 Minimum 30% affordable housing '26 affordable homes / 59 market homes' 'The proposed development should be designed to incorporate the following key principles within the layout:' a) Retain the line of mature trees along the northern boundary of the site along Manton Road; b) Ensure the design and layout respects the form and character of the village in this location and enhances the settlement edge and the wider 'setting' of the Conservation Area; c) Provide an appropriate mix of housing choices which <u>is informed by</u> reflect the mix set out in the most up to date SHMA <u>and site-specific circumstances</u> including 30% of the site capacity as affordable homes (a target of 26 homes) d) Ensure 2% of site capacity to be provided as serviced self-build/custom build plots </td></tr></table>	Policy H.1	Land at Officer's Mess, Edith Weston	Opus ID: 2851	Indicative capacity 85 Minimum 30% affordable housing '26 affordable homes / 59 market homes' 'The proposed development should be designed to incorporate the following key principles within the layout:' a) Retain the line of mature trees along the northern boundary of the site along Manton Road; b) Ensure the design and layout respects the form and character of the village in this location and enhances the settlement edge and the wider 'setting' of the Conservation Area; c) Provide an appropriate mix of housing choices which <u>is informed by</u> reflect the mix set out in the most up to date SHMA <u>and site-specific circumstances</u> including 30% of the site capacity as affordable homes (a target of 26 homes) d) Ensure 2% of site capacity to be provided as serviced self-build/custom build plots			For clarity and consistency across allocation policies. - Ensure wording consistency across all site allocation policies - Remove specific housing mix - to be informed by SHMA - Remove requirement to provide LAP and LEAP play areas - Provide an additional criteria relating design and layout in the	Refines site-specific criteria, removes certain requirements (e.g. specific housing mix) and adds clarity on design and connections. Does not alter site capacity or location. HRA conclusions unchanged.
Policy H.1	Land at Officer's Mess, Edith Weston	Opus ID: 2851									
Indicative capacity 85 Minimum 30% affordable housing '26 affordable homes / 59 market homes' 'The proposed development should be designed to incorporate the following key principles within the layout:' a) Retain the line of mature trees along the northern boundary of the site along Manton Road; b) Ensure the design and layout respects the form and character of the village in this location and enhances the settlement edge and the wider 'setting' of the Conservation Area; c) Provide an appropriate mix of housing choices which <u>is informed by</u> reflect the mix set out in the most up to date SHMA <u>and site-specific circumstances</u> including 30% of the site capacity as affordable homes (a target of 26 homes) d) Ensure 2% of site capacity to be provided as serviced self-build/custom build plots											

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA						
			e) Make appropriate provision for surface water management systems, including a SUDS drainage system to ensure greenfield run off rates are maintained once the site is developed; f) Provide green infrastructure and landscaping incorporating an appropriate amount open space, for each relevant typology using the standards in Appendix 3., this should include "a LAP and a LEAP to meet the need for children's play" g) Open space provision should be on-site in the southwest corner along with provision of surface water retention basin as part of drainage proposals; h) Provide safe, direct and convenient footway and cycleway connections through the site and to the village centre; and i) Submission of a Health Impact Assessment to identify and respond to the impacts of development on health and well being. <u>'j) Ensure the design and layout respects the form and character of the village in this location and enhances the settlement edge and the wider 'setting' of the Conservation Area.'</u> <u>For Information:</u> An application for this site should be accompanied by the following evidence/surveys which include, where appropriate, evidence that the necessary mitigation measures have been planned into the design and layout of the development: • Detailed Design Code. • Archaeological Programme of Works required • Contaminated Land Investigation • Noise Impact Assessment • Construction Method Statement • Removal of redundant current highway features • Health Impact Assessment • Bat Mitigation Method Statement • Construction Environment Management Plan • Detailed Design of off-site highway works • <u>Heritage Impact Assessment</u>	context of the Conservation Area - Add the requirement for a Heritage Impact Assessment							
MM33	88	H1.3	Amend policy text to read: H1.3 Whitwell Road South, Empingham <table><tr><td>Policy H1.3</td><td>Land South of Whitwell Road, Empingham</td><td>Opus ID: 82</td></tr><tr><td colspan="3">Indicative capacity 28</td></tr></table>	Policy H1.3	Land South of Whitwell Road, Empingham	Opus ID: 82	Indicative capacity 28			For clarity and consistency across allocation policies. - Ensure wording consistency across all site	Refines site-specific criteria, removes certain requirements (e.g. specific housing mix) and adds clarity on design and connections. Does not alter site capacity or location.
Policy H1.3	Land South of Whitwell Road, Empingham	Opus ID: 82									
Indicative capacity 28											

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
			Minimum 30% affordable housing 9 affordable homes / 19 market homes 'The proposed development should be designed to incorporate the following key principles; within the layout: a) Provision of a new medical centre and associated car parking in accordance with policy INF4; b) Retain the tree belt on the southern boundary to screen any potential development and retain and protect the trees on the north side of the site; c) Provide swift boxes as the site is within a Swift Alert area; d) Ensure the development is in keeping with the settlement form and pattern that retains the characteristic compact, regular linear pattern of the village; e) Retain the views out from the settlement to undeveloped ridges of higher ground on the skyline including the church as a focal point which create an important backdrop to the village ; f) Ensure mitigation of any potential impact of the development on nearby heritage assets and their setting; g) Provide safe, direct and convenient footway and cycleway connections through the site, to the medical centre and to the village centre and will are likely to include a Local Transport Note 1/20 (LTN 1/20) compliant 2m wide footway from the site to connect to the existing footway infrastructure to the north with a suitable crossing point for the bus stop as a minimum;' 'j) Provide an appropriate mix of housing choices which reflect is informed by the mix set out in the most up to date SHMA and site-specific circumstances, including 30% of the site capacity as affordable homes (a target of 9 homes)' k) Provide green infrastructure and landscaping incorporating an appropriate amount open space, for each relevant typology using the standards in Appendix 3, this should include "a LAP and a LEAP to meet the need for children's play <u>'l) Ensure the design and layout respects the form and character of the village in this location and enhances the settlement and the wider 'setting' of the Conservation Area.'</u> <u>'m) Submission of a Health Impact Assessment to identify and respond to the impacts of development on health and well-being.'</u> <u>n) Ensure any development on the site does not impact on the Mineral Safeguarding Area, in accordance with Policy MIN3</u> For Information:	allocation policies - Remove specific housing mix - to be informed by SHMA - Provide greater clarity relating to the footway and cycleway connections - Remove requirement to provide LAP and LEAP play areas - Provide an additional criteria relating design and layout in the context of the Conservation Area - Add the requirement for a Heritage Impact Assessment - Ensure reference is made to relevant mineral policy and associated requirement for a Minerals Resource Assessment	HRA conclusions unchanged.

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA						
			An application for this site should be accompanied by the following evidence/surveys which include, where appropriate, evidence that the necessary mitigation measures have been planned into the design and layout of the development: • Badger Survey • Habitat survey • Archaeological Pre-determination evaluation by desk based and appropriate field assessment • Agricultural Land Survey (if there is not enough information available from previous data) • <u>Mineral Resource Assessment (MRA) due to the site being location within a Minerals Safeguarding Area (MSA).</u>								
MM34	89	H1.4	Amend policy text to read: H1.4 Land South West of Belmesthorpe Lane, Ryhall <table><tr><td>Policy H1.4</td><td>Land South West of Belmesthorpe Lane, Ryhall</td><td>Opus ID: 34</td></tr><tr><td colspan="3"> Indicative capacity 11 Minimum 30% affordable housing 4 affordable homes / 7 market homes The proposed development should be designed to incorporate the following key principles within the layout: ... a) Retain and enhance all trees within the site and boundary hedgerows to contribute to the wider network of green corridors; b) Provision of a 10m wide ecological buffer strip adjacent the River Gwash, to form a wildlife corridor/green area; c) Make appropriate provision for surface water management systems, including a SUDS drainage system to ensure greenfield run off rates are maintained once the site is developed; d) Provide an appropriate mix of housing choices which reflect-is informed by the mix set out in the most up to date SHMA <u>and site-specific circumstances</u>, including 30% of the site capacity as affordable homes (a target of 4 homes) e) Provide safe, direct and convenient footway and cycleway connections through the site along Belmesthorpe Lane and to the village centre; </td></tr></table>	Policy H1.4	Land South West of Belmesthorpe Lane, Ryhall	Opus ID: 34	Indicative capacity 11 Minimum 30% affordable housing 4 affordable homes / 7 market homes The proposed development should be designed to incorporate the following key principles within the layout: ... a) Retain and enhance all trees within the site and boundary hedgerows to contribute to the wider network of green corridors; b) Provision of a 10m wide ecological buffer strip adjacent the River Gwash, to form a wildlife corridor/green area; c) Make appropriate provision for surface water management systems, including a SUDS drainage system to ensure greenfield run off rates are maintained once the site is developed; d) Provide an appropriate mix of housing choices which reflect-is informed by the mix set out in the most up to date SHMA <u>and site-specific circumstances</u>, including 30% of the site capacity as affordable homes (a target of 4 homes) e) Provide safe, direct and convenient footway and cycleway connections through the site along Belmesthorpe Lane and to the village centre;			For clarity and consistency across allocation policies. - Ensure wording consistency across all site allocation policies - Remove specific housing mix - to be informed by SHMA: - Remove requirement to provide LAP and LEAP play areas. - Add criterion which seeks to conserve and enhance the character and setting of Conservation Areas	Refines site-specific criteria and adds safeguards (e.g. heritage, archaeology, minerals, health), while removing certain requirements. Does not alter site capacity or location. HRA conclusions unchanged.
Policy H1.4	Land South West of Belmesthorpe Lane, Ryhall	Opus ID: 34									
Indicative capacity 11 Minimum 30% affordable housing 4 affordable homes / 7 market homes The proposed development should be designed to incorporate the following key principles within the layout: ... a) Retain and enhance all trees within the site and boundary hedgerows to contribute to the wider network of green corridors; b) Provision of a 10m wide ecological buffer strip adjacent the River Gwash, to form a wildlife corridor/green area; c) Make appropriate provision for surface water management systems, including a SUDS drainage system to ensure greenfield run off rates are maintained once the site is developed; d) Provide an appropriate mix of housing choices which reflect-is informed by the mix set out in the most up to date SHMA <u>and site-specific circumstances</u>, including 30% of the site capacity as affordable homes (a target of 4 homes) e) Provide safe, direct and convenient footway and cycleway connections through the site along Belmesthorpe Lane and to the village centre;											

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
			f) Ensure an appropriate access solution and highway mitigation measure are provided including a scheme of off-site highways improvements; g) Provide green infrastructure and landscaping incorporating an appropriate amount open space, for each relevant typology using the standards in Appendix 3, this should include "a LAP and a LEAP to meet the need for children's play" h) Ensure the layout and detailed design including landscape mitigation measures enhances the key views towards the site along Belmesthorpe Lane and terminating the view from both Back Lane and The Crescent and takes account of positive characteristics of the settlement generally and Belmesthorpe Lane specifically. <u>i) Ensure the design and layout reflects and considers the potential effects on the setting and character of the adjacent Conservation Area</u> <u>j) Submission of a Health Impact Assessment to identify and respond to the impacts of development on health and well-being</u> <u>k). Ensure any development on the site does not impact on the Mineral Safeguarding Area, in accordance with Policy MIN3</u> For Information: An application for this site should be accompanied by the following evidence/surveys which include, where appropriate, evidence that the necessary mitigation measures have been planned into the design and layout of the development: • A thorough site and contextual analysis • Landscape Ecological Management Plan • Construction Environment Management Plan for biodiversity • SUDs Drainage System • Detailed Design of off-site highway works ddd • Pre-condition Highway Survey • <u>Archaeological Assessment.</u> • <u>Mineral Resource Assessment (MRA) due to the site being location within a Minerals Safeguarding Area (MSA).</u>	- Insert requirement to provide Health Impact Assessment - Insert requirement to provide Archaeological Assessment. - Add additional criteria to refer to Mineral Safeguarding Area and Policy MIN3 and associated requirement for a Mineral Resource Assessment	
MM35	91	H2	Amend policy text to read: d) a distributor road facilitating the connection of the Old Great North Road, Little Casterton Road and Ryhall Road and any associated junction improvements arising from this new road, including increasing capacity at the A1/A606 junction <u>appropriate mitigation measures to the Strategic Road Network, to be agreed with Highways England.</u> ...j) Foul drainage connection via the 1050mm foul sewer in Uffington Road, via a pumping station, or any other arrangement which has been agreed in writing by the LPA [Local	For consistency with Statement of Common Ground with Historic England - Insert text into policy H2 relating	Refines site-specific criteria, including additional heritage and minerals safeguards. Does not alter site capacity or location.

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
			Planning Authority] <u>in consultation with Anglian Water</u>. A foul drainage pre-commencement planning condition will be necessary to ensure the sewer network upgrades are in place and sewer flooding is avoided; k) an appropriate buffer for the protection and enhancement of the setting of the Roman Town Scheduled Monument at Great Casterton, the area of this buffer should be determined through a Heritage Impact Assessment <u>and masterplan which addresses the significance of the monument and associated remains</u>;	to the buffer zone at Gt. Casterton as per final Statement of Common Ground with Historic England - Delete reference to the A1/A606 scheme in criterion d and base requirements on further Transport Assessment work and add to criterion j) to allow flexibility for alternative foul drainage solutions to be agreed by the local authority (MM51) - Add criterion relating to Mineral Safeguarding Areas consistent with other modifications to other allocation policies	HRA conclusions unchanged.
MM36	96	H4	Amend Policy text to read: Development proposals for sites of 10 or more dwellings should <u>where feasible</u> provide a range of house types, sizes, and tenures to meet the general and specialist needs for housing	Soundness and effectiveness	Adds flexibility to housing mix allocations.

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
			in Rutland in line with Table 4 below, as identified in the latest Housing Market Assessment or other up-to-date evidence of local housing need.		HRA conclusions unchanged.
MM37	99	H5	Amend Policy text to read: Where practicable, new dwellings should also be provided with convenient external access, parking and storage facilities for mobility scooters. On sites totalling 50 or more dwellings, a minimum of 2% of all dwellings is required to meet part M4(3) of the Building Regulations. <u>Where practicable, these new dwellings should also be provided with convenient external access, parking and storage facilities for mobility scooters.</u>	Soundness and effectiveness	Supports adding accessibility modifications to new dwellings. HRA conclusions unchanged.
MM38	104	H7	Amend sixth paragraph of policy text to read: In the sixth paragraph of the policy text, "...at the planning application stage. <u>This may particularly be the case with extra care housing.</u> The Council will follow national guidance..."	Clarity and effectiveness	Adds text regarding consideration of extra care housing. HRA conclusions unchanged.
MM39	105,106,107	H7(b), 6.59	Amend Policy text to read: b) include at least two-thirds of affordable housing <u>which will normally be affordable housing for rent and the remainder will be affordable home ownership, both within the definition in Annex 2 of the NPPF, and which shall apply to all affordable housing delivered under this policy</u> with the exception of First Homes Exception Sites where a more flexible approach can be taken through Policy H9 (First Homes Exception Sites); c) ensure that where major development is proposed <u>the remainder of the affordable housing is through Shared Ownership and/or Discounted Market Sales Housing such as First Homes</u>, as part of the overall affordable housing provision, at least 10% of the total number of homes to be available for affordable home ownership, unless a contrary approach is justified by the relevant paragraph of the NPPF; d) achieve a minimum of 25% of all affordable homes secured through developer contributions as First Homes (with the exception of Oakham and Barleythorpe whilst they are covered by their Neighbourhood Development Plan which was 'made' on 24 June 2022), unless a contrary approach is justified by the relevant paragraph of the NPPF;	Soundness, effectiveness and to provide clarity on the tenure mix.	Modification clarifies tenure split within affordable housing applying to the existing housing delivery assumption of the 2024 HRA. No change to development quantum, location or type. HRA conclusions unchanged.

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
			Amend supporting text at paragraph 6.59 to read: Under Policy H7, one-third of affordable housing will normally be affordable home ownership and the remaining two-thirds will be affordable housing for rent, both within the definition in Annex 2 of the NPPF. Policy H7 allows two over-lapping requirements in national planning policy to be met. Under paragraph 66 of the NPPF, 10% of the total homes on a major housing development (sites of 10 or more homes or of 0.5 hectares or more) should normally be available for affordable home ownership. Under the Written Ministerial Statement on First Homes, at least 25% of the affordable homes secured through developer contributions on a site should normally be First Homes.		
MM40	109	H8	Amend policy text to read: 1. Small sites for affordable housing (which meets the NPPF definition of affordable housing) may be permitted within, or immediately adjacent to, the Planned Limits of Development of a Larger Village as defined in Policy SS1 or adjacent to existing built form of a Smaller Village and Hamlets as an exception to normal policies of restraint provided that they:	Soundness	Expands the list of locations where rural exception housing may be permitted. No change to development quantum, location or type. HRA conclusions unchanged.
MM41	114, 115, 116	Policy H10	Amend paragraph 6.78 to read: Government Planning Policy for Traveller Sites (2015) <u>Planning Policy for Traveller Sites (2023)</u> (PPTS) states... Amend policy text to read: <u>Policy H10 – Meeting the needs of Gypsies, Travellers and Travelling Showpeople</u> The Council will seek to meet the need identified in the latest Gypsy, Traveller, and Travelling Showpeople Accommodation Assessment (GTTSA) for the period 2021-2041: • 46 27 pitches for Gypsies and Travellers • 33 34 plots for Travelling Show people (of which there is already a consent granted for 7 plots) (Remainder of policy text deleted) Amend supporting text to read: Why is this policy needed?	H10.1–H10.4 (allocation policies for Gypsies & Travellers and Travelling Showpeople with criteria) H11 (separate windfall policy). The proposed text is shown for each Main Modification. Add tabulated 5 year and plan period pitch and	Whilst the identified need increases from 16 to 27 Gypsy and Traveller pitches and from 33 to 34 Travelling Showpeople plots, this represents a very small increase in population over the plan period and a negligible component of overall housing growth assessed through the HRA. The change would not materially increase recreational pressure, wastewater discharge or traffic-related air quality effects affecting Rutland

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA																																																							
			The Council has published (in 2023) a new assessment of the accommodation needs of Gypsy, Traveller and Travelling Showpeople (GTTSAA) in its area. There are families within the study area who would like to increase the number of pitches and plots and/or number of caravans allowed per pitch or plot on existing site/yards and consider that the expansion of sites with adequate space would contribute towards meeting existing need. The report concluded that there is an overall need shortfall in Rutland over the next 20 years of some 46 27 residential pitches for Gypsies and Travellers and 33 34 plots for Travelling Showpeople. The need for 33 34 plots does not take account of 7 additional plots allowed in 2024 as an extension to an existing site to meet their need. <u>The table below shows the five year need and supply for 2026-31. This has been added to the need for 2021-26, apart from the need met by the 7 Travelling Showpeople plots which has been met by an existing consent. There is 1.59 years supply for Gypsies and Travellers and 5 years for Travelling Showpeople. The Council makes allowance for windfalls under Policy H11.</u> (New Travellers column in tables below has been deleted.) <table border="1"> <thead> <tr> <th></th><th></th><th>GTTSAA Need</th><th>Gypsies and Travellers</th><th>Travelling Show-people</th><th></th></tr> </thead> <tbody> <tr> <td rowspan="4">Need</td><td>A</td><td>2021-26 from survey</td><td>19</td><td>24</td><td></td></tr> <tr> <td>B</td><td>Above reduced by need already met</td><td>0</td><td>7</td><td></td></tr> <tr> <td>C</td><td>2026-31 from survey</td><td>3</td><td>3</td><td></td></tr> <tr> <td>D</td><td>Five year need 2026-31</td><td>22</td><td>20</td><td>a – b + c</td></tr> <tr> <td rowspan="3">Supply</td><td>E</td><td>Areas 1 & 2 (H10.2 & H10.3)</td><td>0</td><td>20</td><td></td></tr> <tr> <td>F</td><td>H10.1, coming forward dependent on need</td><td>7</td><td>0</td><td></td></tr> <tr> <td>G</td><td>Total supply</td><td>7</td><td>20</td><td>e+f</td></tr> <tr> <td></td><td>H</td><td>Remaining forecast unmet need 2026-31</td><td>15</td><td>0</td><td>d - g</td></tr> <tr> <td></td><td>I</td><td>Number of years' supply</td><td>1.59</td><td>5</td><td>(g/d) x 5</td></tr> </tbody> </table> <u>The table below shows indicative need and supply for 2021- 41, not including windfalls. It assumes Area 3 of the Five Counties extensions is developed last out of Areas 1 to 3. It shows a total of 27 pitches and 34 plots as being needed over the periods 2021 to 2041, with an identified supply of 7 pitches and 35 plots over the same period. Unmet needs will be dealt with via windfalls through Policy H11.</u>			GTTSAA Need	Gypsies and Travellers	Travelling Show-people		Need	A	2021-26 from survey	19	24		B	Above reduced by need already met	0	7		C	2026-31 from survey	3	3		D	Five year need 2026-31	22	20	a – b + c	Supply	E	Areas 1 & 2 (H10.2 & H10.3)	0	20		F	H10.1, coming forward dependent on need	7	0		G	Total supply	7	20	e+f		H	Remaining forecast unmet need 2026-31	15	0	d - g		I	Number of years' supply	1.59	5	(g/d) x 5	plot requirements and supply for effectiveness, soundness and clarity. Targets updated to take account of the revised definition of Gypsies and Travellers and Travelling Show people in Planning Policy for Traveller Sites (PPTS) December 2023 for soundness, effectiveness and strategy. Remove references to Future Opportunity Areas for effectiveness, soundness and clarity.	Water SPA/Ramsar or other European sites. Accordingly, the modification does not alter the magnitude of effects previously assessed and does not change the conclusions of the HRA, including the finding of no adverse effects on the integrity of Rutland Water SPA/Ramsar. HRA conclusions unchanged.
		GTTSAA Need	Gypsies and Travellers	Travelling Show-people																																																								
Need	A	2021-26 from survey	19	24																																																								
	B	Above reduced by need already met	0	7																																																								
	C	2026-31 from survey	3	3																																																								
	D	Five year need 2026-31	22	20	a – b + c																																																							
Supply	E	Areas 1 & 2 (H10.2 & H10.3)	0	20																																																								
	F	H10.1, coming forward dependent on need	7	0																																																								
	G	Total supply	7	20	e+f																																																							
	H	Remaining forecast unmet need 2026-31	15	0	d - g																																																							
	I	Number of years' supply	1.59	5	(g/d) x 5																																																							

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA																																																
			<table><tr><td></td><td><u>Gypsies and Travellers (including New Travellers)</u> <u>[annualised]</u></td><td><u>Travelling Showpeople</u> <u>[annualised]</u></td></tr><tr><td><u>Need 2021-26</u></td><td>19 [3.80]</td><td>24 [4.80]</td></tr><tr><td><u>Need 2026-31</u></td><td>3 [0.60]</td><td>3 [0.60]</td></tr><tr><td><u>Need 2031-36</u></td><td>4 [0.80]</td><td>3 [0.60]</td></tr><tr><td><u>Need 2036-41</u></td><td>1 [0.20]</td><td>4 [0.80]</td></tr><tr><td><u>Total plan period need (2021-41)</u></td><td>27 [1.35]</td><td>34 [1.70]</td></tr><tr><td colspan="3"></td></tr><tr><td colspan="3"><u>Less Supply from 2021-31</u></td></tr><tr><td><u>Five Counties Extension (ref. 2023/1250/FUL)</u></td><td>0 [0]</td><td>7 [0.70]</td></tr><tr><td><u>From Areas 1,2 & 3 (H10.2 to H10.4)</u></td><td>0 [0]</td><td>20 [2.00]</td></tr><tr><td><u>Densification / Expansion at the Paddocks, Langham</u></td><td>7 [0.70]</td><td>0 [0]</td></tr><tr><td colspan="3"><u>Less Supply from 2031-41</u></td></tr><tr><td><u>From Areas 1,2 & 3 (H10.2 to H10.4)</u></td><td>0 [0]</td><td>8 [0.80]</td></tr><tr><td colspan="3"></td></tr><tr><td><u>Total plan period supply 2021-41</u></td><td>7 [0.35]</td><td>35 [1.75]</td></tr><tr><td><u>Shortfall 2021-41</u></td><td>20 [1.00]</td><td>-1 (surplus) [-0.05]</td></tr></table> (Delete remainder of policy text from 6.82 to 6.85)		<u>Gypsies and Travellers (including New Travellers)</u> <u>[annualised]</u>	<u>Travelling Showpeople</u> <u>[annualised]</u>	<u>Need 2021-26</u>	19 [3.80]	24 [4.80]	<u>Need 2026-31</u>	3 [0.60]	3 [0.60]	<u>Need 2031-36</u>	4 [0.80]	3 [0.60]	<u>Need 2036-41</u>	1 [0.20]	4 [0.80]	<u>Total plan period need (2021-41)</u>	27 [1.35]	34 [1.70]				<u>Less Supply from 2021-31</u>			<u>Five Counties Extension (ref. 2023/1250/FUL)</u>	0 [0]	7 [0.70]	<u>From Areas 1,2 & 3 (H10.2 to H10.4)</u>	0 [0]	20 [2.00]	<u>Densification / Expansion at the Paddocks, Langham</u>	7 [0.70]	0 [0]	<u>Less Supply from 2031-41</u>			<u>From Areas 1,2 & 3 (H10.2 to H10.4)</u>	0 [0]	8 [0.80]				<u>Total plan period supply 2021-41</u>	7 [0.35]	35 [1.75]	<u>Shortfall 2021-41</u>	20 [1.00]	-1 (surplus) [-0.05]		
	<u>Gypsies and Travellers (including New Travellers)</u> <u>[annualised]</u>	<u>Travelling Showpeople</u> <u>[annualised]</u>																																																			
<u>Need 2021-26</u>	19 [3.80]	24 [4.80]																																																			
<u>Need 2026-31</u>	3 [0.60]	3 [0.60]																																																			
<u>Need 2031-36</u>	4 [0.80]	3 [0.60]																																																			
<u>Need 2036-41</u>	1 [0.20]	4 [0.80]																																																			
<u>Total plan period need (2021-41)</u>	27 [1.35]	34 [1.70]																																																			
<u>Less Supply from 2021-31</u>																																																					
<u>Five Counties Extension (ref. 2023/1250/FUL)</u>	0 [0]	7 [0.70]																																																			
<u>From Areas 1,2 & 3 (H10.2 to H10.4)</u>	0 [0]	20 [2.00]																																																			
<u>Densification / Expansion at the Paddocks, Langham</u>	7 [0.70]	0 [0]																																																			
<u>Less Supply from 2031-41</u>																																																					
<u>From Areas 1,2 & 3 (H10.2 to H10.4)</u>	0 [0]	8 [0.80]																																																			
<u>Total plan period supply 2021-41</u>	7 [0.35]	35 [1.75]																																																			
<u>Shortfall 2021-41</u>	20 [1.00]	-1 (surplus) [-0.05]																																																			
MM42	114-116	Policy H10.1 to H10.4	Add new Policy to read: <u>Policy H10.1 to H10.4 Development principles for Gypsy, Traveller and Travelling Showpeople allocations</u>	Effectiveness, soundness and clarity	Introduces allocation-specific policies and development principles for sites already identified within the Plan strategy.																																																

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA						
			<u>Specific allocations to meet the identified need are proposed below and shown on the Policies Map. The sites allocated at The Paddocks, Langham and Five Counties, Greetham are extensions to existing authorised Gypsy, Traveller and Travelling Showpeople sites and have been identified to meet locally arising needs from existing households.</u> <u>Gypsy and Traveller Accommodation:</u> <u>H10.1 The Paddocks site at Langham</u> <u>The Paddocks South Extension</u> <u>The Paddocks intensification within existing site boundaries</u> <u>Travelling Showpeople Accommodation:</u> <u>Five Counties extension, Greetham</u> <u>H10.2 Area 1 Five Counties Extension</u> <u>H10.3 Area 2 Five Counties Extension</u> <u>H10.4 Area 3 Five Counties Extension</u> <u>Additional provision will be delivered through safeguarding authorised sites (including potential extensions) and policy compliant extensions to existing sites.</u> <u>Policies H10.1 – H10.4 set out detailed development principles which should be incorporated into the development proposal for each site. Development principles are set out to guide the form, layout and infrastructure needs for both the Gypsy and Traveller allocation at the Paddocks, Langham (H10.1) and the Travelling Showpeople allocations at the Five Counties Extension, Greetham (H10.2 to H10.4). They also include a list of additional studies and evidence which will be required to support a planning application for each site. This list is not exhaustive, and additional work may be requested as part of the planning application process. The development principles at sites H10.1 to H10.4 are site specific and should be read alongside the general development principles at H11.</u> <u>H10.1 The Paddocks site at Langham</u> <table><tr><td><u>Policy H10.1</u></td><td><u>The Paddocks at Langham</u></td><td><u>OPUS ID: 8746</u></td></tr><tr><td colspan="3"> <u>3 additional pitches to be provided through extension at The Paddocks South (0.39 ha) and 4 additional pitches through intensification within the existing site boundaries at the Paddocks.</u> <u>The proposed development should be designed to incorporate the following key principles:</u> a) <u>Have Highways access either from a new access off the A606, or demonstrate how it can be achieved through the existing site</u> </td></tr></table>	<u>Policy H10.1</u>	<u>The Paddocks at Langham</u>	<u>OPUS ID: 8746</u>	<u>3 additional pitches to be provided through extension at The Paddocks South (0.39 ha) and 4 additional pitches through intensification within the existing site boundaries at the Paddocks.</u> <u>The proposed development should be designed to incorporate the following key principles:</u> a) <u>Have Highways access either from a new access off the A606, or demonstrate how it can be achieved through the existing site</u>			Amend policies H10.1 to H10.4 to include further detail on allocations and inclusion of development principles and rearrange order of policy and content of supporting text for effectiveness, soundness and clarity. Amend reference to PPTS to correct version for effectiveness, soundness and clarity.	The allocations comprise extensions to existing authorised sites at Langham and Greetham and do not increase the overall quantum of Gypsy, Traveller or Travelling Showpeople provision assessed through the HRA. The modification does not introduce new impact pathways or materially alter the magnitude of effects previously assessed. HRA conclusions unchanged.
<u>Policy H10.1</u>	<u>The Paddocks at Langham</u>	<u>OPUS ID: 8746</u>									
<u>3 additional pitches to be provided through extension at The Paddocks South (0.39 ha) and 4 additional pitches through intensification within the existing site boundaries at the Paddocks.</u> <u>The proposed development should be designed to incorporate the following key principles:</u> a) <u>Have Highways access either from a new access off the A606, or demonstrate how it can be achieved through the existing site</u>											

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
			b) <u>Address the needs of ecology, including any Great Crested Newts from nearby pond(s)</u> c) <u>Address the visitor caravan parking already permitted on the Paddocks South, which has been allowed for when setting the target of three pitches</u> d) <u>Take account of LLFA [Lead Local Flood Authority] advice regarding surface water</u> e) <u>Ensure lighting, noise, traffic and activity do not generate unacceptable adverse impact on the health and living conditions of the residents of the site.</u> For information: <u>An application for this site should be accompanied by the following evidence/surveys which include, where appropriate, evidence that the necessary mitigation measures have been planned into the design and layout of the development</u> <u>Demonstrate an achievable access either from the A606 directly, or through the existing site whilst demonstrating how this can be achieved</u> <u>Great Crested Newt survey and any other relevant ecological surveys</u> <u>An internal access design which maintains the capacity of the visitor caravan parking currently permitted</u> <u>Make appropriate provision for surface water management systems, including a SUDS drainage system to ensure run off rates are maintained once the site is developed</u> <u>Any relevant environmental assessment(s) related to pollution or noise.</u> <u>H10.2 to H10.4 Five Counties Extension</u> <u>At Five Counties, Greetham, consent has already been granted for Five Counties Extension (ref. 2023/1250/FUL) for 7 plots, which is allowed for in the tables above for supply in 2021-26. This is separate from the allocation sites and is located to the immediate east of Area 1 (H10.2).</u> <u>Provision is made for up to 28 plots to be safeguarded and allocated for Travelling Showpeople for the plan period, consisting of Areas (1), (2) and (3) to be phased to best meet need, with Areas 1 and 2 developed first. For modelling purposes in the tables above it is assumed that Areas 1 and 2 will be developed prior to 2031 (covering the period of need for 2026-31) and Area 3 not developed prior to 2031 (covering the periods of need for 2031-36 and 2036-41). However, 2031 should not be viewed as a rigid timescale, with the allocated sites expected to be developed according to identified need as assessed by the GTTSAA, with Area 3 covering identified need at some point from 2031 onwards. In the event that Area 2 does not come forward in a timely way but Area 1 does, Area 3 may be brought forward before Area 2 if the need is sufficient.</u> <u>Policy H10.2 to H10.4</u> <u>Five Counties Extension, Greetham</u> <u>OPUS ID: 8040 (Area 1), 8041 (Area 2), 8042 (Area 3).</u>		

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
			<u>H10.2 Area 1 Five Counties Extension (0.96ha, 6 plots)</u> <u>H10.3 Area 2 Five Counties Extension (1.95ha, 14 plots)</u> <u>H10.4 Area 3 Five Counties Extension (1.19ha, 8 plots)</u> The proposed development should be designed to incorporate the following key principles: <u>Ensure that the Groundwater Source Protection Zone 2/3 is protected from potential contamination as a result of development</u> <u>Ensure that access into and within the yard is suitable for heavy goods vehicles</u> <u>Ensure that access is available but is not taken directly from the A1 or the B668</u> <u>Ensure that ecology including trees and hedgerows is protected from harm and/or harm is successfully mitigated.</u> <u>Ensure lighting, noise, traffic and activity do not generate unacceptable adverse impact on the health and living conditions of the residents of the site.</u> For information: An application for this yard should be accompanied by the following evidence/surveys which include, where appropriate, evidence that the necessary mitigation measures have been planned into the design and layout of the development: <u>Mitigation of the Groundwater Source Protection Zone risk</u> <u>Appropriate access to – and within – the yard</u> <u>Relevant ecological surveys (including proximity to woodland for H10.2 and H10.4)</u> <u>Any relevant environmental assessment(s) related to pollution or noise</u> <u>Archaeology assessment (H10.4).</u>		
MM43	115, 116	Policy H11	Add new policy to read: <u>Policy H11 – Assessment Criteria for Proposals for Gypsy, Traveller and Travelling Showpeople Accommodation</u> <u>Proposals for sites for Gypsy and Traveller and/or Travelling Showpeople will be supported provided that:</u> <u>in the case of permanent sites, there is reasonable and convenient access to schools, medical services, shops, and other community facilities;</u> <u>the site is well located and provides safe and convenient vehicular, pedestrian and cycle access and will not result in a level of traffic generation which is inappropriate for roads in the area;</u>	As a result of the deletion above of the criteria for determining proposals for new sites in H10 a replacement criteria-based policy to be added as H11. Title of policy and first line up to colon	Introduces a standalone criteria-based policy for assessing Gypsy, Traveller and Travelling Showpeople proposals. The policy primarily restructures existing provisions and includes safeguards relating to access, amenity, landscape, nature conservation interests and Rutland Water SPA/Ramsar. No

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
			c) <u>the impact on heritage assets, landscape character and/or sites/areas of nature conservation value including the internationally designated nature conservation site of Rutland Water is minimised;</u> d) <u>the site provides adequate on-site facilities for parking, storage, play and residential amenity (including basic essential services);</u> e) <u>the site is not visually intrusive;</u> f) <u>adequate levels of privacy and residential amenity for occupiers and adjacent occupiers will be provided;</u> g) <u>site shall normally only be occupied by households who meet the planning definition of Gypsies, Travellers or Travelling Showpeople and</u> h) <u>no significant barriers to development exist in terms of flooding, poor drainage, poor ground stability or proximity to other hazardous land or installation where other forms of housing would not be suitable.</u> Add supporting text to read: <u>Why is this policy needed?</u> <u>The purpose of Policy H11 is to set out the criteria against which planning applications will be assessed to meet the identified needs of Gypsies, Travellers and Travelling Showpeople through the allocations at H10.1 to H10.4. The criteria based approach also provides a robust framework to consider any unidentified needs that may come forward and contribute to the supply during the plan period.</u> <u>The Council has previously adopted a criteria-based policy towards sites for Gypsies and Travellers and this had been successful in ensuring that sufficient sites have come forward to meet the previous need for sites for Gypsies and Travellers that had been identified. The Council works with the Multi-Agency Traveller Unit (MATU) in Leicester to support the travelling communities within the County.</u>	amended for clarity. Amend criterion g) of Policy H10 to reflect changes to the definition of Travellers in national policy for effectiveness, soundness and clarity. Reference to Future Opportunity Areas removed for effectiveness and soundness. Supporting text revised for effectiveness, soundness and clarity.	material change to the scale, location or distribution of development assessed through the HRA.
			Chapter 7 Economy		
MM44	117	Para 7.5	Amend paragraph to read: The Local Plan should ensure that a sufficient quantity of land is available for employment generating uses and development in Rutland throughout the plan period. <u>These are uses falling within Class E c) to g) (commercial, business and service), Class B2 (general industrial) and Class B8 (storage and distribution) of the Town and Country Planning (Use Classes)</u>	To provide clarity and consistency of terminology regarding other employment	Clarifies the definition of employment uses and employment development for consistency with the

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA															
			<u>Order 1987 (as amended). Where the term employment development is used in Policy E1 below, the definition of this term is the same as that defined above for employment use.</u> <u>In respect of other employment uses, mentioned below in Policy E1, are those that do not fall within the primary employment use classes E c)-g), B2 or B8, but which nevertheless generate employment or contribute to economic activity.</u>	uses by referring to use classes E c-g and replacing 'other employment generating uses' with 'other employment uses'	Use Classes Order and other Local Plan policies HRA conclusions unchanged.															
MM45	117	Para 7.7	Delete paragraph 7.7: St George's Barracks and Woolfox are proposed as Future Opportunity Areas (policy SS4) within this Local Plan. These sites may deliver new employment premises and uses in the future; however, the sites are not included within the employment land allocations below.	Consequence of deleting SS4	Changes reflect removal of St George's Barracks and Woolfox from local plan. HRA conclusions unchanged.															
MM46	117	E1	Amend policy text to read: <u>Policy E1 - Strategic employment land allocations</u> The following sites are proposed as strategic employment development sites. The employment generating use(s) considered most appropriate for each site is indicated, together with the gross site area. Sites areas are also shown on the Policies Map. <table><tr><td>E1.1 Car Park 3 Rutland Showground, Oakham</td><td><u>High quality office and other high quality employment E class uses c) and g) only, ensuring a majority of floorspace is delivered for offices</u></td><td>3.0ha</td></tr><tr><td>E1.2 Uppingham Gate, Uppingham</td><td><u>Range of employment uses</u></td><td>6.8ha</td></tr><tr><td>E1.3 Burley Appliances Ltd, Oakham</td><td><u>Industrial</u></td><td>1.0ha</td></tr><tr><td>E1.4 1.2 Land at Pit Lane Ketton</td><td><u>Light industrial uses E(g)(iii) - Light Industrial and B2</u></td><td>0.9ha</td></tr><tr><td>E1.5 1.3 Woolfox Depot, Great North Road</td><td><u>Industrial B2, non-strategic B8 (units under 100,000 sq ft) and E(g)</u></td><td>8.219.11ha</td></tr></table>	E1.1 Car Park 3 Rutland Showground, Oakham	<u>High quality office and other high quality employment E class uses c) and g) only, ensuring a majority of floorspace is delivered for offices</u>	3.0ha	E1.2 Uppingham Gate, Uppingham	<u>Range of employment uses</u>	6.8ha	E1.3 Burley Appliances Ltd, Oakham	<u>Industrial</u>	1.0ha	E1.4 1.2 Land at Pit Lane Ketton	<u>Light industrial uses E(g)(iii) - Light Industrial and B2</u>	0.9ha	E1.5 1.3 Woolfox Depot, Great North Road	<u>Industrial B2, non-strategic B8 (units under 100,000 sq ft) and E(g)</u>	8.219.11ha	- To ensure allocation at Woolfox reflects planning permission 2025/0130/OUT - To remove sites E1.2 and E1.3 as allocations due to their current status (NP (Neighbourhood Plan) allocation and residential planning permission granted, respectively)	The employment-related modifications update allocations, employment evidence and site-specific development principles, including amendments to Woolfox Depot and the allocation of 1.8ha of employment land at Bosal Way. Whilst these modifications increase and redistribute the allocated employment land supply, they do not introduce any new impact pathways beyond those assessed through the HRA. The original HRA assessed employment allocations in relation to traffic-related air quality
E1.1 Car Park 3 Rutland Showground, Oakham	<u>High quality office and other high quality employment E class uses c) and g) only, ensuring a majority of floorspace is delivered for offices</u>	3.0ha																		
E1.2 Uppingham Gate, Uppingham	<u>Range of employment uses</u>	6.8ha																		
E1.3 Burley Appliances Ltd, Oakham	<u>Industrial</u>	1.0ha																		
E1.4 1.2 Land at Pit Lane Ketton	<u>Light industrial uses E(g)(iii) - Light Industrial and B2</u>	0.9ha																		
E1.5 1.3 Woolfox Depot, Great North Road	<u>Industrial B2, non-strategic B8 (units under 100,000 sq ft) and E(g)</u>	8.219.11ha																		

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA						
			<table><tr><td>E1.6 1.4 Land at Wireless Hill, South Luffenham</td><td>Industrial B8 – Storage and Distribution</td><td>6.5ha</td></tr><tr><td>E1.5 Land West of Bosal Way, Barleythorpe</td><td>Class E(g) ii – Research and Development and iii – Light Industrial, B2, B8</td><td>1.8ha</td></tr></table> Permission may also be granted for ‘other employment generating uses’ on these sites where the following criteria are satisfied:	E1.6 1.4 Land at Wireless Hill, South Luffenham	Industrial B8 – Storage and Distribution	6.5ha	E1.5 Land West of Bosal Way, Barleythorpe	Class E(g) ii – Research and Development and iii – Light Industrial, B2, B8	1.8ha	- To include existing employment allocation	effects, water quality and cumulative growth effects and concluded that employment allocations would not result in significant effects alone, nor adverse effects on the integrity of Rutland Water SPA/Ramsar. Although the composition and distribution of employment land provision has changed, the modifications remain subject to the same policy safeguards and infrastructure requirements and do not fundamentally alter the nature or scale of employment development assessed through the 2024 HRA. Consequently, the assumptions underpinning the assessment of traffic generation, air quality, water quality and cumulative growth effects remain valid, and the modifications are not considered to materially alter the magnitude of effects previously assessed. The conclusions of the HRA therefore remain unchanged.
E1.6 1.4 Land at Wireless Hill, South Luffenham	Industrial B8 – Storage and Distribution	6.5ha									
E1.5 Land West of Bosal Way, Barleythorpe	Class E(g) ii – Research and Development and iii – Light Industrial, B2, B8	1.8ha									

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
MM47	117	E1	Amend policy text to read: 1) the proposed use will generate new employment opportunities and will achieve economic investment and growth of the County; 2) it is demonstrated that the proposed scheme will make a significant contribution to the local economy through the generation of a range of additional jobs; 3) 1) the alternative use would not have a detrimental impact on the overall supply and quality of employment land within the County; and 4) 2) an end user for the proposed development has been positively identified; and/or 5) 3) on sites of 1ha or greater demonstrate through an economic impact assessment that the proposed scheme will create significant employment requiring NVQ [National Vocational Qualification] level 4 or above and/or apprenticeships leading to NVQ level 5 and above.	To improve clarity, remove ambiguity, and ensure stronger, more consistent protection of allocated employment land by requiring all tests to be met rather than allowing partial compliance.	Policy refinement requiring employment land protection tests to be met cumulatively rather than individually. The modification strengthens the safeguarding of employment land and does not alter the scale, location or type of development assessed through the HRA. No new impact pathways identified. HRA conclusions unchanged.
MM48	117	E1	Insert additional paragraph into policy under new clause 3) to read: <u>Development proposals which would result in the loss or reduction of land allocated under Policy E1 for employment purposes will only be supported where it is demonstrated that such development would not undermine the overall supply of employment land in the County and is otherwise justified, having regard to relevant policies of this Plan.</u>	To ensure consistency with the approach taken in Policy E3, providing clearer criteria and a more robust framework to resist unjustified loss of employment land, supporting the evidence that such land is important to the local economy.	Strengthens the safeguarding of allocated employment land. The modification strengthens the policy framework and does not alter the employment growth assumptions or impact pathways assessed through the HRA. HRA conclusions unchanged.
MM49	118	E1.1	Amend policy text to read:	For clarity and consistency:	Clarifies the permitted use classes for an existing employment

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA			
			<u>Policy E1.1 Car Park Rutland Showground</u> <table><tr><td>Policy E1.1</td><td>Car Park 3 Rutland Showground</td><td>OPUS ID: 130</td></tr></table> Site area: 3ha Allocated use: High quality office and other high quality employment E class uses c) and g) only. <u>ensuring a majority of floorspace is delivered for offices</u> The proposed development should be designed to incorporate the following key principles within the layout:...	Policy E1.1	Car Park 3 Rutland Showground	OPUS ID: 130	- To clarify E use classes for site E1.1 Car Park 3 Rutland Showground, Oakham, with majority of the site for office use. - To ensure consistent wording across all similar policies.	allocation and places greater emphasis on office development. The modification does not increase development quantum or introduce new impact pathways. HRA conclusions unchanged.
Policy E1.1	Car Park 3 Rutland Showground	OPUS ID: 130						
MM50	119	E1.2	Delete the whole of Policy E1.2 Uppingham Gate	Site allocated in Uppingham Neighbourhood Plan. RCC49, 2.40	Deletes an employment allocation (E1.2 Uppingham Gate) entirely from the plan. Reflects revisions made in MM46. HRA conclusions unchanged.			
MM51	120	E1.3	Delete the whole of Policy E1.3 Burley Appliances	Site now has planning permission for an alternative use RCC49, 2.41	Deletes an existing employment allocation (E1.3 Burley Appliances) from the plan. Reflects revisions made in MM46. HRA conclusions unchanged.			
MM52	120	E1.4	Amend policy text to read: <u>E1.4 Pit Lane, Ketton</u> <table><tr><td>Policy E1.4 <u>1.2</u></td><td>Pit Lane, Ketton</td><td>OPUS ID: 4508</td></tr></table>	Policy E1.4 <u>1.2</u>	Pit Lane, Ketton	OPUS ID: 4508	For clarity and consistency with other policies and to include the expectation	Modification expands use to include B2 (general industrial) and adds heritage impact assessment requirement.
Policy E1.4 <u>1.2</u>	Pit Lane, Ketton	OPUS ID: 4508						

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA			
			Site area: 1ha Allocated use: Light Industrial uses - <u>E(g)(iii) - Light Industrial and B2</u> The proposed development should be designed to incorporate the following key principles within the layout: For Information: An application for this site should be accompanied by the following evidence/surveys..... : <u>Heritage Impact Assessment</u>.	that proposed developments will be additionally accompanied by a heritage impact assessment.	Development land use with existing allocation assed in the HRA. HRA conclusions unchanged.			
MM53	121	E1.5	Amend policy text to read: <u>E1.5 Woolfox Depot, Great North Road</u> <table><tr><td>Policy E1.5 1.3</td><td>Woolfox Depot, Great North Road</td><td>OPUS ID: 8033</td></tr></table> Site area: 8.2 19.11ha Allocated use: Light Industrial B2, non-strategic B8 (units under 100,000 sq ft) and E(g) The proposed development should be designed to incorporate the following key principles within the layout: c) Provide access to new units <u>from a new roundabout on Great North Road, including a dedicated new access arm serving the Zeeco site via the existing access point adjacent to the existing Zeeco business, off Great North Road</u> d) Ensure any development on the site does not impact on the Mineral Safeguarding Area <u>in accordance with Policy MIN3</u>	Policy E1.5 1.3	Woolfox Depot, Great North Road	OPUS ID: 8033	For clarity and consistency: - Change use/area/access for Woolfox Depot, criterion c) in accordance with granted permission. - To ensure consistency with other allocation policies by removing 'within the layout'. - To ensure consistency with amendments made to other policies relating to the reference to the Mineral Safeguarding Area and Policy MIN3	Increased allocation to reflect extant planning permission, including amendments to site area, permitted uses and access arrangements. The 2024 HRA assessed the combined employment allocations, including Woolfox, in relation to traffic-related air quality, water quality and cumulative growth effects, and concluded that employment allocations would not result in significant effects alone or adverse effects on the integrity of Rutland Water SPA/Ramsar. Whilst the allocation area has increased from 8.2 ha to 19.11 ha, the modification does not fundamentally alter the nature of employment
Policy E1.5 1.3	Woolfox Depot, Great North Road	OPUS ID: 8033						

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA						
					development assessed through the HRA or the assumptions underpinning the assessment of traffic generation, air quality and water quality effects. The modification is therefore not considered to materially alter the magnitude of effects previously assessed. HRA conclusions unchanged.						
MM54	123	E1.6	Amend policy text to read: <u>E1.6 Wireless Hill, South Luffenham</u> <table><tr><td>Policy E1.6 <u>1.4</u></td><td>Wireless Hill, South Luffenham</td><td>OPUS ID: 6605</td></tr><tr><td colspan="3"> Site area: 6.5ha Allocated use: B8 – Storage and Distribution The proposed development should be designed to incorporate the following key principles within the layout: a) Retain the existing tree belts on the existing Wireless Hill Industrial Estate’s northeast boundary and northwest boundaries, if possible, <u>recognising the likely need to provide site access points in these locations</u>; b) Provide visual screening in the form of trees along the site’s northeast and northwest boundaries c) Include measures to reduce the amount of artificial light required on site and to limit the impact of light spillage from the site d) Ensure that access to the site via the existing access point on Wireless Hill can be achieved, <u>including any necessary improvement works</u>. </td></tr></table>	Policy E1.6 <u>1.4</u>	Wireless Hill, South Luffenham	OPUS ID: 6605	Site area: 6.5ha Allocated use: B8 – Storage and Distribution The proposed development should be designed to incorporate the following key principles within the layout: a) Retain the existing tree belts on the existing Wireless Hill Industrial Estate’s northeast boundary and northwest boundaries, if possible, <u>recognising the likely need to provide site access points in these locations</u>; b) Provide visual screening in the form of trees along the site’s northeast and northwest boundaries c) Include measures to reduce the amount of artificial light required on site and to limit the impact of light spillage from the site d) Ensure that access to the site via the existing access point on Wireless Hill can be achieved, <u>including any necessary improvement works</u>.			For clarity and consistency and: -to allow flexibility in considering the need for improvements to pedestrian infrastructure - to recognise that access points are likely to breach the tree belts - to ensure railway crossing safety - to ensure consistency with amendments made to other	Refinement of site-specific principles. The modification does not alter the scale, location or type of development previously assessed in the HRA. HRA conclusions unchanged.
Policy E1.6 <u>1.4</u>	Wireless Hill, South Luffenham	OPUS ID: 6605									
Site area: 6.5ha Allocated use: B8 – Storage and Distribution The proposed development should be designed to incorporate the following key principles within the layout: a) Retain the existing tree belts on the existing Wireless Hill Industrial Estate’s northeast boundary and northwest boundaries, if possible, <u>recognising the likely need to provide site access points in these locations</u>; b) Provide visual screening in the form of trees along the site’s northeast and northwest boundaries c) Include measures to reduce the amount of artificial light required on site and to limit the impact of light spillage from the site d) Ensure that access to the site via the existing access point on Wireless Hill can be achieved, <u>including any necessary improvement works</u>.											

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA						
			e) Ensure the size and massing of the units mirror those on the existing Wireless Hill site to limit the development's impact on the landscape f) Make appropriate provision for surface water management systems, including a SUDS drainage system taking the site's location within a Groundwater Source Protection Zone g) Ensure any development of the site does not impact on the Mineral Safeguarding Area <u>in accordance with Policy MIN3</u> h) Provide <u>Consider</u>, where possible, enhancements to pedestrian infrastructure to South Luffenham to encourage sustainable travel. i) <u>Provide mitigation, where appropriate, as determined by the findings of the Transport Assessment, to ensure the safety of the railway crossing on Station Road'</u> For Information: Full transport assessment – including considerations <u>of the need</u> for pedestrian connectivity and associated infrastructure for South Luffenham <u>as well as the safety of railway crossing.</u>	policies relating to the reference to the Mineral Safeguarding Area and Policy MIN3							
MM55	123		Insert new Policy E1.5 to read: <u>E1.5. Land West of Bosal Way, Barleythorpe</u> <table><tr><th><u>Policy E1.5</u></th><th><u>Land West of Bosal Way, Barleythorpe</u></th><th><u>No OPUS ID</u></th></tr><tr><td colspan="3"> <u>Site area 1.8ha</u> <u>Allocated use: Class E(g) ii and iii, B2, B8</u> <u>The proposed development should be designed to incorporate the following key principles:</u> <u>a) Deliver high-quality employment floorspace suitable for a mix of uses including Class E(g)ii, B2 and B8, whilst ensuring a major any of floorspace is delivered for office use and any other uses on the site are justified, compliment the allocated use, and are appropriate and required for the operation of the site</u> <u>b) Ensure the layout, scale, form and design of development respects the character of the surrounding area and minimises impacts on visual and residential amenity, including where proposals involve external storage, storage racking up to the approved heights, plant areas or servicing yards located near residential boundaries.</u> <u>c) Provide appropriate access and infrastructure, including safe and suitable vehicular access arrangements, servicing and turning areas, and pedestrian and cycle connectivity that integrates with the surrounding network.</u> </td></tr></table>	<u>Policy E1.5</u>	<u>Land West of Bosal Way, Barleythorpe</u>	<u>No OPUS ID</u>	<u>Site area 1.8ha</u> <u>Allocated use: Class E(g) ii and iii, B2, B8</u> <u>The proposed development should be designed to incorporate the following key principles:</u> <u>a) Deliver high-quality employment floorspace suitable for a mix of uses including Class E(g)ii, B2 and B8, whilst ensuring a major any of floorspace is delivered for office use and any other uses on the site are justified, compliment the allocated use, and are appropriate and required for the operation of the site</u> <u>b) Ensure the layout, scale, form and design of development respects the character of the surrounding area and minimises impacts on visual and residential amenity, including where proposals involve external storage, storage racking up to the approved heights, plant areas or servicing yards located near residential boundaries.</u> <u>c) Provide appropriate access and infrastructure, including safe and suitable vehicular access arrangements, servicing and turning areas, and pedestrian and cycle connectivity that integrates with the surrounding network.</u>			Inclusion of the remainder of an existing Local Plan employment allocation and to provide development principles for the new allocation in line with the provisions made for other allocation policies in the Plan.	Land west of Bosal Way, Barleythorpe (1.8 ha) introduces a small area of additional employment land for Class E(g), B2 and B8 uses. The 2024 HRA assessed employment allocations in relation to traffic-related air quality effects, water quality and cumulative growth effects and concluded that employment allocations would not result in significant effects alone or adverse effects on the integrity of Rutland Water SPA/Ramsar. The Bosal Way allocation is small in scale relative to the overall employment provision and does not introduce any new impact
<u>Policy E1.5</u>	<u>Land West of Bosal Way, Barleythorpe</u>	<u>No OPUS ID</u>									
<u>Site area 1.8ha</u> <u>Allocated use: Class E(g) ii and iii, B2, B8</u> <u>The proposed development should be designed to incorporate the following key principles:</u> <u>a) Deliver high-quality employment floorspace suitable for a mix of uses including Class E(g)ii, B2 and B8, whilst ensuring a major any of floorspace is delivered for office use and any other uses on the site are justified, compliment the allocated use, and are appropriate and required for the operation of the site</u> <u>b) Ensure the layout, scale, form and design of development respects the character of the surrounding area and minimises impacts on visual and residential amenity, including where proposals involve external storage, storage racking up to the approved heights, plant areas or servicing yards located near residential boundaries.</u> <u>c) Provide appropriate access and infrastructure, including safe and suitable vehicular access arrangements, servicing and turning areas, and pedestrian and cycle connectivity that integrates with the surrounding network.</u>											

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
			<u>d) Allow for flexibility in unit sizes and configurations to accommodate a range of employment uses and operational requirements.</u> <u>e) Make appropriate provision for surface water management, incorporating sustainable drainage systems (SuDS) in accordance with the drainage hierarchy.</u> <u>f) Ensure development takes account of existing water and wastewater infrastructure within and adjacent to the site.</u> <u>g) Retain and protect existing trees and hedgerows, including those protected by Tree Preservation Order 2020/0002/TPO, and ensure development is designed and constructed in accordance with BS5837, avoiding incursion into Root Protection Areas.</u> <u>h) Incorporate measures to minimise noise, disturbance and light spill, including through the siting and orientation of buildings, servicing areas and fixed plant, to protect the amenity of nearby residential properties.</u> <u>i) Protect and enhance biodiversity, including any Local Wildlife Sites on or adjacent to the site, through the retention and enhancement of existing habitats and the incorporation of appropriate ecological enhancement measures.</u> <u>For Information</u> <u>An application for this site should be accompanied by the following evidence/surveys which include, where appropriate, evidence that the necessary mitigation measures have been planned into the design and layout of the development:</u> • <u>Transport Assessment and Travel Plan</u> • <u>Drainage Strategy, including SuDS design and maintenance arrangements</u> • <u>Flood Risk Assessment</u> • <u>Foul drainage strategy, informed by engagement with Anglian Water</u> • <u>Ecological Assessment, including consideration of Local Wildlife Sites, biodiversity net gain information and long-term management proposals</u> • <u>Arboricultural Impact Assessment, including Tree Protection Plan, with specific reference to Tree Preservation Order 2020/0002/TPO</u> • <u>Noise Impact Assessment</u> • <u>Lighting Strategy</u> • <u>Archaeological Assessment</u> • <u>Ground Investigation Report</u> • <u>Construction Environmental Management Plan (CEMP)</u>		pathways beyond those already assessed. The site is located away from European sites and includes requirements relating to transport, drainage, biodiversity and environmental management that provide additional safeguards. Consequently, the allocation is not considered to materially alter the effects previously assessed or the conclusions of the 2024 HRA.
MM56	124	E2	Insert text into the Policy after the clauses to read: <u>For the purposes of Policy E2, "employment uses" includes development within Use Class E(c) to E(g) and Use Classes B2 and B8 of the Town and Country Planning (Use Classes) Order (as amended). This reflects the range of uses typically appropriate within the Planned Limits of</u>	To improve clarity for applicants and decision-makers	Clarifies the definition of employment uses and employment development for consistency across the

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
			<u>Development, including offices, research and development, light industrial uses, general industrial uses, and storage and distribution. In this context the terms 'employment uses' and 'employment development' have the same definition as set out above.</u> Insert supporting text after Policy E2 to read: Why are these policies needed? <u>Policy E1 is intended not only to support the delivery of employment development, but also to safeguard allocated employment sites for their intended purpose over the Plan period. Where alternative or non-employment uses are proposed on allocated employment land, the Council will carefully consider the implications for the long-term supply of employment land and the delivery of the economic strategy set out in this Plan.</u> <u>The inclusion of a reference to the relevant use classes in Policy E2 is intended to provide greater precision in how the policy is applied, ensuring that proposals are assessed consistently against the types of employment uses anticipated by the Plan. This supports effective decision-making by aligning the operation of Policy E2 with the range of employment activities envisaged within the Economy chapter, while retaining flexibility for appropriate employment development on unallocated sites.</u>	by explicitly defining the types of uses covered by the policy, aligning with the updated Use Classes Order and ensuring consistency across the Local Plan.	Plan. No change to development scale, location or impact pathways. HRA conclusions unchanged.
MM57	124	E2 – supporting text	Amend existing paragraphs 7.15 to 7.17 to read: <u>Employment Needs</u> The Employment Needs & Economic Development Study recommends the following: • <u>office requirement for 7,450 sqm or 1.5Ha</u> • <u>industrial and warehousing need for between 18.2 ha and 34.9 ha, giving a combined employment land requirement of between 19.7ha and 36.4ha, with an acceptable mid-point of 26.6 ha be planned for in the Local Plan</u> • <u>With an acceptable mid-point of 26.6 ha be planned for in the Local Plan need to acknowledge the wider 'roaming' demand on the A1 corridor that could support a large development with a logistics focus</u> <u>The study identifies that this combined requirement of 19.7ha - 36.4ha could support the total jobs that can be supported in the County based on the identified need range from 3,335 to 4,378 additional jobs. For completion, it is recommended that the mid-point of 26.6 ha is reasonable to plan for and this would result in 3,860 additional jobs based on the assumptions used in the Study. However, it concludes that while a range of job creation is possible with the recommended level of need, the link between floorspace growth and jobs growth cannot be wholly reconciled. This is particularly the case for industrial jobs which comprises the greater percentage of the need.</u>	Additional detail of employment supply to be added to supporting text. To include table detailing supply from each source, including completions and commitments and a total of all sources, based on gross site area figures. Explanation should also be provided for Woolfox where a smaller boundary	Updates supporting text relating to employment land need and supply and provides additional explanation of commitments, completions and allocations. The modification updates the evidence base but does not introduce additional development beyond that provided for through the amended employment strategy. HRA conclusions unchanged.

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA												
			The Employment Needs & Economic Development Report (2023) also considered the suitability of existing employment allocations and new sites which had been proposed to the Council for employment uses to meet future needs. Site allocations have also been assessed against the Council's site assessment criteria to ensure that they are suitable for development. <u>Employment Land Supply</u> <u>The table below sets out the contribution all sources of employment land make to the overall supply in meeting the employment land requirement established in Policy E1. Policy E1 identifies allocations to deliver a minimum level of employment land over the plan period alongside existing completions and commitments. For completions and commitments this supply includes only land genuinely capable of accommodating employment floorspace. For Woolfox (Policy E1.5), this is of particular relevance where the planning and allocation boundary covers 19.11ha. However, this includes substantial area required to deliver biodiversity net gain, with the net developable area reduced down to 12ha. This is included in the commitments figure below.</u> Table 5: Sources of employment land supply <table><tr><th><u>Source of supply</u></th><th><u>Gross (ha)</u></th></tr><tr><td><u>Commitments*</u></td><td><u>15.97</u></td></tr><tr><td><u>Completions 21-25</u></td><td><u>6.41</u></td></tr><tr><td><u>Local Plan Allocations**</u></td><td><u>11.3</u></td></tr><tr><td><u>Neighbourhood Plan Allocations</u></td><td><u>2.6</u></td></tr><tr><td><u>Total</u></td><td><u>36.28</u></td></tr></table> *All allocations with planning permission are counted here ** Includes Land at Bosal Way, which is remaining land from previous Local Plan allocation <u>The total employment land supply from all sources totals 36.28 ha. This sits within the combined requirement range of 19.7–36.4 ha identified in paragraph 7.15 and provides appropriate headroom over the 26.6 ha mid point requirement. This ensures that the Plan not only meets anticipated employment land needs but also provides flexibility to accommodate market variation and supports the level of job growth identified.</u>	<u>Source of supply</u>	<u>Gross (ha)</u>	<u>Commitments*</u>	<u>15.97</u>	<u>Completions 21-25</u>	<u>6.41</u>	<u>Local Plan Allocations**</u>	<u>11.3</u>	<u>Neighbourhood Plan Allocations</u>	<u>2.6</u>	<u>Total</u>	<u>36.28</u>	and resultant site area has been used.	
<u>Source of supply</u>	<u>Gross (ha)</u>																
<u>Commitments*</u>	<u>15.97</u>																
<u>Completions 21-25</u>	<u>6.41</u>																
<u>Local Plan Allocations**</u>	<u>11.3</u>																
<u>Neighbourhood Plan Allocations</u>	<u>2.6</u>																
<u>Total</u>	<u>36.28</u>																
MM58	127	E3 (above paragraph 7.22)	Amend the title preceding Policy E3 to read: <u>Employment Development within the Planned Limits of Development</u>	To ensure the heading accurately reflects the	Non-material refinement. HRA conclusions unchanged.												

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
				following text and policies	
MM59	127	Policy E3 – supporting text	Amend paragraph 7.23 to read: The policy seeks to provide flexibility for employment uses of land and the needs of enterprise. It sets out the Council's requirements for applications for a change of use from employment to other uses including housing. The policy will offer a range of employment opportunities across the County within the built-up areas to accommodate the expansion of local businesses and to ensure that there are opportunities for companies to move into the area. <u>This policy should be read alongside Policies E4 and E10, which set out the detailed development management and site specific considerations for employment development proposals.</u>	To improve clarity and highlight the requirement to read policy in conjunction with others.	Cross-referencing improvement. HRA conclusions unchanged.
MM60	127	E3 (above paragraph 7.26)	Insert additional supporting text before paragraph 7.26 to read: <u>For the purposes of Policy E3, employment development relates to land or premises used for economic activity falling within Class E (commercial, business and service), Class B2 (general industrial) and Class B8 (storage and distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended) the same uses covered by the term 'employment use' elsewhere in the Plan.</u>	For clarification on the definition of employment development.	A definitional clarification ensuring consistency across policies. HRA conclusions unchanged.
MM61	127	E3	Amend policy text of criterion 2c to read: c) the existing location poses insurmountable environmental harm or amenity <u>harm</u> which cannot be satisfactorily resolved. The Council will require evidence that the site has not been made deliberately unviable, that marketing has been actively conducted for a reasonable period of time and that alternative employment uses have been fully explored.	To improve clarity and remove subjective terminology, ensuring the policy can be applied consistently and effectively.	Refining the wording of the policy. HRA conclusions unchanged.
MM62	138	E9	Amend Policy E9 as follows: Policy E9 – Caravans, camping, lodges, log cabins, chalets and similar forms of self-serviced holiday accommodation	Consequential change so that caravanning and camping policy applies	Removes geographic limitation of policy. HRA conclusions unchanged.

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
			In areas outside the Rutland Water Area and the Eyebrook Reservoir Area, Caravans, Camping, Lodges, Log Cabins, Chalets and other similar forms of self-serviced holiday accommodation will only be acceptable where all of the following criteria are met:.....	throughout the county.	
MM63	141	7.76	Amend paragraph 7.76 to read: There is very limited quantitative 'need' for new convenience goods floorspace, with a requirement up to 2041 of approximately 1,000 sqm net additional convenience floorspace over the new Local Plan period. There is only one supermarket in Uppingham; as such, there is scope to improve choice in the town, with identified need being directed towards strengthening convenience shopping provision within Uppingham to reduce leakage of expenditure to larger centres and to support more sustainable patterns of shopping. <u>The Uppingham Neighbourhood Plan responds directly to this identified need through the allocation of land at Uppingham Gate (Policy U-HA3) for a new retail convenience store, providing an opportunity to enhance local provision, retain spend within the town, and reinforce Uppingham's role as a key service centre.</u>	To ensure the Plan accurately reflects adopted neighbourhood planning policy and recognises the local response to identified convenience-retail need in Uppingham.	Adds reference to adopted neighbourhood planning policy. HRA conclusions unchanged.
MM64	143	7.88	Amend paragraph 7.88 to read: Policy E10 will ensure new retail development will be is directed to the Oakham <u>and Uppingham</u> town centre areas, allowing it to <u>their continued development</u> and strengthening <u>its their roles</u> as the principal comparison- shopping destinations 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.	To ensure consistency across the Plan by recognising both Oakham and Uppingham as the County's two town centres and aligning the supporting text with policy intent for directing retail development.	Aligns supporting text with overall strategy. HRA conclusions unchanged.
			Chapter 8 Sustainable Communities		
MM65	158	SC3	Add sentence at the end of criterion 6 of policy SC3 to read: <u>Where compliance with the above criteria is not practical or achievable, the planning application must demonstrate why and what alternative solutions have been considered.</u>	To provide flexibility	Adds flexibility to Policy SC3 criteria without

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
					material consequents to the HRA assessment. HRA conclusions unchanged.
MM66	166	SC5	Add text after criterion e) and before criterion f) of policy SC5 to read: <u>and, where proportionate:</u>	For clarity	Refining the wording of the policy without material change to the HRA assessment. HRA conclusions unchanged.
MM67	167	SC6	Amend wording of second paragraph of policy SC6 to read: Development proposals and activities which protect, retain, <u>expand</u> or enhance the provision, quality	For clarity	Refining the wording of the policy without material change to the HRA assessment. HRA conclusions unchanged.
MM68	169	SC6 – Supporting text	Amend paragraph 8.61 to read: The Council recognises the important role that local community facilities play in a rural county and will resist the loss of existing facilities and support the development of new opportunities. To implement the policy the Council will rigorously test proposals which result in the loss of a community facility, requiring evidence that an appropriate marketing exercise has taken place for a minimum of 12 months. Other evidence such as evidence of demand from commercial property agents may also be required to support applications for change of use. <u>Where healthcare facilities are formally declared surplus to the operational healthcare requirements of the NHS [National Health Service] or identified as surplus as part of a published estates strategy or service transformation plan, this will be considered to satisfy Part (a.) of the policy.</u>	For clarity with regard to NHS facilities	Refining the wording of the policy without material change to the HRA assessment. HRA conclusions unchanged.
MM69	170 and 171	SC7	Amend policy text to read: All new residential developments of 10 dwellings or more will be required to provide new or enhanced publicly accessible open space, to meet the needs of their occupiers in accordance with this policy and the standards set out in Appendix 3, and <u>in any should take into</u>	For clarity	Refining the wording of the policy without material change to the HRA assessment.

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
			consideration any relevant guidance and supporting evidence available at the time of determination provided by subsequently prepared Supplementary Planning Documents (SPD). Amend wording of the paragraph after criterion h) of policy SC7 to read: The precise type of on-site provision will depend on the nature and location of the proposal and the quantity and type of open space needed in the local area. This should be the subject of discussion and negotiation with the Council at the pre-application stage and where relevant with the input of the relevant Town or Parish Council and must have regard to the most up to date Open Space Assessment <u>and/or Playing Pitch Strategy</u>.	To ensure that the latest playing pitch strategy is fully considered	HRA conclusions unchanged.
			Chapter 9 Environment		
MM70	179	EN2	Delete the following text from policy EN2: Where off-site biodiversity gain is proposed, the Leicestershire, Leicester and Rutland Local Nature Recovery Strategy, once published, should be used to guide the locations of BNG [Biodiversity Net Gain]. In addition, the following locational hierarchy should be followed: 1. Within Rutland; 2. Within Leicestershire; 3. Within the adjoining counties of Lincolnshire and Northamptonshire 4. Elsewhere in England. 5. Only when it is demonstrated that there is no possibility of delivering BNG within the above locational hierarchy will the purchase of statutory credits be supported. The proposed local locational hierarchy is not intended to diminish the statutory guidance, or to change the way in which the Statutory Biodiversity Metric should be completed, with regards to the spatial risk multiplier.	Relocation of requirements relating to BNG from Policy EN2 to EN3	Relocation of policy text. HRA conclusions unchanged.
MM71	181	EN3	Add additional criterion to policy to read: h) <u>where off-site biodiversity gain is proposed, the following locational hierarchy should be followed:</u> 1. <u>Within Rutland;</u> 2. <u>Within Leicestershire;</u>	Relocation of requirements relating to BNG from Policy EN2 to EN3	Relocation of policy text. HRA conclusions unchanged.

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
			3. <u>Within the adjoining counties of Lincolnshire and Northamptonshire</u> 4. <u>Elsewhere in England.</u> <u>Only when it is demonstrated that there is no possibility of delivering BNG within the above locational hierarchy will the purchase of statutory credits be supported. The proposed local locational hierarchy is not intended to diminish the statutory guidance, or to change the way in which the Statutory Biodiversity Metric should be completed, with regards to the spatial risk multiplier.</u>		
MM72	187	EN4	Amend wording of second paragraph of the section headed 'Management and Maintenance' of policy EN4 to read: Deadwood within trees and woodland is important to biodiversity and ecology and should be retained wherever the risk of harm is at an acceptable level. Mature shrubs can also have considerable wildlife value and may form part of the natural succession to mature woodland, so should be retained <u>wherever possible</u> if present.	To ensure flexibility	Adds level of flexibility to policy's requirement to retain mature shrubs. Change adds greater flexibility but doesn't not change the HRA assessment outcomes. HRA conclusions unchanged.
MM73	193	EN6	Amend criterion c) of policy EN6 to read: c) Grade 3 land may be permitted for Solar PV where the proposal meets the requirements of Policy CC8 - Renewable energy. however grade 1 and 2 will be ruled out for renewable energy use.	To ensure consistency with national policy	This change aligns with national policy and refines the criteria for assessing renewable energy proposals. HRA conclusions unchanged.
MM74	193	Para 9.44	Amend supporting text of policy EN6, paragraph 9.44, to read: Development of the best and most versatile agricultural land will only be supported where it can be demonstrated that the need for the development, its benefits and/or sustainability considerations outweigh the need to protect such land taking into account the economic and other benefits of the best and most versatile agricultural land. <u>Within this policy, significant development refers to housing development of 10 or more homes or a site area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more.</u> For development on BMV land, the Construction Method Statement submitted with the planning application should include a soil survey and soil	For clarity	A definitional clarification. HRA conclusions unchanged.

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
			management plan. These should demonstrate evidence of good practice for soil management during and after construction.		
MM75	204	EN10	Amend paragraphs 9.77 to 9.88 and policy EN10 to read: <u>The Rutland Water Area designation provides special protection for Rutland Water and Policy EN10 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. Policy EN10 supports the Rutland Water Area (RWA) designation and provides a special layer of protection to ensure that the nature conservation features of this internationally important site and the 'Valued Landscape' are respected and protected.</u> <u>The wider "Rutland Water Area" comprises of 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. The Rutland Water Area Landscape Review (2019) provides robust evidence to underpin the identification of the RWA which comprises the reservoir and its immediate surroundings and the five Recreation Areas (RAs) inset within it.</u> <u>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.</u> <u>The Review recognises that much of the shoreline and immediate countryside around Rutland Water benefits from views across the water from elevated land. The Review also provides evidential support for the identification of the wider 'Rutland Water Area' in the Local Plan as a 'Valued Landscape' as required by the National Planning Policy Framework. Consequently, development proposals in the Rutland Water Area will need very careful consideration to ensure that the high quality of the landscape and the setting of Rutland Water are safeguarded.</u> <u>Policy EN10 allows for carefully managed limited development of certain specified uses that are carefully designed and located to respect the nature conservation features of this internationally important site and to avoid any adverse impact on the landscape, wildlife interests and general tranquil and undisturbed environment of Rutland Water.</u> <u>The intention of Policy EN10 is to focus small scale recreation, sport and tourist uses on the five Recreation Areas and control all non-essential development in the wider RWA, limiting it to that which is directly related to the use and enjoyment of Rutland Water or is for operational requirements (by Anglian Water). These uses in the wider RWA are limited to those essential</u>	The policy has been re-structured and supporting text revised to make clear what the purpose of Policy EN10 is to provide a special layer of protection to ensure that the nature conservation features of this internationally important site and the 'Valued Landscape' are respected and protected. The policy sets the role of the Recreation Areas and the Wider Rutland Water Area	Modification clarifies protection for Rutland Water and its surrounding area, including explicit recognition of its designation as a SPA, Ramsar site and SSSI. It also distinguishes between Recreation Areas and the wider Rutland Water Area, and restricts development to small-scale and essential uses, subject to strict environmental controls. Importantly the modifications do not change the protections in place or the intent of the overall policy. Conclusions of the HRA are, therefore, unchanged.

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
			<u>for nature conservation or fishing, walking and cycling, or essential for operational requirements of existing facilities and subject to requirements in terms of location, scale, design, and landscape impact.</u> Policy EN10 - Rutland Water Area <u>A. The Recreation Areas</u> Development in the area defined on the Policies Map as the Rutland Water Area should 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. <u>Within the five defined recreation areas shown on the Policies Map, new development will be limited to small scale recreation, sport and tourist uses and essential development related to Anglian Water's operational requirements.</u> <u>New development must be directly related to the use and enjoyment of Rutland Water and be appropriate in scale, form and design to its location.</u> The Council will support proposals which contribute to the function and operation of Rutland Water Reservoir, its treatment works, associated networks and supporting infrastructure within the defined Rutland Water Area subject to the criteria below. New development will be limited to small scale recreation, sport and tourist uses or, essential for Anglian Water operational requirements within the five defined Recreation Areas only. These areas are defined on the Policies Map. In all cases the applicant must demonstrate that the development within the designated Recreation Areas would: - 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; - be compatible with other uses of land and leisure activities; - 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); - not be detrimental to local amenity including increases to the level of traffic movements and, parking in the Rutland Water Area not having a severe adverse impact on road safety or amenity and not be detrimental to highway considerations and		

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
			e) no development should not pose a threat to or lead to potential pollution/deterioration of Rutland reservoir and nearby/connecting watercourses. 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. <u>B. The Wider Rutland Water Area</u> Outside the five defined recreation areas, new development will only be acceptable where it is demonstrated that it is essential for nature conservation or fishing or essential to the operational requirements of existing facilities, subject to it being appropriate in terms of location, scale, design, and impact on the landscape, SSSI/SPA/ Ramsar designations and biodiversity. <u>Development in the wider 'Rutland Water Area' as defined on the Policies Map will be restricted to small-scale development which will only be acceptable where it is demonstrated that it is essential for nature conservation or fishing, walking and cycling or essential to the operational requirements of existing facilities.</u> <u>Development must be appropriate in location, scale, design, and does not have an adverse impact on the Valued Landscape, SSSI/SPA/ Ramsar designations and biodiversity and wildlife interests and the general tranquil and undisturbed environment of Rutland Water.</u> Caravan and camping sites will only be acceptable within the defined recreation areas of Sykes Lane, Normanton, and Gibbet Lane where they are appropriate to the area in terms of its scale, location, and impact on the surrounding area. <u>The Council will support proposals which contribute to the function and operation of Rutland Water Reservoir, its treatment works, associated networks and supporting infrastructure within the defined Rutland Water Area.</u> 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. It would need to be demonstrated that the site is required to secure provision or maintain landbanks and cannot reasonably, or would not otherwise be met from, committed or allocated reserves. <u>Why is this policy needed?</u> 9.80 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 and the 'Rutland Green and Blue Infrastructure Strategy' (2023) (GBI) recognises that not only is it a high quality GBI asset but is also multi-functional with a major role as a recreational		

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
			facility with importance for tourism and the local economy. Rutland Water attracts thousands of visitors a year and has two visitor centres. It provides the opportunity for recreation including walking, cycling, relaxation as well as water-based sports such as canoeing, kayaking and paddle boarding. 9.81 The reservoir and its immediate surrounds have 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. The management of Rutland Water falls into two categories: 1) An area managed by the Wildlife Trust for wildlife; and 2) An area managed as a Water Park for people and recreation. The Reserve is a haven for wildlife and is designated as a Ramsar Site, Site of Special Scientific Interest (SSSI) and Special Protection Area (SPA) due to its regional importance as a site for breeding and wintering waterbirds. The Reserve is dominated by the artificial freshwater reserve with a mosaic of wetland habitats and semi-natural woodland. 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. 9.82 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, fishing, and picnicking and it is recognised that some limited development may be needed to support this role. 9.83 There are two newly designated bathing waters in Rutland water and appropriate measures that adhere to bathing water criteria should be taken when planning in and around these areas. These are: 1. Rutland Water Whitwell Creek – Bathing water profile 2. Rutland Water Sykes Lane – Bathing water profile 9.84 Whilst 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. 9.85 The policy approach to the area around Rutland Water has been largely successful since the 1970's in protecting nature conservation interests of the reservoir and retaining the unspoilt and tranquil nature of the area, while accommodating recreation and tourism needs. focussing new development within the five areas whilst balancing Rutland Water's important		

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
			<u>operational and recreational role with the need to protect its nature conservation interests and generally tranquil and undisturbed character.</u> <u>The Discover Rutland Tourism Strategy 2020 to 2025 (2019) recognises tourism focused development around the Rutland Water Park is integral to the tourism offer in Rutland and it is important for Discover Rutland and Anglian Water to have a close relationship to assist each other in achieving their objectives.</u> 9.86—A Landscape Review of the Rutland Water Area (2019) was undertaken to provide robust up-to-date evidence to underpin the identification of the Rutland Water Area and its boundaries, and the Recreation Areas inset within it, as required by the NPPF. The study provides the evidence and reasoned justification to support the identification of the Rutland Water Area in the Local Plan as a ‘valued landscape’ 9.87—The Rutland Water Area designation provides special protection for Rutland Water. Within the defined Rutland Water Area (RWA) around the reservoir and its immediate environs, strategic policy allows for carefully managed limited development of certain specified uses 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. Small scale recreation, sport and tourist uses are permitted within five defined Recreation Areas (RAs) around the shores of the reservoir within the RWA where this is directly related to the use and enjoyment of Rutland Water or for operational uses (by Anglian Water) and appropriate in scale, form, and design to its location. 9.88—The whole of the Rutland Water Area including the defined Recreation Areas is also within the countryside as defined in the Local Plan and will be subject to policies relating to development in the countryside.		
MM76	207	EN11	Delete last sentence of policy EN11: Caravans, Camping, Lodges, Log Cabins, Chalets and other similar forms of self-serviced holiday accommodation will not be permitted.	To accord with the presumption in favour of sustainable development.	Removes the blanket restriction on caravans, camping, lodges and similar forms of self-serviced holiday accommodation. Whilst visitor and recreational pressure on Rutland Water SPA/Ramsar was identified as a key pathway in the 2024

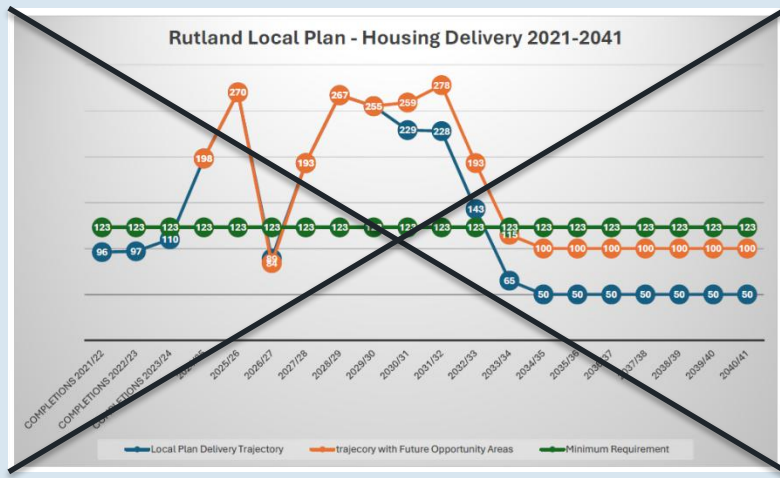
Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
					HRA, the Appropriate Assessment concluded that the scale of growth proposed through the Local Plan would not result in adverse effects on integrity due to the managed nature of visitor access at Rutland Water, the limited exposure of the qualifying features to casual recreation, and the safeguards provided through the wider policy framework. The modification does not allocate sites for visitor accommodation or identify additional tourism development locations, and any proposals remain subject to relevant Local Plan policies and project-level assessment where required. Consequently, the modification alone, removing restrictions, does not materially alter the recreation-related assumptions or conclusions of the 2024 HRA.
MM77	208	EN12	Add a new paragraph after paragraph 5 of the policy to read: <u>Where proposals for enabling development are made to support the renovation and re-use of otherwise under-used or derelict designated heritage assets, and especially where they would be used for a community purpose, the Council will work closely with promoters to ensure that such schemes are appropriate and necessary. Where the community use can be proven and</u>	For clarity on enabling development relating to heritage assets	Modification introduces text to enable proportionate enabling development where necessary to secure the renovation and re-use of

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
			<u>the level of enabling development can be shown to be proportionate and appropriate then such proposals should be permitted.</u>		designated heritage assets. Renovation and re-use projects will be subject to the relevant approvals (i.e. HRA) and project level assessments of effect. The modification does not alter the overall scale, type or distribution of development proposed by the Local Plan and does not introduce new impact pathways beyond those already considered in the HRA. HRA conclusions unchanged.
			Chapter 10 Minerals and Waste		
MM78	215-216	MIN1 and para 10.5	Amend policy text to read: 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 <u>as long as it can be demonstrated this is the main purpose of the proposal.</u> Add to the end of paragraph 10.5 to read: <u>For the purposes of the policy, small scale is considered to be where the scale of the extraction is appropriate to the sensitivities of the area in which the extraction is located.</u> Delete 4th and 5th sentences of paragraph 10.16 to read: 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	For clarity and consistency in wording across policies.	A clarification and tightening of policy controls on small-scale mineral extraction. HRA conclusions unchanged.

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
			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.		
MM79	223/226	MIN2	Amend paragraph 10.25 to read: A landbank is a stock of planning permissions for mineral extraction and is calculated by dividing the permitted reserves by the provision rate. A landbank of at least 10 years for crushed rock, and a stock of permitted reserves of at least 15 years for cement primary and secondary materials (limestone and clay), will be sought to maintain or improve an existing plant and equipment, and at least 25 years where major investment is required for a new plant, or the maintenance and improvement of existing plant and equipment to support a new kiln. Amend MIN2 paragraph 3 to read: A stock of permitted reserves of at least 15 years for cement primary and secondary materials (limestone and clay) will be sought to maintain <u>or improve</u> an existing plant <u>and equipment</u>, and at least 25 years <u>where major investment is required for a new plant, or the maintenance and improvement of existing plant and equipment to support a new kiln.</u> Amend paragraph 10.40 to read: The Government requires MPAs [Mineral Planning Authorities] 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 or improve an existing plant and equipment, and at least 25 years where major investment is required for a new plant, or the maintenance and improvement of existing plant and equipment to support a new kiln.	For clarity and consistency across the supporting text and to better align with national policy on land banks for crushed rocks and cement materials.	Alignment of mineral landbank policy with national requirements, without increasing permitted extraction or altering spatial distribution. HRA conclusions unchanged.
MM80	231-232	MIN4	Amend second paragraph of MIN4 to read: Proposals for the extraction of minerals to support conservation of the historic environment or maintaining local distinctiveness <u>must demonstrate will be supported as long as it can be demonstrated</u> that this is the main purpose of the proposal.	For clarity and consistency in wording across policies.	Provides additional flexibility for heritage-related mineral extraction only. HRA conclusions unchanged.

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
MM81	234	MIN5	Amend paragraph 10.58 to read: The existing commitments for crushed rock provide crushed rock surplus to requirements over the plan period, however sites have been allocated that will provide crushed rock alongside the production of building stone and therefore no sites have been identified. Further, no. <u>No</u> sites for the supply of limestone and clay, required to support Ketton Cement Works, have been identified - the identification of the cement [Area of Search] AoS and Policy MIN4 enables sites to come forward which are in line with relevant Local Plan policies. Amend paragraph 10.59 to read: To support a continued supply of building stone, a two sites <u>for building stone alongside crushed rock</u> extraction at New Road, Hooby Lane and Hooby Lane North, Stretton <u>are</u> identified in Policy MIN5, with its <u>their</u> location shown in Figure 10 <u>and on the policies map</u>. Amend policy text to read: Policy MIN5 - Site-specific allocations for the extraction of <u>crushed rock and building stone</u> Proposals for the extraction of <u>crushed rock and</u> building stone at the following sites will be permitted in accordance with other relevant Local Plan policies: • M1 New Road, Hooby Lane (yield unknown) • <u>M2 Hooby Lane North, Stretton (yield unknown)</u> <u>Planning permission for the Site M1 New Road, Hooby Lane will be subject to a s.106 agreement (or other relevant legal agreement) which prior to the commencement of any extraction on site prevents the grant of access and transfer of mineral rights for mineral extraction granted under Ref No. 96/0089 at Thistleton Quarry, Thistleton.</u> Amend 5th Sentence of paragraph 10.60 to read: BSPF [British Steel Pension Fund] are willing to exchange Thistleton Quarry for an alternative, deliverable and viable site, at New Road, Hooby Lane (also in their ownership) which would primarily be for crushed rock and building stone extraction. Amend paragraph 10.61 to read: The existing commitments, excluding the 6.4 Mt reserve at Thistleton, will still provide crushed rock surplus to requirements over the plan period, and as such there is no need to allocate any sites for the extraction of crushed rock. Amend text at the start of paragraph 10.62 to read:	For clarity and to account for a new allocation and for the inclusion of crushed limestone extraction. To include exchange agreed between the Council and the owners of Thistleton Quarry whereby the consented Thistleton Quarry scheme would not come forward for development if Hooby Lane M1 site is allocated. This would be secured through a legal agreement.	Introduces a new minerals allocation at Hooby Lane North, Stretton (M2), alongside amendments to support crushed rock and building stone extraction and a legal mechanism to prevent extraction at Thistleton Quarry should extraction commence at Hooby Lane (M1). Whilst the modification provides additional flexibility within the minerals strategy, it does not introduce new impact pathways beyond those already associated with mineral extraction and assessed through the HRA, including traffic, air quality, water quality and disturbance effects. The 2024 HRA identified no adverse effects on the integrity of European sites arising from mineral allocations and associated development. The additional M2 allocation is intended to provide flexibility and resilience in mineral supply rather than a requirement for increased extraction, and the supporting text confirms that existing commitments already provide a surplus

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
			However, Due to the limited number of current crushed rock permissions, the total aggregate output may be affected if a site ceases operations or significantly reduces production. Therefore an additional site at Hooby Lane North, Stretton has also been allocated to provide flexibility in the plan. For these reasons, The situation at all sites will be monitored to ensure that a sufficient supply of minerals is maintained. Amend title after paragraph 10.62 to read: Limestone (including Building stone) and clay Amend text at the start of paragraph 10.63 to read: To support a continued supply of building stone, two sites for that include building stone extraction is are allocated. Located within the LABS [Limestone for Aggregate and Building Stone] AoS, it they are is in line with the mineral's spatial strategy.		of crushed rock over the plan period. Consequently, the modification is not considered to materially alter the magnitude of effects previously assessed and the conclusions of the HRA remain unchanged.
MM82	254	MIN10	Amend Policy MIN10 section b) to read: b) planning obligations and / or legal agreements to: • ensure that operational requirements are met (but only where the use of planning conditions alone is not adequate), and / or • provide <u>benefits which contribute to sustainable development objectives</u> benefits to compensate the local community affected by the development (where appropriate)	For clarity	A refinement of how mitigation and operational controls may be secured, without any change to development itself. HRA conclusions unchanged.
			Chapter 11 Infrastructure and Delivery		
MM83	263	INF2	Add policy text at the end of the policy to read: <u>'Smaller developments which are likely to have a significant impact on the local highway network, are in proximity to environmentally sensitive areas, or, they are in an area where multiple developments may have a cumulative impact may also require a Transport Assessment or Transport Statement. Transport Assessments will normally be required for major and non-residential schemes, whereas Transport Statements will normally be required for smaller developments. This will be assessed on a case-by-case basis.'</u>	For clarity on when a new travel plan will be required.	Clarifies scope of approval required for different levels of impact. HRA conclusions unchanged.
MM84	266	INF3	Amend policy text to read:	For clarity	Includes cross reference to relevant appendix.

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
			'f) Make provision for secure parking and storage facilities in new development and in areas with high visitor numbers for bicycles, mobility scooters and pushchairs <u>with reference to the standards included in Appendix 5 Parking Standards</u>		HRA conclusions unchanged.
MM85	268	INF4.1	Add a new paragraph after the first paragraph to read: <u>Land shall be transferred at a notional cost with use restricted for healthcare purposes, secured through legal agreement, and with provisions for NHS succession.</u>	For clarity and to facilitate delivery of a new medical centre.	Clarifies delivery mechanism and land ownership arrangement. HRA conclusions unchanged.
			Chapter 12 Monitoring and Review Framework		
MM86	274	Figure 11 Table 6	Accept replacement of Fig 11 and Table 6 with updated version in RCC9. <u>Housing Trajectory</u> Figure 11 – Housing Delivery 2021-2041 	To replace previous data to provide more up to date and clearer information on housing land supply including the trajectory.	Updates existing figures with no consequential change. HRA conclusions unchanged.

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA																																																																																																														
			Table 6 – Data for Housing Delivery (Figure 11) <table><tr><th></th><th>Completions 2021/22</th><th>Completions 2022/23</th><th>Completions 2023/24</th><th>2024/25</th><th>2025/26</th><th>2026/27</th><th>2027/28</th><th>2028/29</th><th>2029/30</th><th>2030/31</th><th>2031/32</th><th>2032/33</th><th>2033/34</th><th>2034/35</th><th>2035/36</th><th>2036/37</th><th>2037/38</th><th>2038/39</th><th>2039/40</th><th>2040/41</th><th>Total</th></tr><tr><td>Minimum Requirement</td><td>123</td><td>123</td><td>123</td><td>123</td><td>123</td><td>123</td><td>123</td><td>123</td><td>123</td><td>123</td><td>123</td><td>123</td><td>123</td><td>123</td><td>123</td><td>123</td><td>123</td><td>123</td><td>123</td><td>123</td><td>2460</td></tr><tr><td>Local Plan Delivery Trajectory</td><td>96</td><td>97</td><td>110</td><td>198</td><td>270</td><td>89</td><td>193</td><td>267</td><td>255</td><td>229</td><td>143</td><td>65</td><td>50</td><td>50</td><td>50</td><td>50</td><td>50</td><td>50</td><td>50</td><td>50</td><td>2590</td></tr><tr><td>Potential additional supply from Future Opportunity Areas (Policy SS4)</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>30</td><td>50</td><td>50</td><td>50</td><td>50</td><td>50</td><td>50</td><td>50</td><td>50</td><td>50</td><td>50</td><td>530</td></tr><tr><td>Potential trajectory including future opportunity areas</td><td>96</td><td>97</td><td>110</td><td>198</td><td>270</td><td>84</td><td>193</td><td>267</td><td>255</td><td>259</td><td>278</td><td>193</td><td>115</td><td>100</td><td>100</td><td>100</td><td>100</td><td>100</td><td>100</td><td>100</td><td>2812</td></tr></table>		Completions 2021/22	Completions 2022/23	Completions 2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Total	Minimum Requirement	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	2460	Local Plan Delivery Trajectory	96	97	110	198	270	89	193	267	255	229	143	65	50	50	50	50	50	50	50	50	2590	Potential additional supply from Future Opportunity Areas (Policy SS4)										30	50	50	50	50	50	50	50	50	50	50	530	Potential trajectory including future opportunity areas	96	97	110	198	270	84	193	267	255	259	278	193	115	100	100	100	100	100	100	100	2812		
	Completions 2021/22	Completions 2022/23	Completions 2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Total																																																																																														
Minimum Requirement	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	123	2460																																																																																														
Local Plan Delivery Trajectory	96	97	110	198	270	89	193	267	255	229	143	65	50	50	50	50	50	50	50	50	2590																																																																																														
Potential additional supply from Future Opportunity Areas (Policy SS4)										30	50	50	50	50	50	50	50	50	50	50	530																																																																																														
Potential trajectory including future opportunity areas	96	97	110	198	270	84	193	267	255	259	278	193	115	100	100	100	100	100	100	100	2812																																																																																														
MM87	276	Monitoring Framework table - Policy Column	Amend the title of Policy CC4 to read: Policy CC4: <u>Low Carbon Development</u> Net zero-carbon (operational)	To clarify the intended scope of the policy and consistency with MM's.	Updates the title of Policy CC4 for consistency. HRA conclusions unchanged.																																																																																																														
MM88	278	Monitoring Framework table - Policy Column	Amend the title of Policy SS3 to read: Policy SS3: Small Scale development on the edge of Settlements	For clarity and consistency with MM's.	Updates the title of Policy SS3 for consistency. HRA conclusions unchanged.																																																																																																														
MM89	279	Monitoring Framework table - Row SS4: Future Opportunity Areas	Delete row from table.	Delete row from table. Policy removed from Plan, see MM's.	Removal of monitoring indicator following deletion of Policy SS4. No change to development quantum or impact pathways. HRA conclusions unchanged.																																																																																																														

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
MM90	279-280	Monitoring Framework table – All Spatial Strategy policies from and including SS5.	All Policies from SS5 onwards change number as a consequential change for the removal of Policy SS4.	For accuracy following the removal of SS4 – Future Opportunity Areas.	Administrative, non-material modification. HRA conclusions unchanged.
MM91	279	Monitoring Framework table - Policy Column	Amend the title of Policy SS7 to read: SS7: Residential Development in the open countryside	For clarity and consistency with MM's.	Updates the title of Policy SS7 for consistency. HRA conclusions unchanged.
MM92	283	Monitoring Framework table – Row H10: Meeting the needs of Gypsies, Travellers and Travelling Showpeople, Indicator, Target and Source Column	Amend text to read: Indicator: Number of approved Gypsy, Traveller and Travelling Show People pitches delivered. Delivery of specific allocations to meet identified need. Target: Meet the assessed needs of Gypsies, Travellers and Travelling Show People according to the RCC GTAA [Gypsy and Traveller Accommodation Assessment]. Zero unauthorised encampments per annum. Source: Monitoring of planning permissions, liaising with the community by MATU. RCC Enforcement records.	For effectiveness, soundness and clarity. For consistency with MM's.	Update to monitoring indicators and targets for Gypsy, Traveller and Travelling Showpeople provision. HRA conclusions unchanged.
MM93	283	Monitoring Framework table –	Add in new row for the new policy, Policy H10.1 to H10.4 Development principles for Gypsy, Traveller and Travelling Showpeople allocations.	For effectiveness, soundness and	New monitoring framework for Policies H10.1-H10.4.

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
		New row below H10 row.	Row to read: Policy: H10.1 – H10 Development principles for Gypsy, Traveller and Travelling Showpeople allocations Indicator: Total number of plots completed annually per site. Target: Deliver the indicative number of plots for each allocation. Source: Monitoring of planning permissions, liaising with the community by MATU.	clarity. For consistency with MM's.	HRA conclusions unchanged.
MM94	283	Monitoring Framework table – New row below new H10.1 – H10.4 row above.	Add in new row for new Policy H11. Row to read: Policy: H11: Assessment Criteria for Proposals for Gypsy, Traveller and Travelling Showpeople Accommodation Indicator: Delivery of specific allocations to meet identified need. Target: Zero unauthorised encampments per annum. Source: RCC Enforcement records	For effectiveness, soundness and clarity. For consistency with MM's.	New monitoring framework for Policy H11. HRA conclusions unchanged.
MM95	283	Monitoring Framework table - Policy Column	Amend Policy E1.1 – E1.6 to read: E1.1 – E1.56 Development Principles for Employment Allocations	For effectiveness, soundness and clarity. For consistency with MM's.	Administrative, non-material modification. HRA conclusions unchanged.
MM96	289	Monitoring Framework table - Policy Column	Amend the title of Policy EN10 to read: EN10: Rutland Water Area	For clarity and consistency with MM's.	Administrative, non-material modification. HRA conclusions unchanged.
MM97	291	Monitoring Framework table -	Amend the title of Policy MIN5 to read: Policy MIN5 - Site-specific allocations for the extraction of <u>crushed rock and</u> building stone	For clarity and consistency with MM's.	Monitoring framework updated to reflect revised title of Policy MIN5.

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
		Policy Column			HRA conclusions unchanged.
MM98	291	Monitoring Framework table – Row MIN5 Site-specific allocations for the extraction of building stone, Indicator and Target Column.	Amend text to read: Indicator: Amount of building stone <u>and crushed rock</u> produced and consumed (sales) annually Target: Allocated site for building stone <u>and crushed rock</u> extraction comes forward	For clarity and consistency with MM's.	Monitoring indicators updated to reflect building stone and crushed rock extraction. HRA conclusions unchanged.
			Glossary and Appendices		
MM99		Glossary	Amend text to read: 'Community facilities' Facilities available for use by the community. Examples include village halls, doctor's surgeries, pubs <u>and</u> churches. and children's play areas and may also include areas of informal open space and sports facilities Open Space <u>Open Space also includes children's play areas and areas of informal open space and sports facilities"</u>	For clarity and to amend the definition of community facilities and add definition of open spaces.	A definitional clarification ensuring consistency across the Local Plan. HRA conclusions unchanged.
MM100		Glossary	Amend text to read: Economic Development: Industrial, commercial, retail, tourism development (B Use Classes), public/community uses, and main town centre uses; excludes housing development. <u>This also includes development</u>	To reflect changes to related Employment	A definitional clarification ensuring consistency across the Local Plan.

Modification Reference	Page No.	Para/ Table/ Box/ Policy	Proposed Modification	Reason	Implications for the HRA
			<u>within Class E, B2 and B8 which supports economic activity. Other employment uses may also be included where they align with Local Plan policies and where they benefit the local economy.</u> <u>Employment uses (new glossary entry):</u> <u>Land or premises used for economic activity falling within Class E c) to g) (commercial, business and service), Class B2 (general industrial) and Class B8 (storage and distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended).</u> <u>Other employment uses (new glossary entry):</u> <u>Uses that do not fall within the primary employment use classes E c)-g), B2 or B8, but which nevertheless generate employment or contribute to economic activity.</u>	related policies in the Plan.	HRA conclusions unchanged.



Canon Court West
Abbey Lawn
Shrewsbury
SY2 5DE

wsp.com

PUBLIC