

Appendix 1: New Rutland Local Plan: Proposed Evidence Base, August 2026

The following evidence base work is proposed to support the new Rutland Local Plan 2026 to 2046.

We still need to review it to check it does not need updating following the publication of the finalised [new National Planning Policy Framework](#) (NPPF 2026) on 17th August 2026.

Table 1: New documents to be prepared

Document	Why is it being prepared?	What will it inform?	Other information
Sustainability Appraisal/SEA	To inform key stages of new plan preparation. Regulatory requirements.	All sections of the plan	Prepared in stages – initial stage is SA/SEA Scoping Report.
Habitat Regulations Assessment	Regulatory requirements.	Legal compliance with the Habitat Regulations.	Prepared at key stages of plan preparation.
Equalities Impact Assessment	To ensure compliance with Public Sector Equality Duty. This may be a full assessment, if the Equality Impact Assessment Screening report recommends this.	Whole plan.	
Health Impact Assessment (HIA)	The HIA provides the opportunity to review the potential health impacts of the Local Plan and make recommendations on how policies can be improved. This ensures that planning policies and decision should aim to achieve healthy, inclusive and safe places.	Whole plan.	No longer a mandatory requirement under the new NPPF. Desirable to have
Water Cycle Study	There will be revised inputs and outputs arising from the much higher amount of new development and the options for its spatial distribution. There will also be new information from the utility companies to include. The evidence will need to cover the whole of the new plan period.	Spatial distribution of development, new water infrastructure needs.	
Strategic Flood Risk Assessment Level 1 and Level 2.	To provide up to date evidence of flood risk for the whole of the new local plan period based on the latest available modelling.	The spatial distribution of development and sites selection, and any necessary mitigations of flood risk, including new	

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		infrastructure and flood storage land designations.	
Development Sites Assessment Report	To categorise and provide comparable information on suitability, availability and achievability about each of the new potential development sites – employment, housing, Gypsies and travellers, retail, BNG, etc. submitted during call for sites or identified through other sources.	Sites selection.	To include site assessment methodology, summary of results and appendix of full assessment results.
Development Sites Selection: methodology and results	To set out how we select the sites to allocate in the new local plan and to identify which sites are being proposed as allocations as a result of applying the site selection methodology.	Proposed site allocations.	
Gypsy and Traveller Accommodation Needs Assessment	To bring the evidence base up to date and to cover the whole of the new plan period, especially to reflect local New Traveller needs. Also to provide policy recommendations that reflect the latest national planning policy in the NPPF.	Policies and any site allocations for Gypsies, Travellers and Travelling Showpeople.	
Employment Needs and Economic Development Evidence	To provide up to date evidence that forecasts needs for the whole of new local plan period. To include a refresh of the Economic Strategy to set out clear ambitions for employment.	The jobs and employment part of the overall plan strategy, and the approach to employment development.	To be linked with housing needs assessment through a HEDNA report.
Biodiversity Assessment of Potential Development Sites	To support the site selection process.	The selection of site allocations.	Site specific ecology detail to complement existing Biodiversity Assessment.
Infrastructure Delivery Plan	To take account of recent gains and losses of local infrastructure, new planned infrastructure and any changes to national or local policy that could affect the provision of infrastructure.	Overall spatial strategy, infrastructure allocations and site-specific development criteria. The whole plan viability assessment.	
Whole Plan Viability Assessment	To take account of the latest up to date information about the viability of new	Policy options for securing deliverable new development and	

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	development, and any changes to national planning policy.	affordable necessary supporting infrastructure.	
Rutland Traffic Modelling Forecast Report	New study needed to take account of new quantum and spatial distribution of proposed development.	Spatial strategy, site selection, site allocation criteria, new highway infrastructure proposals.	
Masterplans or similar and associated technical assessments for any new settlements or urban extensions promoted through the plan.	To help justify inclusion of any such sites in the NRLP, and to ensure that any such proposed development is delivered as envisaged.	Spatial strategy, land allocations, and site-specific development criteria.	Desirable only.
Sequential and Exceptions Test (Level 2 SFRA)	Regulatory requirement to ensure development allocations in new RLP avoid flood risk wherever possible.	Site selection	
Heritage Impact Assessments	To address the qualitative evidence gap identified during emerging RLP work.	Site assessment and selection, and development criteria for site allocations.	
Highways Assessment of Potential Development Sites	To support the site selection process	The selection of site allocations	
Planning Archaeology Assessment of Potential Development Sites	To support the site selection process	The selection of site allocations	
Agricultural Land Classification Assessments	To provide site specific information about the agricultural value of land around key settlements which may be potential allocations.	Site assessment and selection.	Desirable only
Tourism Strategy	To roll forward 2020-25 Discover Rutland Tourism Strategy to cover plan period. To take account of new opportunities, such as (potentially) Wild Rutland.	Tourism and employment policies, site allocations for tourism uses.	Desirable only.

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	To consider needs for visitor coach parking.		
Visitor Accommodation Needs Assessment	To provide insight into future tourist accommodation needs.	Allocations and policies for new tourist accommodation.	Desirable only.
Five-Year Housing Land Supply Report	Understanding of housing completions and commitments, particularly for the early years of the plan period.	Housing trajectory and residual housing requirement.	July 2026 and subsequent annual editions.
Older Persons Accommodation Market Position Statement	Other service need.	Policies and allocations on older persons housing needs, including affordable housing	May 2026
Sustainability Plan for Residential and Home Care	Other service need.	Any policy or allocations for residential care.	Last updated 2025
LLR Supported Housing Strategy 2027-2032	Adult Social Care/Housing Strategy service need.	Policies for specialist housing. Supported housing policies and allocations	March 2027
Fourth Local Transport Plan: Moving Rutland Forward	Service need. Sets out the long-term vision and strategy for transport and highways across the county	Specific transport policies and allocations, the assessment of potential development sites and the development criteria for any proposed allocations.	Refresh expected November 2026.
Local Transport Plan Implementation Plan 2026-2031	Service need. To update and roll forward the existing LTP4 to accord with latest national policy and guidance.	Transport policies of the new local plan and development criteria for any new site allocations.	Expected November 2026.
Local Transport Delivery Plan 2026 - 2030	Highways and Transport service need.	Transport policies of the new local plan and development criteria for any new site allocations.	Due to be finalised by September 2026.
Parking Strategy	Highways and Transport service need. – currently in draft (June 2026).	Site assessments, development density, site allocation criteria. Any parking policies and standards included in the new local plan.	Need to check alignment with new NPPF, e.g. its drive for higher density development.

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Residential Density Evidence Paper	To update evidence on the density of new housing development in Rutland and inform the efficient use of land in accordance with the NPPF.	Spatial strategy, site capacities, housing land requirements, site selection and development density policies.	Update to RCC25 prepared in support of the submitted Local Plan Examination.

Table 2: Documents to be refreshed

Document	Why is it refreshed?	What will it inform?	Other information
Policy Options for Net Zero Carbon Development	To provide new practical and deliverable recommendations that align with post 2023 national policy changes, through the (draft) National Planning Policy Framework and any wider updated national net zero policy positions.	Climate change and design policies	Light refresh only.
Settlement Landscape Sensitivity	To consider the landscape impacts of and recommend possible mitigations of any new sites and alterations to limits to development that emerge through the plan preparation process. This will include any large-scale sites, such as new settlements and urban extensions.	The spatial distribution of development and sites selection.	Only required if new spatial options or strategic site proposals are promoted in locations not adequately covered by the existing assessment, including smaller villages not previously assessed.
Spatial Strategy and Settlement Hierarchy Report (2023)	To consider whether the methodology and settlement hierarchy needs to be reviewed in Rutland, following a much higher housing number and a new National Planning Policy Framework (NPPF 2026).	The preferred option for the spatial distribution of new development.	
Planned Limits to Development Review	New limits to development will be needed around settlements to accommodate any new site allocations. Consideration will need to be given to applying and delineating limits to development around the smaller villages, to ensure the Local Plan aligns with the new draft NPPF.	The alignment of new/revised limits to development.	PLDs for smaller villages may require refreshing data on settlement limits.

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Small Sites Housing Windfalls Study	To include new data for the period from 2022 to 2026, and to consider how the new draft NPPF may alter future forecasts of windfall sites supply.	The allowance that will be made for windfall sites in the calculation of the overall residual housing requirement for Rutland.	Update and refresh.
Housing Market Assessment	To reflect the latest population and households data and identify specific population needs, such as for affordable housing, including affordable home ownership, and older persons housing.	Overall local plan housing requirements. Policies and allocations on a range of local housing needs, including affordable housing.	Being procured alongside Economic Development Needs evidence, though a Housing and Economic Development Needs Assessment (HEDNA).
Open Space Assessment	To consider whether the Open Space Assessment needs updating in the light of changes to the national policy outlined in the new NPPF.	To consider whether the Open Space Assessment needs updating in the light of changes to the national policy outlined in the new NPPF.	Take account of new Green Infrastructure Standards for England published by Natural England 2026 and Field in Trust standards for open space, outdoor sport and play, 2026
Playing Pitch Strategy	To consider whether the Open Space Assessment needs updating in the light of changes to the national policy outlined in the new NPPF.	To consider whether the Open Space Assessment needs updating in the light of changes to the national policy outlined in the new NPPF.	Sport England intends to update guidance once new NPPF is published. The updated guidance will assist local authorities and other parties to meet the requirements of the new NPPF
Green and Blue Infrastructure Strategy	To consider whether the Green and Blue infrastructure strategy needs updating in the light of changes to the national policy outlined in the new NPPF. Need to review and set out how it aligns with the LNRS and transport routes. To provide recommendations for its effective use in planning policy and decision making, such as suggested policy wording.	Overall spatial strategy, general policies, and site-specific development criteria.	Take account of new Green Infrastructure Standards for England published by Natural England 2026

Document	Why is it refreshed?	What will it inform?	Other information
Important Open Spaces and Frontages Review	To bring it up to date with respect to important sites that have been lost to development.	Site assessment process, and any map-based element of Policy EN8.	Last reviewed in 2012
Landscape Review of the Rutland Water Area	To consider whether the methodology and the Rutland Water Area boundary needs to be reviewed following issues raised during the emerging RLP Examination	The Rutland Water Area policy, infrastructure policies, site allocations and development criteria for proposals affecting the Rutland Water Area and its setting.	Last reviewed in 2019. Existing study remains broadly up to date, with any future review limited to issues arising from the emerging RLP Examination and their implications for the Rutland Water Area boundary, infrastructure proposals and planning policy approach.
<i>Rutland Joint Health and Well Being Strategy</i>	<i>To roll forward existing strategy with end date of 2027.</i>	<i>Co-benefits of NRLP strategy options.</i>	<i>Externally prepared.</i>
<i>Primary Care Estates Strategy</i>	<i>Expires 2026.</i>	<i>Land allocations for new or intensified health facilities. Release of potential development sites.</i>	<i>Externally prepared.</i>

Table 3: Up to date evidence with no plans to further refresh or replace in time for NRLP preparation.

Document	Date	What will it inform?	Other information
Future Rutland Vision	2022	Vision and objectives of the NRLP and specific issues.	Intended to look 20-30 years ahead.
Renewable Energy Study	August 2024	Any renewable energy policies.	Review the need to update if significant new tech changes impact size, impacts and costs of renewable energy infrastructure.
Corporate Strategy refresh 2026 to 2028	2026	The Local Plan will need to accord with and deliver against the priorities within the Strategic Plan. The four priorities are: • Tackling the climate emergency • A diverse and sustainable local economy • Provide effective public services • Support the most vulnerable	
Equality, Diversity and Inclusion (EDI) Strategy 2026 – 2029	2026	The Community and Engagement Strategy	The EDI Strategy will support the Local Consultation and Engagement strategy by providing a better understanding of the needs, experiences and barriers faced by different communities and individuals in Rutland.
Retail, Leisure and Town Centres Study	2023	The Retail and leisure planning policies and provide information to support a town centre strategy for Oakham and Uppingham	This report provides an updated assessment of the quantitative retail and commercial leisure needs for Rutland. The Council consider this document to be up to date as there have been no significant changes since it was published.
Rutland Economic Strategy	November 2022	The overall vision and objectives of the plan and the spatial strategy and policies for employment development.	Update to be incorporated into Employment and Economic Development Needs Assessment in Table 1.
Rutland Landscape Character Assessment (LCA)	2022	Vision, overall spatial strategy, landscape policies.	The LCA has considered landscape change since 2003 and highlights the characteristics, special qualities and sense

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			of place which contribute to the distinctiveness of Rutland's landscapes.
Rutland Biodiversity Assessment	May 2023	Overall spatial strategy, any general biodiversity policies and site-specific development criteria.	The study will need to be complemented by interpretation of ecology constraints for potential development sites coming forward through the NRLP process.
Leicester, Leicestershire and Rutland Local Nature Recovery Strategy	2025	The Local Plan has to take account of the LNRS when preparing its planning policies.	The LNRS outlines a comprehensive strategic, landscape scale approach for enhancing and restoring biodiversity across the strategy area including Rutland
Rutland Conservation Areas and Article 4 Directions	various	Site selection. Historic environment policies. Local Plan allocations should take account of the Conservation Area Appraisals in the settlements that have them.	No new Conservation Areas or Article 4 Directions are anticipated.
Rutland Local Walking and Cycling Infrastructure Plan	Aug 2023.	Site selection and justifying allocation policies	Not due to be updated until 2028/29. Local Plan policies should take account of schemes identified by the Cycling and Walking Infrastructure Plan where they exist in the county where possible.
Joint Strategic Health Needs Assessment Dashboard	December 2025	Overall plan issues and objectives.	Already on https://www.lsr-online.org/rutland-2026-2029-jsna
(Emerging) Rutland Local Plan	2026	Whole Plan.	Only to 2041.
Local Area Energy Plan (LAEP)	2026	Policies about renewable energy and development energy efficiency/use of renewables in new development and active travel policies.	The LAEP provides the spatial evidence base and technical roadmap for net zero for local plans by identifying where, when and what low-carbon energy infrastructure, generation, and retrofitting are needed across the County.
Rutland County Council Sustainability Framework	2026	The Local Plan to take account of the framework to ensure the high-level vision and objectives, and any allocations needed to deliver actions identified are reflected in the plan.	The Sustainability Framework sets out a strategic, cross departmental approach to embedding sustainability and tackling climate change through collaboration and

Document	Date	What will it inform?	Other information
			shared principles. It Covers the Council's land and activities only.
Rutland Local Flood Risk Management strategy (2026)	2026	The Local Plan to put in place policies and measures that demonstrate resilience against higher risks of flooding because of climate change.	This document sets out how Rutland, as a Lead Local Flood Authority, co-ordinate flood risk management in the county. The strategy brings all flood risk management functions in Rutland together in one place and relates to the Environment Agency's National Flood and Coastal Erosion Risk Management Strategy.
Rutland Sustainable Drainage Planning Guidance (2025)	2025	Site selection and justifying allocation policies	To be undertaken in consultation with the LLFA to ensure that surface water management aligns with national and local flood risk and drainage policies, as well as sustainable drainage principles.

Table 4: National Plans and Programmes

There are a range of national plans and programmes that provide the policy context for preparation of the New Rutland Local Plan. These documents establish national priorities for housing delivery, economic growth, infrastructure investment, climate change, environmental protection, and land use planning. The New Rutland Local Plan will have regard to these documents, where relevant, in preparing its spatial strategy, site allocations, and planning policies.

Plan/ Programme	Relevance to the new Local Plan
Planning Policy Framework	
National Planning Policy Framework (NPPF)	Sets out the Government's planning policies for England and must be taken into account in preparing the Local Plan, forming the overarching policy framework for development management and plan-making. It defines requirements for housing delivery, economic growth, infrastructure, environmental protection and plan-making. https://www.gov.uk/government/publications/national-planning-policy-framework--2
Planning Practice Guidance (PPG)	Supplements the NPPF providing additional guidance to support its implementation https://www.gov.uk/government/collections/planning-practice-guidance
National Networks National Policy Statement (NNNPS)	Provides policy for nationally significant transport infrastructure, influencing safeguarding of land and transport corridors. https://www.gov.uk/government/publications/national-networks-national-policy-statement
Energy National Policy Statements (NPSs)	Set out national policy for major energy infrastructure, including generation and transmission. https://www.gov.uk/government/collections/national-policy-statements-for-energy-infrastructure
Spatial & Land Use Strategy	
England Land Use Framework (2026)	Provides a national spatial approach to balancing competing land uses such as housing, energy and environmental priorities. https://www.gov.uk/government/publications/land-use-framework
Infrastructure & Investment	
UK Infrastructure: 10-Year Strategy (2025)	Establishes long-term national investment priorities for housing, transport, energy and digital infrastructure. https://www.gov.uk/government/publications/uk-infrastructure-a-10-year-strategy
Better Connected Strategy	Promotes vision-led transport planning and integrated networks https://www.gov.uk/government/publications/better-connected-a-strategy-for-integrated-transport
Road Investment Strategy	Provides a programme for the investment and management of the Strategic Road Network in England, setting priorities for strategic transport infrastructure, capacity and connectivity https://www.gov.uk/government/publications/road-investment-strategy-3-ris3-2026-to-2031
Housing & Economic Growth	

National Housing Delivery Programme	Encompasses various initiatives to enhance housing availability and quality. Key components include the National Housing Delivery Fund, the National Housing Bank and the Social and Affordable Homes Programme. Together these are geared towards supporting significantly increased housing delivery, including the Government target of 1.5m homes by 2029.
Homes England Strategic Plan	Sets out how Government will accelerate housing delivery and regeneration across England. https://www.gov.uk/government/publications/homes-england-strategic-plan-2025-to-2030
UK Industrial Strategy (2025+)	Sets a long-term vision for sectoral growth including clean energy, digital and advanced manufacturing. https://www.gov.uk/government/collections/the-uks-modern-industrial-strategy-2025
Climate Change & Environment	
Net Zero Strategy	Identifies national targets for decarbonisation and renewable energy deployment. https://www.gov.uk/government/publications/net-zero-strategy
Carbon Budget and Growth Delivery Plan	Provides the strategy to meet the UK's legally binding emissions targets while fostering economic growth, energy security, and social equity. https://www.gov.uk/government/publications/carbon-budget-and-growth-delivery-plan
Environmental Improvement Plan	The Government's statutory strategy under the Environment Act 2021 for improving the natural environment, which sets national environmental priorities and targets in supporting sustainable development and environmental enhancement. https://www.gov.uk/government/publications/environmental-improvement-plan-2025
Biodiversity Net Gain Framework	Mandatory requirements since 2024 to deliver Biodiversity Net Gain as part of new development https://www.gov.uk/government/collections/biodiversity-net-gain
Water	
National Assessment of Flood and Coastal Erosion Risk	Provides the Government's evidence base on current and future flood and coastal erosion risk in England. https://www.gov.uk/government/publications/national-assessment-of-flood-and-coastal-erosion-risk-in-england-2024
National Framework for Water Resources	Outlines a long-term strategy for managing water demand and supply to ensure resilient resources and a sustainable water environment. https://www.gov.uk/government/publications/national-framework-for-water-resources-2025-water-for-growth-nature-and-a-resilient-future

Table 5: Water Company Plans and Programmes

Water companies prepare long-term plans to manage water resources, wastewater treatment, and drainage infrastructure. These plans provide important information on future infrastructure requirements, environmental constraints and climate resilience and will help prepare for the New Rutland Local Plan, particularly the Water Cycle Study, Infrastructure Delivery Plan, Strategic Flood Risk Assessment, site allocations and development management policies.

Plan/Programme	Relevance to the new Local Plan
Anglian Water - Water Resources Management Plan 2024	A 25-year plan to balance water supply and demand and ensure sufficient water resources are available to accommodate future growth whilst responding to climate change and environmental requirements. Relevant to water efficiency, water supply, climate resilience, and the Water Cycle Study.
Severn Trent Water Resources Management Plan 2024	A long-term strategy for maintaining resilient water supplies whilst accommodating population growth and responding to climate change and environmental pressures. Relevant to future water supply infrastructure and development capacity.
Anglian Water Drainage and Wastewater Management Plan 2023	Sets out how wastewater systems and drainage networks will be maintained, improved, and expanded over the next 25 years. Relevant to wastewater capacity, water quality, site allocations, and infrastructure planning.
Severn Trent Drainage and Wastewater Management Plan 2023	Long-term strategy for drainage and wastewater infrastructure resilience. Relevant to wastewater infrastructure requirements, water quality and flood risk considerations.