

Rutland Local Plan 2026 – 2046: Scoping Consultation

August 2026

Summary of a review of the compliance of the Emerging Rutland Local Plan 2021 to 2041 with the draft National Planning Policy Framework (draft NPPF – December 2025)

1. Overview

1.1 This document summarises the extent to which we think that the policies in the emerging Rutland Local Plan 2021 to 2041 can be reused and included in the new Rutland Local Plan 2026 to 2046. We have done this by undertaking an audit of each policy. We have carried out an audit of the policies as they were [submitted for Examination](#), together with the Proposed Modifications that have been very recently subject to a [Proposed Modifications consultation](#).

1.2 The audit shows where existing work can be reused and where significant restructuring or redrafting is required to align with new emerging national planning policy. The audit will help us prepare sound, national policy compliant and robust new Local Plan policies, and is helping us to see where we need to do work on new content.

1.3 The work will need to be updated when the new national planning policy (draft NPPF) is finalised; this is expected in the autumn.

2. Background

2.1 A new Local Plan system has been introduced across England through the **Levelling Up and Regeneration Act 2023 and the Town and Country Planning (Local Planning) (England) Regulations 2026**. These reforms require councils to produce shorter, clearer and more focused Local Plans, with a standardised structure and a stronger emphasis on evidence-based spatial strategies.

2.2 The National Planning Policy Framework (NPPF) is also being updated and (as currently drafted) includes :

- **National Development Management Policies** which will apply directly to decision making at a local level,
- **National Plan-Making Policies** which set out what Local Plans must include.

2.3 Until the final NPPF is published, all new-style plans must be prepared using the draft NPPF (December 2025).

2.4 The significant changes to the NPPF that are signalled in the draft indicate that the new Rutland Local Plan 2026 to 2046 is likely to be much narrower in scope, focusing on the key choices about local growth, infrastructure and place-shaping, concentrating on what is genuinely local, and avoiding any repetition of national policy.

3. Draft NPPF Compliance Audit

The audit has been undertaken on the following basis:

- Policies that must be **deleted** because they are **non-compliant**, duplicate or contradicts NDMPs;
- Policies that must be **rewritten** because they are **partially compliant** or overlap with NDMPs; whilst the policy could be retained it will require amendment
- Policies that can be **retained** because they are **compliant and** align with NDMPs; no conflict or repetition of NDMP and/or adds local value

4. Headline Findings

4.1 The compliance audit identifies:

- 41 policies that could be retained and carried forward to the new plan (but many require targeted rewriting or may no longer be required locally*)
- 32 policies that must be deleted (because they duplicate or conflict with NDMPs)

4.2 This review shows that much of the work undertaken for the Emerging Rutland Local Plan can still be used to inform preparation of the new Local Plan. However, changes to national planning policy mean that some policies are likely to be covered by national policy and no longer need a local equivalent, while others will require updating or replacement to ensure they remain locally relevant and supported by appropriate evidence.

*Several of 41 policies which could stay establish local policy and provide a Rutland-specific decision-making framework. We still have to decide if we want to include these in our new Local Plan. Any policy which establishes a locally specific requirement must be justified and supported by robust evidence.

5. Chapter-by-Chapter Summary of findings

5.1 CLIMATE CHANGE

5.1.2 The Climate Change chapter is the most significantly affected by PM13 of the dNPPF (this restricts where local standards can be established) and the new national approach to energy and resilience.

Policies that should be deleted:

- **CC2 Energy Standards** — PM13 prohibits local construction standards
- **CC4 Net Zero Operational Energy** — PM13 prohibits local standards
- **CC14 Flood Risk** — Repeats national policy F7 and F8

Policies that STAY (with or without changes)

- **CC5 Embodied Carbon** — local justification remains strong
- **CC6 Water Efficiency** — supported by PM13
- **CC9–CC10 Energy Infrastructure** — fully consistent
- **CC11–CC12 Carbon Sinks & Sequestration** — important local policy
- **CC13 EV Charging** — does not repeat national policy

Policies requiring REWRITE

- **CC1 Circular Economy** — local but must be reframed
- **CC3 Climate Resilience** — must avoid construction standards
- **CC7 Retrofit** — must avoid duplicating HE6
- **CC8 Renewable Energy** — must align with W2/W3

Implications

5.1.2 The chapter remains strategically important but must be revised to avoid setting standards which conflict with PM13 and NDMP duplication.

Opportunity to focus on embodied carbon, carbon sinks, and renewable energy infrastructure if locally specific.

5.2 SPATIAL STRATEGY

5.2.1 The NDMPs introduce a new national presumption in favour of development within settlements and identifies a list of development types which will be acceptable outside settlements (dNPPF policies S1–S5). This will impact on the settlement hierarchy for the new Local Plan, requiring major restructuring of the spatial strategy.

Policies that should be deleted:

- **SS2–SS4** (PLDs, small-scale development, opportunity areas) — superseded
- **SS5–SS6 Military Bases** — Conflicts with P4/P6 and S3-S5
- **SS7–SS9 Countryside Development** — superseded by S5

Policies that STAY / REQUIRE REWRITE

- **SS1 Spatial Strategy** — must be rebuilt around S1–S4
- **SS10 Agricultural Buildings** — must avoid repeating NDMP E4 might no longer be necessary locally.

Implications

5.2.2 The Spatial Strategy must be rebuilt from first principles.

5.2.3 A new settlement hierarchy will drive distribution of development, including rural development, and the approach to development and is necessary to implement NDMPs S3-S5.

5.2.4 Planned Limits to Development (PLDs) will need to be considered and where appropriate reviewed and redrawn.

5.3 HOUSING

5.3.1 The Housing chapter remains essential for the new plan but requires significant restructuring to avoid duplication with HO1–HO12.

Policies that should be deleted:

- **H3 Density** — Conflicts with L1/L3
- **H9 First Homes** — no longer required

- **H11 G&T Criteria** — duplicates HO12

Policies that STAY

- **H1–H2 Allocations** — essential
- **H6 Self-Build** — fully consistent
- **H10 G&T Need** — essential

Policies requiring REWRITE

- **H4 Housing Needs** — remove duplication with national policy
- **H5 Accessibility** — align with PM12/PM13
- **H7 Affordable Housing** — strengthen and simplify policy
- **H8 Rural Exceptions** — simplify and align with HO10

Implications

5.3.2 Housing remains a core local policy area and the plan must meet the areas housing requirements for all types of housing.

5.3.3 Rewrites required to ensure clarity, avoid duplication, and reflect updated evidence on need and viability.

5.4 EMPLOYMENT & ECONOMY

5.4.1 The NDMPs significantly narrow the scope for local DM policies, particularly the rural economy and town centres.

Policies that should be deleted:

- **E5 Farm Diversification** — superseded
- **E6 Employment & Skills** — not a DM policy
- **E9 Camping/Caravans** — conflicts with S5
- **E11 Primary Shopping Area** — consider if necessary

Policies that STAY

- **E1 Allocations** — essential
- **E12 Retail Sites** — only if sites allocated
- **E13 Neighbourhood Centres** — local decision making framework consider if still required

Policies requiring REWRITE

- **E2 Unallocated Sites** — avoid duplication
- **E3 Protecting Employment Land** — streamline and add to strategy
- **E4 Rural Economy** — avoid repeating NDMP E4/S5
- **E7 Digital Infrastructure** — check Building Regulation overlap

- **E8 Visitor Economy** — remove NDMP duplication
- **E10 Town Centres** — retain but avoid repeating TC1–TC3

Implications

5.4.2 Employment land allocations remain vital. Need to establish the local strategy for economic growth within policy.

5.4.3 Town centre policy and designated Town Centre area is required and must be locally distinctive but NDMP compliant.

5.6 SUSTAINABLE COMMUNITIES

5.6.1 A mixed chapter with strong local content but significant NDMP overlap.

Policies that should be deleted:

- **SC4 Pollution** — Superseded by P1–P4

Policies that STAY

- **SC1 Landscape** — strong local policy
- **SC7 Open Space** — essential and supported by PM13

Policies requiring REWRITE

- **SC2 Place-Shaping** — remove DP3 duplication
- **SC3 Design** — Rewrite and consolidate with SC2 into one DP3-aligned policy
- **SC5 Healthy Communities** — justify local requirements and remove duplication
- **SC6 Community Facilities** — align with HC6

Implications

5.6.2 The design and placemaking sections must be rebuilt around DP3. Consider a Design Supplementary Plan to encompass the Design Guidance SPD and any necessary design codes.

5.6.3 Open space and landscape remain strong locally specific policy areas.

5.7 ENVIRONMENT

5.7.1 The NDMPs significantly reduce the need for local environmental DM policies.

Policies that should be deleted:

- **EN1 Designated Sites** — superseded by N6
- **EN2 LNRS** — adds nothing beyond N1
- **EN6 Agricultural Land** — adds nothing to N1/N2
- **EN9 Local Green Spaces** — superseded by HC8
- **EN13 Heritage Assets** — but a new policy is required to meet HE1 – HE2

Policies that STAY

- **EN5 Ancient Woodland** — aligned with N6(2)
- **EN7 Green & Blue Infrastructure** — required by HC1
- **EN8 Important Open Space** — local policy

Policies requiring REWRITE

- **EN3 BNG** — remove statutory duplication
- **EN4 Trees** — avoid repeating statutory protections
- **EN10–EN11 Rutland Water & Eyebrook** — justify local approach and align with S5
- **EN12 Historic Environment** — remove statutory duplication

Implications

5.7.2 The Environment chapter must be streamlined to remove statutory duplication.

6.7.3 If Rutland Water and Eyebrook area policy remains strategically important locally, a bespoke policy approach is required, but this needs to be rewritten to align it with S5 and will need to be justified with evidence.

5.8 INFRASTRUCTURE

5.8.1 Infrastructure remains a core local policy area.

Policies that should be deleted:

- **INF4 Health & Wellbeing** — repeats national policy

Policies that STAY

- **INF1 Infrastructure Strategy** — strong and essential
- **INF4.1 Empingham Medical Centre** —if retaining allocation

Policies requiring REWRITE

- **INF2 Transport** — remove NDMP duplication
- **INF3 Active Travel** — must become Rutland-specific and remove NDMP duplication

Implications

5.8.2 Infrastructure remains an area where Local Plan policies will be critical to delivery and require a local policy focus.

5.8.3 Transport and active travel must be reframed to avoid NDMP overlap.

6. Cross-Cutting Themes

6.1 Across all chapters, several themes recur:

I. NDMP duplication must be removed

Many policies will need to be deleted or will require rewriting because they repeat national policy. This is a legal requirement under the new system.

II. Construction standards cannot be set locally

PM13 removes the ability to set local energy or accessibility standards or create local standards for matters covered by Building Regulations. This includes Carbon Zero buildings.

III. Local distinctiveness remains essential

Where Rutland has unique environmental, landscape, heritage or infrastructure issues, local policy can be developed, provided they can be justified and evidenced.

IV. Major rewrites are required in:

- Spatial Strategy
- Design & Place-Shaping
- Climate Change (construction-related policies)
- Environment (statutory duplication)
- Employment (rural economy and town centres)

- V. Allocations remain critical.** We will need to follow new national site assessment guidance. Housing, employment and infrastructure allocations remain the backbone of the Local Plan. Inclusion of development principles are acceptable provided that do not repeat NDMPs and a justified by evidence /findings of the site assessment process

7. Chapter by Chapter Audit

The summary table below sets out the conclusions for each policy using a Red Amber Green (RAG) colour chart based on the following :

Non-compliant - Delete	
Partially compliant -rewrite	
Compliant - retain	

Summary Table

Policy	Status	RAG	Reason
CLIMATE CHANGE			
CC1 Circular Economy	Partially compliant -rewrite		Local policy; not covered by NDMP
CC2 Energy Standards	Non-compliant - delete		PM13 prohibits local construction standards
CC3 Climate Resilience	Partially compliant -rewrite		Must avoid construction standards; align with DP3
CC4 Net Zero Operational Energy	Non-compliant - delete		PM13 prohibits local standards
CC5 Embodied Carbon	Compliant - retain		Not covered nationally; justified locally
CC6 Water Efficiency	Compliant - retain		Supported by PM13, some rewording required
CC7 Retrofit	Partially compliant -rewrite		Must avoid duplication of HE6
CC8 Renewable Energy	Partially compliant – rewrite		Must align with W2/W3
CC9–CC10 Energy Infrastructure	Compliant - retain		Fully consistent
CC11 Carbon Sinks	Compliant - retain		Not covered nationally; justified locally
CC12 Carbon Sequestration	Compliant - retain		Not covered nationally; justified locally
CC13 Electric Vehicle charging and parking	Compliant - retain		Not repeating national policy
CC14 Flood Risk	Non-compliant – delete		Repeats national policy F7 and F8
SPATIAL STRATEGY			
SS1 Spatial Strategy	Partially compliant -rewrite		Must align with S1–S4; rebuild settlement hierarchy
SS2 Development within PLDs	Non-compliant - delete		Superseded by S3/S4/S5
SS3 Small-scale development	Non-compliant - delete		Superseded by S3/S5
SS4 Opportunity Areas	Non-compliant - delete		Not appropriate under new system
SS5–SS6 Military bases	Non-compliant - delete		Conflicts with P4/P6
SS7–SS9 Countryside development	Non-compliant - delete		Superseded by S5
SS10 Agricultural Buildings	Partially compliant -rewrite		Must avoid repeating E4 NDMP
HOUSING			

H1–H2 Allocations	Compliant - retain		Essential (But will need to be changed depending on site allocations and housing need)
H3 Density	Non-compliant - delete		Conflicts with L1/L3
H4 Housing Needs	Partially compliant -rewrite		Must avoid duplication (HO1, HO5, HO9)
H5 Accessibility	Partially compliant -rewrite		Must align with PM13 and PM12
H6 Self-Build	Compliant - retain		Fully consistent
H7 Affordable Housing	Partially compliant -rewrite		Must tighten clauses; evidence required
H8 Rural Exceptions	Partially compliant -rewrite		Must simplify and align with HO10
H9 First Homes	Non-compliant - delete		No longer required
H10 G&T Need	Compliant - retain		Required (will need to be updated and sites allocated)
H11 G&T Criteria	Non-compliant - delete		Duplicates HO12
EMPLOYMENT & ECONOMY			
E1 Allocations	Compliant - retain		Essential (will need to be updated with site allocations and employment need)
E2 Unallocated Sites	Partially compliant -rewrite		Minor changes to avoid duplication and conflict with S3 and S5
E3 Protecting Employment Land	Partially compliant -rewrite		Must streamline
E4 Rural Economy	Partially compliant -rewrite		Must avoid repeating NDMP E4/S5
E5 Farm Diversification	Non-compliant - delete		Superseded by NDMP E4 and S5
E6 Employment & Skills	Non-compliant - delete		Not a DM policy
E7 Digital Infrastructure	Partially compliant -rewrite		Must check Building Reg overlap
E8 Visitor Economy	Partially compliant -rewrite		Must remove NDMP duplication
E9 Camping/Caravans	Non-compliant - delete		Conflicts with S5
E10 Town Centres	Partially compliant -rewrite		Must avoid repeating TC1–TC3 but policy approach is required by NPPF
E11 Primary Shopping Area	Non-compliant - delete		Consider if necessary

E12 Sites for Retail Development	Compliant - retain		Only necessary if sites allocated
E13 Neighbourhood Centres	Compliant - retain		Local framework for decision making
SUSTAINABLE COMMUNITIES			
SC1 Landscape	Compliant - retain		Strong local policy
SC2 Place-Shaping	Partially compliant -rewrite		Must remove DP3 duplication
SC3 Design	Partially compliant -rewrite (MAJOR)		Must consolidate into one DP3-aligned policy
SC4 Pollution	Non-compliant - delete		Superseded by P1–P4
SC5 Healthy Communities	Partially compliant -rewrite		Must justify local requirements
SC6 Community Facilities	Partially compliant -rewrite		Must align with HC6 and Non-compliant - delete repeating national policy
SC7 Open Space	Compliant - retain		Essential; supported by PM13
ENVIRONMENT			
EN1 Designated Sites	Non-compliant - delete		Superseded by N6
EN2 LNRS	Non-compliant - delete		Adds nothing beyond N1
EN3 BNG	Partially compliant -rewrite		Remove statutory duplication; retain local process
EN4 Trees	Partially compliant -rewrite		Must avoid repeating statutory protections
EN5 Ancient Woodland	Compliant - retain		Fully aligned with N6(2)
EN6 Agricultural Land	Non-compliant - delete		Adds nothing to N1/N2
EN7 Green and Blue Infrastructure	Compliant - retain		Fully aligned and required by HC1
EN8 Important open space and frontages	Compliant - retain		Local Policy
EN9 Local Green Spaces	Non-compliant - delete		Superseded by HC8
EN10 Rutland Water Area	Partially compliant -rewrite		Local Policy must be justified and consider impact of S5
EN11 Eyebrook Reservoir	Partially compliant -rewrite		Local Policy must be justified and consider impact of S5
EN12 The Historic and Cultural Environment	Partially compliant -rewrite		Remove statutory duplication; retain local process
EN13 Protecting Heritage Assets	Non-compliant - delete		But new policy required to meet HE1 – HE3

INFRASTRUCTURE			
INF1 Infrastructure Strategy	Compliant - retain		Strong and essential
INF2 Transport	Partially compliant -rewrite		Remove NDMP duplication
INF3 Active Travel	Partially compliant -rewrite		Must become Rutland-specific
INF4 Health and Wellbeing	Non-compliant - delete		Repeats national policy: retain allocation
INF4.1 Empingham Medical Centre	Compliant - retain		Retain Allocation if required

8. Conclusion

The audit suggests that the Council can build on much of the work already undertaken, but significant restructuring is required to align a new local plan with the requirements of new national plan-making system and the NPPF.