

2nd December 2024



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VIA EMAIL ONLY - localplan@rutland.gov.uk

Dear Sir/ Madam

RESPONSE TO PLANNING FOR RUTLAND'S PRE-SUBMISSION DRAFT LOCAL PLAN CONSULTATION

Savills is instructed by Hanbury Farms Partnership (formerly Burley Estate Farms Partnership) to submit representations in response to the Pre-Submission Draft Local Plan Consultation (Regulation 19) currently being undertaken by Rutland County Council.

We have made our submission online but enclose our previous representations as they remain pertinent to the current consultation.

I would be grateful if you could keep me informed as the Plan progresses through to the next stages.

Yours faithfully,

A handwritten signature in black ink, appearing to read "L. Swinburne", written in a cursive style.

Lynette Swinburne BSc(Hons) Dip TP MRTPI
Associate Director
Planning

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8th January 2024



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Dear Sir/ Madam

RESPONSE TO PLANNING FOR RUTLAND'S PREFERRED OPTIONS CONSULTATION

Savills is instructed by Wild Rutland to submit representations in response to the Preferred Options consultation currently being undertaken by Rutland County Council.

Our response to the consultation seeks to assist in informing the future preparation of the Rutland Local Plan by responding to the draft policies contained within the consultation document.

Background

Wild Rutland

'Wild Rutland' is a new conservation-inspired visitor attraction proposed to the northeast of Rutland Water, on the eastern edge of Oakham.

The project is being led by the Burley Estate who are seeking to sympathetically establish a Wildlife Park, adding, in a sustainable way to the natural beauty and existing biodiversity of the local area, to be enjoyed by local and tourist visitors alike. The overriding intention of Wild Rutland is to improve the natural habitat and ecology of the area.

An important objective of the Wild Rutland project is to improve the biodiversity of Burley Wood and the surrounding fields. Complex grassland meadows are proposed for creation in areas that currently grow arable crops and we would introduce, in an appropriate and controlled manner, some indigenous animals that are either extinct within the local area or very rare. Wild Rutland should provide a platform for people to enjoy and learn about nature.

A planning application for the scheme is anticipated later in in 2024 which would include elements of nature, wildlife and play.

Emerging Local Plan Policies

The following section outlines the policies within the consultation document which are most relevant to the Wild Rutland proposals.

Whilst many of the draft policies in the consultation document are relevant to the scheme, particularly in relation the historic environment, biodiversity net gain and flood risk, Savills response on behalf of the Burley Estate's Wild Rutland project focus on those of most relevance to the principle of that development.

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Policy E4 – Rural Economy

For ease of reference, the part of Policy E4 that is relevant to this representation states (emphasis added):

“Outside Oakham, Uppingham and the larger villages, developments which:

- a. provide opportunities for local rural employment development that supports the vitality of rural settlements;*
- b. create or extend rural based tourist attractions, visitor facilities and recreational uses;***
- c. encourage the retention and expansion of existing businesses, particularly through the conversion of existing buildings and farm diversification;*
- d. encourage the creation of start-ups and scale ups to innovation support and rural diversification;***
- e. encourage the creation and expansion of sustainable farming and food production businesses and allow for the adaption of modern agricultural practices;*
- f. are considered essential to the wider strategic interest of the economic development of Rutland, as determined by the County Council; or***
- g. support the retention and delivery of community services such as shop and public houses and village halls.*

will be supported where the development:

- i. meets the Strategic Objectives as set out in Policy SS9 of the Local Plan Spatial Strategy;*
- ii. supports the rural economy, and could not reasonably be expected to locate within the planned limits of development;***
- iii. would not undermine the delivery of strategic employment allocations;*
- iv. is supported by adequate infrastructure;*
- v. is consistent in scale with its location and does not adversely affect nearby buildings and the surrounding area or detract from residential amenity;*
- vi. is well sited and designed in order to conserve and where possible enhance the character and quality of the landscape and built form; and*
- vii. does not conflict with all other policies of the Local Plan.”*

Paragraph 88 of the NPPF (December 2023) states that planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

We SUPPORT this policy, with particular support in the parts of the policy highlighted in bold text.

Policy E8 – Local Visitor Economy

For ease of reference, policy E8 states:

“Proposals which support the local visitor economy, which are in accordance with the Spatial Strategy of Policy SS9, will be supported where they:

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

Sustainable rural tourism development of an appropriate scale and use which utilises the conversion of existing buildings and well-designed new buildings in the countryside will also be supported where they are located adjacent to or closely related to the towns and villages which respect the setting and character of the location.

Although we broadly support the inclusion of a policy based on the economy and tourism, we propose the following minor amendments:

- “d. provide new tourism provision and initiatives in or on the edge of Oakham and Uppingham or in a location justified by the provision proposed and the larger villages which would also benefit local communities and support the local economy.”*

With the addition of the abovementioned changes, we SUPPORT this policy.

Policy E9 – Caravans, Camping, Lodges, Log Cabins and Similar forms of self-serviced holiday accommodation

For ease of reference, policy E9 states:

“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:

- a. **they are well related to an existing settlement and/or tourism attraction or recreation facility;***
- b. provision is made to minimise disruption and prevent pollution;*
- c. they are located with convenient access to supporting facilities;*
- d. they would not result in an unacceptable increase in the amount of car travel;*
- e. they are not of a scale and design which would be detrimental to environmental, amenity and highway considerations; and*
- f. they are not detrimental to visual amenity and the appearance of the landscape.*

Where planning permission is granted for this type of development, planning conditions and/or legal agreement will be used to prevent the accommodation being used as a permanent residence.”

We SUPPORT this policy, with particular support in the parts of the policy highlighted in bold text.

Policy EN10 – Rutland Water Area

When looking at the emerging policies map in conjunction with the consultation document, it can be seen that a portion of the Wild Rutland site is located within the Rutland Water Area, but not included as a Recreation Area.

Although Wild Rutland will be a tourism-based use, it is not linked with ‘Rutland Water’, and additionally is not owned by Anglian Water. It is therefore considered that the Wild Rutland land should not be included within and linked with the Rutland Water Area, but have a designation of Countryside. It is considered that the other policies within the consultation document, including specific policies relating to trees and ecology etc are sufficient to address the area north of Rutland Water, under separate ownership.

In conclusion, we OBJECT to the designation as shown and recommend that the Wild Rutland site is removed from the Rutland Water area boundary.

We trust that the above assists; please do not hesitate to contact me should you have any queries.



Yours faithfully,

A handwritten signature in cursive script, appearing to read "L. Swinburne".

Lynette Swinburne BSc(Hons) Dip TP MRTPI
Associate Director
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