

Rutland County Council
Planning Policy
Catmose House
Catmose Street
Oakham
Leicestershire
LE15 6HP

Our ref: AN/2020/130228/CS-
04/PO1-L01

Date: 02 December 2024

Dear Sir/Madam

Pre-submission Regulation 19 consultation for the Rutland Local Plan

Thank you for consulting us on the document above, on 18 October 2024.

Whilst we support the policies at a strategic level, and consider the Local Plan to be sound, we would like to take this opportunity to present the comments set out below.

Chapter 4- climate change

Policy CC6 Water Efficiency and Sustainable Water Management

Rutland County council is in a serious water stressed area as outlined in the 2021 classification <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification>. This could be made worse by growth and climate change effects. To mitigate this, water resources need to be more efficiently used in new homes and businesses. We therefore support this policy. We support the requirement for the higher water efficiency standard of 110 litres per day per person in residential development. We particularly welcome the encouragement to go further to 85 litres per day per person.

Policy CC8 - Renewable Energy

Renewable energy will play a key role in ensuring the UK achieves the net zero carbon target by 2050 we therefore support this policy. The policy identifies areas where renewables are 'more likely to be supported' some of these are within flood zone 2 and 3. Any critical infrastructure associated with renewable projects should be designed to be above the flood level, we therefore support criterion a which states flood risk needs to be considered.

Policy CC14 Flood Risk

We appreciate that our previous comments on this policy have been implemented. It is now clear that **all** development (minor, non-major and major) will be considered against the National Planning Policy Framework (NPPF) as outlined in paragraph 051 of the Planning Practice Guidance (PPG).

Chapter 5- Spatial strategy

Environment Agency
Ceres House, Searby Road, Lincoln, LN2 4DW
Email: LNplanning@environment-agency.gov.uk
www.gov.uk/environment-agency

*Customer services line: 03708 506 506
Calls to 03 numbers cost the same as calls to standard
geographic numbers (i.e. numbers beginning with 01 or 02).*

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Policy SS5 – Use of military bases and other secure residential establishments for operational or other purposes

Policy SS6 – Re-use of redundant military bases and other secure residential establishments

We support the addition of criterion h into these policies, this will ensure any potential contamination caused by the previous use of the site is assessed and remediated to protect the ground water from contaminants.

Chapter 6 housing

We previously commented on two housing allocations which were partly located in flood zone 2 and 3.

- [Residential allocation H1.7- Land South West of Belmesthorpe Lane, Ryhall](#)
Now numbered as H1.4 Land South West of Belmesthorpe Lane, Ryhall

- [Reserve Residential Allocations H1.f- Land between Meadow Lane and Belmesthorpe Road, Ryhall](#). We note this site has not been carried forward.

As previously stated any planning applications would need to be supported with a detailed site specific flood risk assessment which is in line with the NPPF and policy CC14 of the Local Plan.

Policy H1.4 Land South West of Belmesthorpe Lane, Ryhall

The southwest corner of this site is located in flood zone 2 and 3. It is also adjacent to a main river (the river Gwash), any work within 8 metres of the riverbank will require a flood risk activity permit. However we note criterion b states a 10 metre wide ecological buffer will be provided adjacent to the River Gwash, we support this as it will benefit wildlife, help protect the river from pollution and provide a green space for residents.

Policy H2 – Cross-boundary development opportunity – Stamford North

This site is adjacent to an historic landfill site (Belvoir Close) which may have caused contamination at the site and these risks need to be assessed. Whilst this is not referenced in the policy the supporting text is clear a Contaminated Land Assessment will be required.

Chapter 8- Sustainable Communities

Policy SC4 Pollution control

We acknowledge and appreciate that our previously suggested wording of '*Where development is proposed on a site which is known to be or has the potential to be affected by contamination, a preliminary risk assessment should be undertaken by the developer and submitted to the Local Planning Authority as the first stage in assessing the risk of contamination*' has been added into this policy, this will ensure development does not contribute to, or is adversely affected by, pollution.

Chapter 9 – Environment

Policy EN3 Biodiversity Net Gain

We note the Biodiversity Net Gain contribution has been reduced from 15% to the legal requirement of 10%, this will still have a positive impact on the biodiversity within Rutland.

Policy EN10 Rutland Water Area

We support the addition of criterion e which ensures development will not pollute

Rutland reservoir and nearby/connecting watercourses.

As mentioned in our previous consultation response there are two newly designated bathing waters in Rutland water. These are:

1. Rutland Water Whitwell Creek - [Bathing water profile \(data.gov.uk\)](#)
2. Rutland Water Sykes Lane - [Bathing water profile \(data.gov.uk\)](#)

The 2024 Bathing Water Classifications were published 26 November 2024, both designations are classified as excellent, therefore appropriate measures that adhere to bathing water criteria should be taken into account when planning in and around these areas.

Chapter 11 – Infrastructure and Delivery **Policy INF1 Infrastructure and Connectivity**

We support this policy, we specifically support the text '***Development proposals should demonstrate that adequate mains foul water treatment and disposal already exists or can be provided in time to serve the development ahead of its occupation, this should be through the use of phasing plan or other suitable documents***'. This is important to ensure there is sufficient capacity at the Water Recycling Centre (WRC) to accommodate the development. If the WRC is at or near its permitted limits additional flows could lead to it exceeding these, which could cause pollution of the receiving watercourse.

Additional information on water recycling centres

We have concerns about the ability of some of the WRCs to accommodate anticipated housing growth without upgrades.

Oakham & Uppingham WRCs which have housing allocations are close to exceeding their permitted limits. North Luffenham WRC is also close to capacity but currently has no proposed housing allocations. We note Anglian Water has stated there is work planned at Oakham, Uppingham and North Luffenham in AMP8 (2025-30). Discussions should take place with Anglian Water to ensure this work is going ahead to ensure the WRCs will continue to have capacity to deal with additional flows from new developments.

Braunston WRC does not have capacity. Whilst there are no housing allocations proposed in the catchment, development should not be supported here as the WRC will not be able to accommodate any additional flows, this could lead to the deterioration of the receiving water course.

We do not hold information on the performance of the smaller WRC's which have descriptive rather than numerical permit and therefore cannot comment on the performance or capacity of these WRCs. The Council should refer to Anglian Water for comment on these WRCs.

Thank you for providing us with the opportunity to review and comment on this draft Local Plan. Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me using the details below.

Yours sincerely

Rebecca Flint

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