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Dear Sirs

I understand the Regulation 19 Draft Local Consultation Plan (the “Plan”) is seeking to:

- Designate Lyddington a “Larger Village”; and
- Increase the current area on planned limits of development.

Both of the above are designed to increase the opportunity with regard to the level of development in and around the village.

RCC designated Lyddington a Conservation Area, and put in place the current planned limits of development to protect and enhance the various characteristics it identified (including many heritage assets and its secluded setting amongst other things) to preserve these characteristics. The Plan as currently drafted would appear to have ignored (or at least not commented on) how it would impact on Lyddington’s Conservation zone status. Whether ignored, or simply not commented on, it means any meaningful consultation or comment on the Plan is not possible and further investigation and comment is required. I note below the relevant statutory provision that addresses Conservation zone requirements:

Planning (Listed Buildings and Conservation Areas) Act 1990

69Designation of conservation areas.

(1)Every local planning authority—

(a)shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and

(b)shall designate those areas as conservation areas.

(2)It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.

(3)The Secretary of State may from time to time determine that any part of a local planning authority’s area which is not for the time being designated as a conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a conservation area.

(4)The designation of any area as a conservation area shall be a local land charge.

Whist not a Hydrology expert, the village is increasingly suffering flooding issues, and any



increase in development would most likely increase this risk with reduction in current agricultural soak and run off areas.

In the same vein as the above, the Plan proposes other sites in the proximity of the village that would be suitable for renewables, such as Wind and Solar farms. The impact of this industrialisation of the landscape around the village in the context of its conservation zone status has not been considered either nor its impact on the Hydrology of the area. Additionally this industrialisation of the Rutland landscape would be detrimental to tourism (which is clearly in part due to its rural qualities), and contrary to RCC's Proposed Policy E8 (Local Visitor Economy) and its ambition to enhance and expand Tourism.

Finally, I looked to respond to this consultation in the relevant Consultation section of the RCC website. Having read the Help guide, it suggested there was a Blue Comment button but this did not seem to exist – I spoke with RCC and they could not provide any clarity on this either and suggested I email in instead. The apparent absence of this comment button, or not being able to get clarity on how to reach it, also begs the question of how meaningful the consultation is if barriers to response would seem to exist.

Regards.

[Redacted signature block]