Langham Neighbourhood Plan Support Document
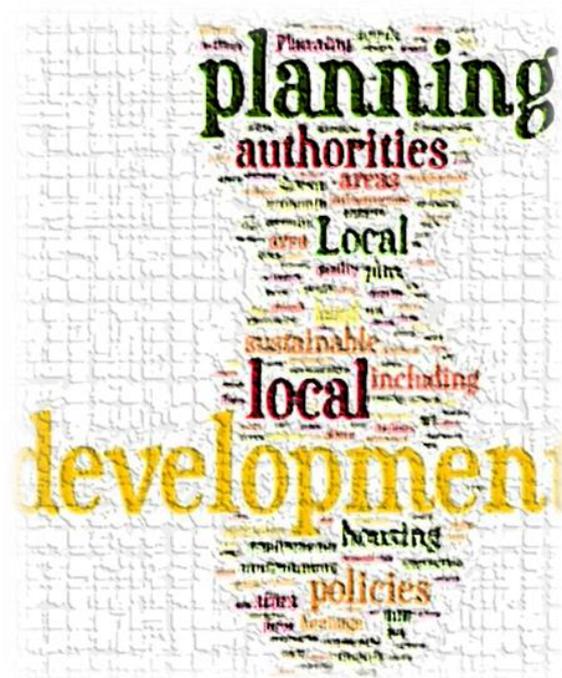
SD11 National & Local Policies

2016 - 2036

Final Document January 2017

Content

References to National and Local Policies

1. National Planning Policy Framework

Core planning principles

Delivering sustainable development

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high-quality communications infrastructure
6. Delivering a wide choice of high-quality homes
7. Requiring good design
8. Promoting healthy communities
9. Protecting greenbelt land
10. Meeting the challenge of climate change, flooding and coastal change

   NPPF 100.

   Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid, where possible, flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:

   ●● Applying the Sequential Test;

   ●● If necessary, applying the Exception Test;

   ●● Safeguarding land from development that is required for current and future flood management;

   ●● Using opportunities offered by new development to reduce the causes and impacts of flooding; and

   ●● Where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.

   NPPF 101.

   The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.

NPPF 102.

If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:

●● It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and

●● A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. Both elements of the test will have to be passed for development to be allocated or permitted.

NPPF 103.

When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment 20 following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

●● Within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and

●● Development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

NPPF 104.

For individual developments on sites allocated in development plans through the Sequential Test, applicants need not apply the Sequential Test. Applications for minor development and changes of use should not be subject to the Sequential or Exception Test 22 but should still meet the requirements for site-specific flood risk assessments.

11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment

2. Rutland County Council Policies

2.1 Core Strategy Development Plan Document July 2011

Policy CS1 Sustainable Development Principles
New development in Rutland will be expected to:

a) Minimise the impact on climate change and include measures to take account of future changes in the climate, (see Policy CS19 and 20).

b) Maintain and wherever possible enhance the county's environmental, cultural and heritage assets. (see Policies CS21 and 22).

c) Be located where it minimises the need to travel and wherever possible where services and facilities can be accessed safely on foot, by bicycle or public transport, (see Policy CS4 and CS18).

d) Make use of previously developed land or conversion or redevelopment of vacant and under-used land and buildings within settlements before development of new green field land;(see Policy CS4).

e) Respect and wherever possible enhance the character of the towns, villages and landscape, (see Policies CS19, 20, 21, 22).

f) Minimise the use of resources and meet high environmental standards in terms of design and construction with particular regard to energy and water efficiency, use of sustainable materials and minimisation of waste, (see Policies CS19 and 20).

g) Avoid development of land at risk of flooding or where it would exacerbate the risk of flooding elsewhere (see Policy CS19).

h) Contribute towards creating a strong, stable and more diverse economy (see Policies CS13, 14, 15, 16, and 17).

i) Include provision, or contribute towards any services and infrastructure needed to support the development (see Policy CS8).

Policy CS2 - The Spatial Strategy
The spatial strategy is to provide for sustainable development to help create safe and healthy communities and meet the needs of the local economy through:

a) Focussing new development in the most sustainable locations, primarily in the towns and the local service centres away from areas prone to flooding and ensuring that development is accessible by other modes of transport without reliance upon the private car, (see Policies CS3, 4).

b) New development being of an appropriate scale and design that reflects local character and is consistent with maintaining and enhancing the environment and contributes to local distinctiveness, (see Policies CS19, 21, 22).

c) Enhancing the role of Oakham as the main service centre serving the villages in Rutland for shopping, employment and local services, (see Policy CS5).

Creating Sustainable Communities
d) Protecting and enhancing the provision, quality and accessibility of existing local community, education, leisure and cultural facilities within the towns and villages appropriate to their role in the settlement hierarchy, (see Policies CS7, 23).

e) Providing appropriate developer contributions towards infrastructure, services and facilities to mitigate the impacts of development, (see Policy CS8).

f) Developing a range of types and mix of housing including affordable and special needs housing, (see Policies CS10, 11).

g) Meeting the requirement for pitches for Gypsies and Travellers, (see Policy CS12).

Building Our Economy and Infrastructure

h) Safeguarding existing employment and business sites and waste related developments for primarily Use Class B uses and waste related uses unless it can be demonstrated that an alternative use would have economic benefits and would not be detrimental to the overall supply and quality of employment land within the County. In addition new allocations for employment uses will be provided (see Policies CS13, CS14 and CS16).

i) Supporting small scale developments for appropriate employment and tourism uses in the towns, villages and rural areas, (see Policies CS15, 16).

j) Supporting and focussing retail and service development within the town centres of Oakham and Uppingham, (see Policies CS14, 17).

k) Promoting sustainable transport measures and focus improving accessibility around the key transport hubs of Oakham and Uppingham and linkages to the villages and nearby cities and towns, (see Policy 18).

Sustaining Our Environment

l) Protecting and enhancing open space, recreation, sport and green infrastructure networks in order to promote healthy communities and enhance the rural setting of the towns and villages, (see Policy CS23).

m) Promoting high quality design that respects resource efficiency, local distinctiveness and safeguards the special historic and landscape character, cultural heritage and environment of the towns and villages and rural areas, (see Policies CS19, 21, 22).

n) Promoting energy efficiency, renewable energy, prudent use of resources and sustainable waste management, (see Policies CS20, 25).

o) Protecting and enhancing the natural environment and protecting the internationally designated nature conservation site of Rutland Water from any likely significant effects, (see Policy CS24).

Policy CS3 - The Settlement Hierarchy

The Settlement Hierarchy for Rutland is:

Main Town – Oakham. This is the main town with a range of job opportunities, higher order services including retail, leisure and health facilities for the surrounding rural area and has good public transport links.

Small Town – Uppingham. This is the second largest town with a range of job opportunities, convenience shopping, education, community and health facilities but with more limited public transport links.

Local Service Centres – Cottesmore, Edith Weston, Empingham, Greetham, Ketton, Market Overton, Ryhall. These comprise of seven of the largest villages with a range of facilities and access to public transport.

Smaller Service Centres – Barrowden, Belton-in-Rutland, Caldecott, Essendine, Exton, Glaston, Great Casterton, Langham, Lyddington, Manton, Morcott, North Luffenham, South Luffenham, Tinwell, Whissendine, Wing. These comprise of 16 of the smaller villages with a more limited range of facilities than the Local Service Centres.

Restraint Villages – Ashwell, Ayston, Barleythorpe, Barrow, Belmesthorpe, Bisbrooke, Braunston-in-Rutland, Brooke, Burley, Clipsham, Egleton, Hambleton, Little Casterton, Lyndon, Pickworth, Pilton, Preston, Ridlington, Seaton, Stoke

Dry, Stretton, Teigh, Thistleton, Thorpe by Water, Tickencote, Tixover, Toll Bar, Wardley, Whitwell. These comprise of the smallest villages with few services and facilities.

Countryside – Open countryside and villages not identified in settlement categories

Policy CS4 - The Location of Development

In order to contribute towards the delivery of sustainable development and meet the vision and the strategic objectives of the Core Strategy:

Development in Rutland will be directed towards the most sustainable locations in accordance with the settlement hierarchy of Oakham, Uppingham, Local Service Centres, Smaller Service Centres and Restraint Villages. The rest of Rutland, including settlements not identified in settlement categories will be designated as countryside.

Oakham will be the key focus for new development mostly on land allocated to the north west of the town. This is considered to be the most sustainable location to accommodate significant levels of growth, about 69 dwellings per annum up to 2026.

Uppingham will be a focus for more moderate growth mostly on allocated sites to the west or northwest of the town. Uppingham has the capacity to accommodate about 16 dwellings per annum up to 2026.

The Local Service Centres can accommodate a level of growth mainly through small scale allocated sites, affordable housing sites, infill developments and conversion or re-use of redundant suitable rural buildings, approximately 24 dwellings per annum in this settlement category up to 2026.

The Smaller Service Centres can accommodate a minor scale level of development mainly on previously developed land on a limited scale appropriate to the character and needs of the village concerned, comprising affordable housing sites, infill developments and conversion or re-use of redundant suitable rural buildings.

The Restraint Villages are not considered sustainable locations to accommodate further development unless it is development normally acceptable in the countryside.

Development in the countryside will be strictly limited to that which has an essential need to be located in the countryside and will be restricted to particular types of development to support the rural economy and meet affordable housing needs.

The conversion and re-use of appropriately located and suitably constructed rural buildings for residential and employment-generating uses in the countryside will be considered adjacent or closely related to the towns, local services centres and smaller services centres provided it is of a scale appropriate to the existing location and consistent with maintaining and enhancing the environment and would contribute to the local distinctiveness of the area.

New development will be prioritised in favour of the allocation and release of previously developed land within or adjoining the planned limits of development where it can support sustainable patterns of development and provides access to services by foot, public transport and cycling.

Policy CS5- Spatial Strategy for Oakham

The Spatial Strategy for Oakham is to provide for sustainable development to help meet the needs of the local communities and the local economy by:
a) Supporting a sustainable urban extension to Oakham;
b) Supporting the development of the new education, recreation, leisure and cultural facilities as part of the Catmose Campus development;
c) Supporting initiatives to regenerate the west end of Oakham town centre;
d) Promoting the integration of transport modes through a new transport interchange in Oakham.

Sustainable urban extension to Oakham
A sustainable mixed-use urban extension of about 1000 new homes will be developed to the north west of the Oakham. The development will need to meet the highest standards of design and construction including layout and design of buildings, access, green space, landscaping and energy use and waste management.

Development of this area will be subject to the following key requirements:

a) Well related to Oakham and the local area,

b) Be of appropriate scale and design to reflect the local character,

c) Phasing to ensure continuity of housing supply and co-ordination with provision of infrastructure,

d) Provision of green infrastructure including multi-functional space linking the development with the town by way of footpaths, cycle ways, green corridors and the potential for habitat creation,

e) Provision of community, sport and recreation facilities,

f) Provision of a new agricultural showground and sports fields to compensate for the loss of existing facilities,

g) Affordable housing (at least 35% of the total),

h) Minimum density of 40 dwellings per hectare,

i) Provision of a new school or contributions towards extending existing schools as required,

j) Low or zero carbon development and on-site renewable energy generation,

k) Provision of waste management facilities for the recycling and recovery of resources,

l) A new centre with local neighbourhood shops and facilities including provision for employment,

m) A surface water management plan to address drainage/flooding issues,

n) A comprehensive package of transport measures,

o) Infrastructure to be in place before development commences, particularly sewerage infrastructure with sufficient capacity to cope with the additional housing levels such that the internationally designated nature conservation site of Rutland Water is not significantly affected.

Policy CS7 – Delivering Socially Inclusive Communities

Support will be given to development proposals and activities that protect, retain or enhance the provision, quality or accessibility of existing community, education, leisure and cultural facilities that meet the diverse needs of all members of the community.

Proposals involving the loss of services and facilities, such as schools, nurseries, village halls, village shops, post offices, public houses, places of worship and health services will not be supported unless an alternative facility to

meet local needs is available that is both equally accessible and of benefit to the community or all options for continued use have been fully explored and none remain that would be financially viable.

Development should take account of the needs and requirements of all people in the community, including people with disabilities or special needs, elderly people, and young people. Appropriate measures or adaptations should be included where necessary.

Policy CS8 - Developer Contributions

Developer contributions will be sought to ensure that new development meets the reasonable costs of providing the on- and off-site infrastructure requirements to meet the needs for additional or improvements to existing local and strategic infrastructure, services and facilities that would mitigate and/or compensate for the impacts generated by the new development.
Negotiations with developers will consider the individual site circumstances and the approach set out in the Council's published Planning and Developer Contributions Supplementary Planning Document (SPD). Where viability is identified as an issue, a site-specific financial evaluation will be required to demonstrate to the Council that a development will be unviable as a consequence of the developer contributions. Any such claims will need to be verified using an open book financial appraisal by an independent third party in advance of a planning application being submitted.

Based on an independent viability assessment, developer contributions may be deferred or discounted where this would not make the development unacceptable in planning terms. This will retain a degree of flexibility in applying the standard 32 contributions/charges where affordability based on development viability is clearly demonstrated, without compromising the planning necessity for identified infrastructure and facilities. The Council will apply clauses in Planning Obligations relating to deferred contributions, which will seek to recover all or part of the discount in circumstances where the financial climate and economic viability of the development improves. Any recaptured discount will be limited to the full standard developer contributions for the infrastructure applicable at the time the planning obligation for a development was signed. Developer contributions will be payment in full upon commencement of the development, although the phasing payments of developer contributions may be appropriate in certain circumstances.

The charging mechanisms by which developer contributions are achieved will be reviewed in the light of the changes in national policy. The Community Infrastructure Levy (or a subsequent future charging policy framework) will be considered where the generalised charging mechanism would help to support the wider infrastructure delivery in the area.

Policy CS9 – Provision and Distribution of New Housing

Provision will be made for 3000 new dwellings over the period 2006 - 2026.
As at 1st April 2010 at least 1930 new dwellings will be made available in accordance with the following distribution:

About 70% of new housing (about 1350 new dwellings) will be located within and adjoining Oakham and Uppingham, of which:
  80% will be in Oakham (about 1100 dwellings or 69 per annum)
  20% in Uppingham (about 250 dwellings or 16 dwellings per annum).

About 20% of new housing will be located within and adjoining the Local Service Centres (about 390 dwellings or 24 per annum).

The remaining 10% new housing will be located within the Smaller Service Centres and Restraint Villages in the form of affordable housing, conversion and re-use of buildings and on previously developed land (about 190 dwellings or 12 per annum).

Greenfield sites within or adjoining the planned limits of development in Oakham, Uppingham and the Local Service Centres will only be allocated and released where needed to maintain a sufficient and phased supply of deliverable and developable land. Sites outside or adjoining the smaller service centres and restraint villages will not generally be allocated or released.

The target is for about 25% of dwellings to be built on previously developed land.

Policy CS10 - Housing Density and Mix

New housing developments of 10 dwellings or more or sites of 0.3 hectares or more will be expected to achieve the following densities having regard to the character of the surroundings and other design principles set out in Policy CS19:

- 30 dwellings per hectare in the villages;

- 40 dwellings per hectare within the built-up area of Oakham and Uppingham town and the proposed sustainable urban extension to Oakham although developers will be encouraged to achieve higher densities where this can be achieved without adversely affecting the character of the area.

New housing developments of 10 dwellings or more will be expected to provide a range of housing types, sizes and tenures, to meet the general and specialist needs for housing as identified in the Strategic Housing Market Assessment.

The precise details of housing mix will be set out for larger sites through master planning or in the Site Allocations and Policies DPD.

Policy CS11 - Affordable Housing

In order to address the need for affordable housing in Rutland, the target for the provision of affordable housing is at least 40 affordable homes per year through developer contributions and other opportunities in the period 2009 - 2026.

A minimum target of 35% affordable housing provision will apply to all new housing developments. The Council will expect this requirement to be met where it considers evidence indicates that this would be viable. In some cases a higher requirement may be expected where this is evidenced as economically viable. Where there is disagreement as to viability between the Council and the applicant the lesser provision would need to be justified through clear evidence set out in a viability assessment and the Council will need to be satisfied that all public subsidy funding sources have been explored.

The provision of affordable housing should be made on site with the exception of developments of five dwellings or less or sites of 0.15 hectares or less where an equivalent commuted sum payment towards affordable housing may be made.

Commuted sum payments may also be made in exceptional circumstances where provision of affordable housing is considered by the Council to be detrimental environmental, demographic or other reasons.

Commuted sum payments will be used where possible for the provision of affordable housing within the vicinity of the development site within a reasonable time frame. In other circumstances contributions will be pooled to provide affordable housing elsewhere in Rutland.

As a general guideline approximately 80% of affordable housing should be for rent and 20% intermediate housing. This may be varied to reflect local circumstances and national economic conditions and/or where evidenced by local housing needs studies.

Small sites for affordable housing may be permitted within or adjoining villages as an exception to normal policies of restraint provided that they:

a) Are justified by evidence of need from a local needs survey,

b) Meet the needs for affordable housing of households who are currently resident, or have a local connection as defined in the Council's published housing allocations policy,

c) Wherever possible have reasonable access to at least a basic range of services appropriate to the form of housing proposed,

d) Have appropriate safeguards in place to ensure that the housing will remain affordable to successive occupiers in perpetuity.

Policy CS13 – Employment and Economic Development

The strategy is to:

a) Support the provision of a greater range of employment opportunities focused on high-skilled, knowledge-based, leisure and tourism industries in the county.

b) Support small scale and start-up businesses including through the provision of additional managed incubator and start-up premises.

c) Safeguard all of the land and premises in the existing industrial estates for employment uses (B1, B2, B8) unless it can be demonstrated that an alternative use would have economic benefits and would not be detrimental to the overall supply and quality of employment land within the County.

d) Safeguard the current undeveloped high quality employment allocations at Lands End Way, Oakham; Uppingham Gate and Pit Lane, Ketton for employment uses (B1, B2, B8) and waste related uses unless it can be demonstrated that an alternative use would have economic benefits and would not be detrimental to the overall supply and quality of employment land within the County. Provide new employment allocations as set out in Policy CS14.

e) Safeguard local employment uses located outside the employment areas where they are important to sustaining the role of the settlements and the local economy.

f) Support the re-use or re-development of redundant military bases and prisons as set out in Policy CS6.

g) Improve workforce skills by:

i) Working with local education and skill agencies, and local businesses to establish training facilities to enhance workforce skills.

ii) Supporting the development of new training facilities on employment sites.

h) Support the introduction and development of the superfast broadband and information and communications technology networks to support local businesses and flexible working, in particular, in the rural areas.

Policy CS16 – The Rural Economy

The strategy for the rural economy is to:

a) Encourage agricultural, horticultural and forestry enterprises and farm diversification projects where this would be consistent with maintaining and enhancing the environment, and contribute to local distinctiveness;

b) Support the mineral industry as set out in the Minerals Core Strategy and Policies DPD.

c) Support waste management development as set out in Policy CS25.

d) Safeguard existing rural employment sites and permit the improvement and expansion of existing businesses provided it is of a scale appropriate to the existing development where this would be consistent with maintaining and enhancing the environment, and contribute to local distinctiveness of the area.

e) Allow small scale developments for employment purposes in the local services centres and smaller services centres provided it is of a scale appropriate to the existing location where this would be consistent with maintaining and enhancing the environment, and contribute to local distinctiveness of the area.

f) Support the conversions and re-use of appropriately located and suitably constructed rural buildings in the countryside (adjacent or closely related to the towns, local services centres and smaller services centres) for employment-generating uses particularly where they would assist in the retention or expansion of existing rural businesses or encouragement of enterprises that have little adverse environmental impact.

g) Support the local delivery of services and retention of local shops and pubs as set out in Policy CS7.

Policy CS18 – Sustainable Transport and Accessibility

The Council will work with partners to improve accessibility and develop the transport network within and beyond Rutland and accommodate the impacts of new development by focusing on:

a) Supporting new development in the towns and local service centres in line with the locational strategy in Policy CS4 which are accessible by range of sustainable forms of transport and minimise the distance people need to travel to shops, services and employment opportunities.

b) Supporting development proposals that include a range of appropriate mitigating transport measures aimed improved transport choice and encourage travel to work and school safely by public transport, cycling and walking, including travel plans.

c) Providing safe and well-designed transport infrastructure.

d) Improving bus routes, services and passenger facilities around the key transport hubs of Oakham and Uppingham and linkages to the larger service villages and nearby cities and towns, such as Leicester, Peterborough, Corby and Stamford.

e) Improving passenger rail services and facilities to Oakham and other parts of the region and bus, pedestrian and cycle links to the rail station.

f) Supporting opportunities for sustainable freight movement by rail where possible;

g) Integration between the different modes particularly bus and rail services through provision of a sustainable transport interchange in Oakham.

h) Providing adequate levels of car parking in line with Council's published car parking standards.

i) Co-ordination and joint working between the education, public, business, voluntary and community sectors to achieve affordable and sustainable transport, wherever possible.

j) The delivery of highways and transport improvements as guided by the Local Transport Plan through joint working with neighbouring authorities and transport providers, where necessary.

Policy CS19 – Promoting Good Design

All new development will be expected to contribute positively to local distinctiveness and sense of place, being appropriate and sympathetic to its setting in terms of scale, height, density, layout, appearance, materials, and its relationship to adjoining buildings and landscape features, and shall not cause unacceptable effects by reason of visual intrusion, overlooking, shading, noise, light pollution or other adverse impact on local character and amenities.

All new developments will be expected to meet high standards of design that:

a) Are sympathetic and make a positive contribution towards the unique character of Rutland's towns, villages and countryside.

b) Reduce the opportunity for crime and the fear of crime and support inclusive communities, particularly in terms of access and functionality.

c) Incorporate features to minimise energy consumption and maximise generation of renewable energy as part of the development (see Policy CS20).

d) Minimise water use and the risk of flooding to and from the development including the use of Sustainable Urban Drainage Systems wherever possible.

e) Minimise the production of waste during their construction and operation and maximise the re-use and recycling of materials arising from construction and demolition.

f) Allow the sorting, recycling and biological processing of waste through the development's operational life.

New developments of 10 or more dwellings will be expected to meet a 'good' or 'very good' rating (14 or more positive answers out of 20) against Building for Life criteria unless it can be demonstrated that this is not feasible or viable on a particular site.

New housing developments will be required to meet 'Lifetime Homes' standards in order to ensure that they meet the current and future needs of occupiers.

Policy CS20 - Energy Efficiency and Low Carbon Energy Generation

Renewable, low carbon and decentralised energy will be encouraged in all development. The design, layout, and orientation of buildings should aim to minimise energy consumption and promote energy efficiency and use of alternative energy sources.

All new housing developments will be encouraged to meet the minimum energy efficiency standards of the Code for Sustainable Homes in accordance with the government's proposed timetable for improving energy efficiency standards beyond the requirements of the Building Regulations. All new non-domestic buildings will be encouraged to meet BREEAM design standards for energy efficiency.

Wind turbines and other low carbon energy generating developments will be supported where environmental, economic and social impacts can be addressed satisfactorily and where they address the following issues:

a) Landscape and visual impact, informed by the Rutland Landscape Character Assessment and the Rutland Historic Landscape Character assessment.

b) The effects on the natural and cultural environment including any potential impacts on the internationally designated nature conservation area of Rutland Water.

c) The effects on the built environment, public and residential amenity, including noise intrusion;

d) The number and size of wind turbines and their cumulative impact.

e) The contribution to national and international environmental objectives on climate change and national renewable energy targets.

Policy CS21 - The Natural Environment

Development should be appropriate to the landscape character type within which it is situated and contribute to its conservation, enhancement or restoration, or the creation of appropriate new features.

The quality and diversity of the natural environment of Rutland will be conserved and enhanced. Conditions for biodiversity will be maintained and improved and important geodiversity assets will be protected.

Protected sites and species will be afforded the highest level of protection with priority also given to local aims and targets for the natural environment.

All developments, projects and activities will be expected to:

a) Provide an appropriate level of protection to legally protected sites and species.

b) Maintain and where appropriate enhance conditions for priority habitats and species identified in the Leicestershire, Leicester and Rutland Biodiversity Action Plan.

c) Maintain and where appropriate enhance recognised geodiversity assets.

d) Maintain and where appropriate enhance other sites, features, species or networks of ecological interest and provide for appropriate management of these.

e) Maximise opportunities for the restoration, enhancement and connection of ecological or geological assets, particularly in line with the Leicestershire, Leicester and Rutland Biodiversity Action Plan.

f) Mitigate against any necessary impacts through appropriate habitat creation, restoration or enhancement on site or elsewhere.

g) Respect and where appropriate enhance the character of the landscape identified in the Rutland Landscape Character assessment.

h) Maintain and where appropriate enhance green infrastructure, (see Policy CS23).

Policy CS22 - The Historic and Cultural Environment

The quality and character of the built and historic environment of Rutland will be conserved and enhanced.

Particular protection will be given to the character and special features of:

a) Listed buildings and features;

b) Conservation areas;

c) Scheduled ancient monuments;

d) Historic parks and gardens;

e) Known and potential archaeological sites.

All developments, projects and activities will be expected to protect and where possible enhance historic assets and their settings, maintain local distinctiveness and the character of identified features.

Development should respect the historic landscape character and contribute to its conservation, enhancement or restoration, or the creation of appropriate new features.

The adaptive re-use of redundant or functionally obsolete listed buildings or important buildings will be supported where this does not harm their essential character.

Policy CS23- Green Infrastructure, Open Space, Sport and Recreation

The existing green infrastructure network will be safeguarded, improved and enhanced by further provision to ensure accessible multi-functional green spaces by linking existing areas of open space. This will be achieved by:

a) The continued development of a network of green spaces, paths and cycle ways in and around the towns and villages.

b) Requiring new development to make provision for high quality and multifunctional open spaces of an appropriate size and will also provide links to the existing green infrastructure network.

c) Resisting development resulting in the loss of green infrastructure or harm to its use or enjoyment by the public. Proposals involving the loss of green infrastructure will not be supported unless there is no longer a need for the existing infrastructure or an alternative is provided to meet the local needs that is both accessible and of equal or greater quality and benefit to the community.

d) Resisting the loss of sport and recreation facilities where they are deficient and supporting the provision of additional new facilities in an equally accessible location as part of the development, particularly where this will provide a range of facilities of equal or better quality on a single site or provide facilities that may be used for a variety of purposes.

2.2 RCC Core Strategy Support Documents

- **2.2 Site Allocations and Policy Development Plan Document October 2014**

- **2.3 Windfall Housing Study June 2013**

- **2.4 SAPDPD Methodology for Assessing Potential Sites, September 2011**

- **Draft Housing Strategy 2012-17**

- **Digital Rutland Broadband Update Helen Briggs 30.3.15**

- **Public Rights of Way / Improvement Plan**

- **Cycle Routes in Rutland**

- **Traffic Calming Policy**

- **Flood Risk Assessment Zone 3 Area**

- **Environmental Action Plan**

- **Planning Portal – Ecology Reports**

- **Planning Policy Department**

- **Rutland Landscape Character Assessment**

- **Review of Open Space, Frontages and Local Green Spaces**
  The identified sites were assessed following the 7 criteria originally set out within the Rutland Local Plan 2001 that are found still to be relevant. For a site to be considered for retention or addition as an important open space or frontage or local green space it must accord with one of these 7 criteria
  1. Is of intrinsic environmental value by virtue of its landform, vegetation and tree cover. Or the presence of any special features such as streams, ponds, important wildlife habitats and walls.
  2. Enhances the attractiveness of the town or village setting when viewed from surrounding land, particularly the approaches to the built-up area.
  3. Affords views and vistas out of and within the town or village important to its character and attractiveness.
  4. Is transitional or peripheral land which should remain open to preserve the form and character of the town or village?
  5. While not in itself of particular environmental value, is an essential feature, possibly in conjunction with other areas, in creating the overall character and attractiveness of the town or village.
  6. Is an essential element in the street scene, important to the form and character of the town or village in terms of the relationship of buildings and structures one to another, to other areas of open space and to natural features eg. trees.
  7. Is important in the contribution it makes to the setting of a building or group of buildings, or important natural features.

3. Other Policies/Bodies/Reference Documents

- **British Horse Society**

- **Rutland Bridleways Association**

- **Natural England – Public Rights of Way 2014**

- **2013 Travel4Rutland/Proposed Infrastructure**

- **Countryside Act 1968**

- **Oakham Health Walkers**

- **ACPO Speed Enforcement Policy Guidelines 2011 -15**

- **Department of Transport Circular 01/2013 Setting Local Speed Limits**

- **Green Lanes (Jersey)**

- **Rutland Round**

- **Local Highway Authority**

- **DEFRA Rights of way Circular 2009**

- **Langham Parish Council**

- **Thornton, A short history of the status of footpaths in closed churchyards**

- **Peterborough Diocesan Registry**

- **Rutland Times**

- **Severn Trent Water guide for developers**

- **National Biodiversity Network**

- **Small Woods Association**

- **Conservation – Natural Habitats – Regulations 1994**

- **Hedgerows Regulations 1997**

- **Leicestershire & Rutland Wildlife Trust –Local Wildlife Sites**

- **Hedgelink Countryside Rights of Way Act 2000**

- **Natural Environment & Rural Communities Act 2006**

- **National Farmers Union**

- **Sustainable Land Trust**

- **Langham Parish Community Wildlife Survey 1996**

- **Botanical Atlas Survey**

- **Reed Bed SysteHome Energy Conservation Act 1995 – progress report for Rutland**

- **Energy Action in Rutland**

- **Institute of Environmental Management and Assessment**

RSPB

UK Census 2001, 2011

- **UK Census Age Structure Langham**

- **UK Census Household Lifestage Langham**

- **UK Census Langham Households by tenure**

- **Rutland Pharmaceutical Needs Assessment March 2015**

- **Rutland Population Projections 2012 - 2037**