



Rutland
County Council

Rutland County Council

Rutland Water Area Boundary Review

July 2012

Contents

Contents

Page no	Section
5	Background
6	Purpose of the Study
6	Analysis of Representations Received
8	Rutland Water Area Boundary
9	Barnsdale Recreation Area Boundary

1.0 Background

- 1.1 The Rutland Water Local Plan approved by Rutland DC in Feb 1989 first designated a “Waterside Area” within the Local Plan boundary. This was renamed “The Rutland Water Area” with some minor boundary changes in the Rutland Local Plan adopted by the County Council in 2001.
- 1.2 Four “Areas of Opportunity” were designated in the 1989 Rutland Water Local Plan. These were re-designated as the 5 Recreation Areas shown in the 2001 Rutland Local Plan (Normanton and Gibbet Lane were separated to make the 5 areas). Again, some minor boundary changes were also made.
- 1.3 The current boundaries of the Rutland Water Area and five Recreation Areas are defined in the adopted Rutland Local Plan 2001 which also sets out 8 separate policies relating to the Rutland Water Area and each of five separate recreation areas.
- 1.4 In July 2010, the Council adopted a Local Plan Core Strategy. The Core Strategy establishes the overall vision, objectives and spatial strategy for Rutland over the period 2006 to 2026.
- 1.5 The Core Strategy recognises the primary function of the water to provide water supplies to the East Midlands and beyond and its major role in providing a wide range of recreational and leisure activities whilst acknowledging the sensitivity of the countryside location of the water and its international importance for nature conservation.
- 1.6 At Core Strategy Policy CS24 the Council sets out its strategic planning policy to make provision for, but at the same time carefully manage, the limited development that may be needed to support the designated Rutland Water Area in the roles it fulfils.
- 1.7 In September 2011 the Council published an Issues and Options document on the Site Allocations & Policies DPD. The purpose of the Site Allocations & Policies DPD is to allocate specific sites for development and to set out more detailed policies for determining planning applications within the overall strategy provided by the Core Strategy. In preparing this document the Council sought community views on what, if any, further detailed policies or boundary modifications to the Rutland Water Area and the defined Recreation Areas should be made through the Site Allocations & Policies DPD.
- 1.8 The now published Site Allocations and Policies - Preferred Options DPD re-affirms the RWA boundary on its Policies Map and also develops more detailed policies including Policy SP26, which applies to the Rutland Water Recreation Areas, and Policy SP19 which refers to biodiversity conservation across the plan area as a whole.
- 1.9 As well as the designation of Rutland Water Area by the County Council as a discrete area within which local plan policies apply, the status of Rutland Water as a Site of Special Scientific Interest (SSSI), a European Special Protection Area and a RAMSAR site (as an area of wetland of international importance particularly as waterfowl habitat) is significant to the management of this important international, national, regional and local asset.
- 1.10 The area of Rutland Water covered by the ecological designations described above is more closely aligned to the foreshore of the water whereas the area covered by the

local plan designation is more extensive and has been drawn generally to match the foreshore boundary of the Rutland Water Basin Landscape Character Area (RWBLCA) designated in the 2003 Rutland Water Landscape Character Assessment. In many areas this provides in excess of a 500 meter 'buffer zone' from the ecological designation boundary. In some areas there are physical features or land uses that affect the RWA designation such as the Oakham railway line north of Manton junction and the villages of Manton and Edith Weston.

- 1.11 As well as Core Strategy Policy CS24 relating to the Rutland Water Area, the Council's adopted Core Strategy at Policy CS21 combined with Policy SP19 of the Site Allocations and Policies - Preferred Options DPD provide the highest level of protection possible within the terms set by the ecological/biodiversity designations. These policies apply to any development proposals which might have an adverse effect on the designated areas and would therefore potentially apply to development proposals located beyond both the actual ecological designations and the more extensive RWA boundary.

2.0 Purpose of the Study

- 2.1 The purpose of the Rutland Water Area (RWA) Review is to form part of the evidence base for the preparation of the Site Allocations & Policies DPD.
- 2.2 The study sets out the Council's response to suggestions made that boundary changes should be made to the Rutland Water Area in the Edith Weston - Manton areas and also to one of the 5 Recreation Areas around Barnsdale.

3.0 Analysis of Representations Received

- 3.1 Of 41 responses to the question 21a) raised in the Site Allocations & Policies DPD Issues and Options report; "Are any changes needed to the boundaries of the RWA and the 5 defined Recreation Areas", 22 (54%) said "No", leaving 19 (46%) saying "Yes".

RWA Boundary

- 3.2 Edith Weston PC and members of the village community (including an Edith Weston Village Group) asked for the boundary of the RWA to be extended, aiming to provide a 500 metres minimum band of protected land behind the Rutland Water foreshore. The plans submitted to support this proposal show Edith Weston village and the small married quarter's estate at St George's Barracks off Pennine Way to be fully included within the RWA. The proposed amended boundary also extends along a significant band of open countryside to the south east of the existing RWA boundary beyond Normanton Lane.
- 3.3 This partly covers land originally designated in the 1989 plan but most of the suggested new boundary extends well beyond the 1989 boundary.

- 3.4 Suggestions were also made to include Manton within a 500 meter extension to the RWA along with areas of countryside to the south of Lyndon road east of Manton and land to the west of Manton between the village and the Oakham Road. Again, some of this proposed land south of Lyndon Road and all of the area between Manton and the Oakham Road was originally designated as part of the Waterside Area in the 1989 Local Plan.
- 3.5 The changes made to the original 1989 Waterside Area boundary by the 2001 Rutland Local Plan largely involved a contraction of the area designated. Re-alignment of the boundary to run along Lyndon Road east of Manton/Manton Road west of Edith Weston and the Normanton Road out of Edith Weston matches the boundary of the Rutland Water Basin Landscape Character Area (RWBLCA) designated in the 2003 Rutland Water Landscape Character Assessment. This work was commissioned by the Council to support the LDF Core Strategy.
- 3.6 The above character assessment also included Edith Weston village (as defined by the designated limits to development) and Manton within the Rutland Water Basin LCA.
- 3.7 At the public examination of the Rutland Local Plan the boundary designation for the Rutland Water Area was not objected to and so there is no evidence of debate about the merits of the precise boundary set out in that plan which is subject of this review.

RWA Assessment

- 3.8 Inclusion of the two villages within the RWA designation would unduly restrict the development activity of people who live and work in the village and would be contrary to national planning policy and the provisions for new development being made in the adopted Core Strategy for Edith Weston as a Local Service Centre and for Manton as a Smaller Service Centre.
- 3.9 Inclusion of the military housing on the Pennine Way housing estate would also, for the same reasons, be a pointless restriction on otherwise acceptable development activity in this small built up area and would not be practicable to implement. It is proposed to include this small housing estate, along with the military houses to the east, within the Planned Limits to Development of Edith Weston. Furthermore, a new Planned Limit to Development is proposed for the military housing on Manton Lane along with the adjacent primary school. A revision to the RWA to exclude this built up area forms part the Site Allocations & Policies DPD – Preferred Options.
- 3.10 No other settlements or military housing estates are included in the existing RWA.
- 3.11 There is no requirement for a minimum of a 500 metre ‘protection zone’ for nature conservation purposes relating to the ecological designations. As well as Core Strategy Policy CS24 relating to the Rutland Water Area, the Council’s adopted Core Strategy at Policy CS21 combined with Policy SP19 of the Site Allocations and Policies - Preferred Options DPD provide the highest level of protection possible within the terms set by the ecological/biodiversity designations. These policies apply to any

development proposals which might have an adverse effect on the designated areas and would therefore potentially apply to development proposals located beyond both the actual ecological designations and the more extensive RWA boundary.

Barnsdale Recreation Area (RA)

- 3.12 The owners of Barnsdale Hotel and Country Club have asked that the boundary of the Barnsdale RA should be extended to include more of the land surrounding the built development (ref map 18 in Issues and Options Summary of Consultation Responses).
- 3.13 The existing boundary includes within the RA designation all the significant built 'footprint' of the hotel complex.
- 3.14 A similar case for extending the RA boundary as proposed for designation in the 2001 Local Plan was considered at the public examination of the plan. The Inspector concluded that the extended areas of land proposed for inclusion were unsuitable for development due to their topographical characteristics and accordingly recommended no change to the proposed designation.

RA Assessment

- 3.15 The key issues raised by the proposed extension of the RA are as follows;
- Most of the area to the west and south west drops down to the protected foreshore area with the potential for permitted development within an extended RA to impact on both the landscape character and the nature conservation interests of the water margins;
 - The area of land to the west and north extends across to the highway of the A606. This covers visually prominent open land which provides an attractive setting to Barnsdale Hall and its situation;
 - The areas of land extending to Barnsdale Lane (?) to the south and to the south east also provides a high quality landscaped setting to Barnsdale Hall and further development in this area have an adverse impact on its landscaped character
- 3.16 To conclude, the Council considers that the existing RA boundaries provide for an area around Barnsdale Hall within which there is scope for further investment within the RA policy framework as well as land at Barnsdale Lodge to the north of the A606 and land to the east of Barnsdale Hall around the Barnsdale Car Park.
- 3.17 The area proposed for inclusion within an extended RA designation around Barnsdale Hall is of particularly high landscape value and should remain protected under the Rutland Water Area policies of the Local Plan.