



Examination of the Rutland County Council Local Plan 2018 – 2036

Inspector: Joanna Gilbert MA(Hons) MTP MRTPI

Programme Officer: Kerry Trueman

Mr Roger Ranson
Planning Policy Manager
Rutland County Council

By email

Dear Mr Ranson

Inspector's Letter to the Council

1. Thank you for your letter of 27 April 2021 providing an update regarding the progress of discussions on the St George's garden village proposal. Given the importance of maintaining progress on plan making, I look forward to receiving confirmation of a revised date for the relevant Council meeting as soon as possible.
2. I have undertaken initial reading of the Plan, the submitted evidence, and the representations. Although it is unlikely that I will be issuing my Matters, Issues and Questions, Guidance Note, and Hearings Programme until the Council has provided greater clarity regarding its intentions for the St George's garden village proposal, I have identified several initial issues that would benefit from clarification.
3. In responding to the issues set out below, the Council should direct me to the relevant documents in the evidence base, identifying specific chapters, paragraphs, or pages where appropriate.

Duty to Co-operate

4. With regard to the proposed allocation of land to address South Kesteven's housing need at Quarry Farm, Stamford North, I note the

provision of a Statement of Common Ground between the Council and South Kesteven District Council (CD9b). What is the current status of the Memorandum of Understanding between Rutland County Council, South Kesteven District Council, and Lincolnshire County Council which was unsigned as of December 2020? Is it intended that it will be finalised and submitted?

Housing

5. To aid the Examination process, please can the Council provide me with a detailed Excel spreadsheet setting out how many dwellings each committed (for small sites this can be a global figure per year) and allocated site is expected to deliver in each year of the Plan period, and what any windfall allowance for each year is. The spreadsheet should be accompanied by evidence to justify the delivery information it contains, which may include both generic assumptions and site-specific evidence, as appropriate.
6. Additionally, please could the Council produce a chart which sets out the expected level of housing delivery on a year by year basis through the Plan period along with the delivery of infrastructure to support the delivery of new homes. The chart should:
 - a) Be split by settlement, e.g. Oakham with Barleythorpe; Stamford North; Uppingham; Local Service Centres; and St George's garden village.
 - b) Refer to specific site allocations by the site allocation number indicated in the Plan.
 - c) Include all infrastructure requirements as envisaged by relevant policies in the Plan and the Infrastructure Delivery Plan and any subsequent updates.
 - d) Provide the likely costs, funding sources and mechanisms, where these are known.
7. I intend to visit a number of the housing and employment sites as part of familiarising myself with the area. This will be unaccompanied and will not involve me visiting private land. I would be grateful if the Council could provide me with A4 site plans for every housing and employment allocation showing the site (named and numbered as per the Plan) and surrounding area on a clear Ordnance Survey base with road/place names. These site plans can be provided to me electronically via the Programme Officer.

Gypsies, travellers and travelling showpeople

8. The Government's Planning policy for traveller sites (PPTS) confirms that local planning authorities should, in producing their Local Plan, identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets, and identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15.
9. I would be grateful if the Council could clarify the position regarding five year supply upon expected adoption of the Plan of suitable, available and deliverable sites for travellers meeting the PPTS definition and when and where the requisite number of pitches and plots would be expected to be delivered in the later years of the Plan period.

Amendments to the Use Classes Order

10. The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force on 1 September 2020. Given that a number of policies, supporting text, and appendices to the Plan rely upon Use Classes which no longer exist, the Council should look at all relevant policies, allocations, supporting text and appendices within the Plan and suggest modifications to take account of the changes to the Use Classes Order.

Main Modifications

11. Can the Council please confirm whether the Submitted Plan is the same as the Plan published and consulted on for Regulation 19 purposes? Additionally, what is the status of the Addendum: Policies H2 and H3; Strategic Objectives Addendum; and the List of minor corrections and errata – September 2020? Have both addenda and the List of minor corrections and errata been consulted on alongside the Regulation 19 Plan and are therefore considered as part of the Plan being examined? Clarity on this point would assist me during the Examination.
12. Furthermore, a number of proposed modifications to the Plan are included in documents within the Council's examination library as suggested changes in response to representations or parts of Statements of Common Ground. Can the Council confirm whether the

proposed changes to the Plan set out in various documents have been subject to any consultation to date? If no consultation has taken place on those changes, they will not be considered part of the Plan for the purposes of the Examination, but they will be given due regard.

13. Could the Council please confirm in writing if it would like me to recommend any main modifications to the Plan that I consider to be necessary to make it sound or legally compliant. This is pursuant to Section 20(7C) of the Planning and Compulsory Purchase Act 2004. Proposed main modifications will be the subject of discussion at the hearing sessions and would only be required where necessary to make the Plan sound.
14. I would be grateful if the Council could draw together proposed main modifications and additional modifications to the Plan in two separate schedules, one for each type of modification. These schedules should be updated and made available to me as working documents throughout the Examination.

Other General Matters

15. I noted reference to the following documents in the Plan and supporting documents. However, they do not appear to have been included in the Examination Library:
- Community Infrastructure Levy Charging Schedule and Infrastructure Funding Statement
 - Supplementary Planning Document – Shop Fronts including Signs and Shop Security
 - Supplementary Planning Document – Garden Extensions
 - Neighbourhood Planning Guidance on the designation of Local Green Space
 - 2009 review of open space, sport, recreation facilities and green infrastructure in Rutland
 - Methodology for Identifying Safeguarding Areas (2016)

I would be grateful to receive electronic copies of these documents via the Programme Officer.

Next Steps

16. The Council should provide me with the information requested in this letter by Wednesday 26 May 2021.

17. If you have any questions or queries, please do not hesitate to contact me via the Programme Officer. Thank you for your assistance.

Yours sincerely

Joanna Gilbert

INSPECTOR

5 May 2021