



Rutland County Council

Rutland Local Plan Examination

Council response to the Inspector's Initial
Observations regarding Housing

26th May 2021

RUTLAND COUNTY COUNCIL

HOUSING

RESPONSES TO INITIAL OBSERVATIONS

1. The Inspector's Observations

- 1.1 *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.*
- 1.2 *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.*

1.3 *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.*

2. The Council's Response

Excel Spreadsheet

- 2.1 The requested Excel spreadsheet is provided as Appendix 1.
- 2.2 The Council has prepared this year's Five Year Housing Land Supply Statement for the period 2021/22- 2026/27. This statement is attached as Appendix 2.
- 2.3 The assumptions which have informed the trajectory are part of the statement in Appendix 2. These are based upon national and locally sourced evidence and an effective monitoring system which enables more informed estimations of the amount of homes that will be delivered in the five year period.
- 2.4 The delivery trajectory for larger sites, in particular those identified in the submitted Local Plan also uses information from the site promoters and developers on the intended delivery timescales and build out rates. All site promoters were asked to complete a deliverability questionnaire as part of the site assessment process and are contacted annually for an update on the availability, deliverability and achievability of all sites, during March and April. The latest response forms and emails received by the Council are attached as Appendix 3.
- 2.5 Where detailed information is not provided by site promoters, the information included in the five year supply assessment is based on assumptions, in order to

provide a consistent and robust approach to establishing whether a site is deliverable or developable in the context of the NPPF requirement.

Housing Delivery Chart

2.6 Please see attached Appendix 4.

Site Plans

2.7 A folder of site maps has been provided which should help locate each allocated housing and employment site.

2.8 The Inspector is advised that the garden community proposal at St George's Barracks is an extensive site and is not be entirely visible from public vantage points. As the site is a working military base access to the site is not permitted without prior arrangement.

2.9 If the Inspector wishes to access this site we can provide the Programme Officer with appropriate contact details. It is advisable to provide at least two weeks' notice of this to ensure arrangements are in place.