03 January 2018

FREEDOM OF INFORMATION REQUEST – 1496/17

Dear Sir/Madam

Your request for information has now been considered and the information requested is provided below.

Request:

In the recent review of the Rutland CC Local Plan the preferred site in Market Overton for a housing development proposed was the Site MAR04, located just north of Main Street adjacent to Walker Close.

In previous versions of the Local Plan, 2008 and 2013, the preferred site was Site MAR01, located north of Thistleton Road, adjacent to the entrance to the Industrial Estate.

This request includes the following questions:

1. What was the basis for the decision to change the preferred development site in the latest Local Plan Review?

2. Was this change originally proposed by Rutland CC Planning Department?
   a) If not please advise if possible who was responsible for the proposal and their interest?

3. Prior to being published in the Local Plan Review, where any other interested individuals / parties advised of the change?
   a) If yes, can their views / responses be shared?

4. Is there any of additional documentation / communications in support of or against either site which is not in Local Plan Review – Site Appraisals and can be shared?

5. The landowner of site MAR 01 has advised he has NOT placed any restriction on the size of this site and therefore could you advise who restricted the size of the site MAR 01 to 0.61 hectares (with subsequent potential development for 21 houses) and the reasons for so doing?

Response:

The request states that in previous versions of the Local Plan, 2008 and 2013, the preferred site was Site MAR01, located north of Thistleton Road, adjacent to the entrance to the Industrial Estate. This is incorrect as the Local Plan did not previously
include a “preferred site” at Market Overton, neither in 2008 nor 2013. The site MAR/01 referred to in the response was one of a number of sites that were put forward to the Council through the Call for Sites consultation in 2015/2016 and which were considered by the Council in preparing the Consultation Draft Local Plan.

1. The basis of the decision to include Site MAR/04 in the Consultation Draft Local Plan Review was as a result of an extensive site appraisals process that considered each site against a consistent set of criteria which cover environmental, social and economic factors. Further details of the process are given in the Site Appraisals document which can be viewed on the Council’s website https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-evidence-base/development-growth-and-site-appraisals/.

2. The decision to include site MAR/04 in the Consultation Draft Local Plan Review was made by Rutland County Council. The site was put forward to the Council by Ross Thain Architects on behalf of Mr A White.

3. Town and Parish Councils in Rutland were briefed in January 2017 regarding the new Local Plan for Rutland, particularly with respect to technical work to appraise potential sites for allocation, following the call for sites. A copy of Market Overton Parish Council’s response is attached.

4. The original site submissions for sites MAR/01 and MAR/04 put forward to the Council may be inspected on request at the Council Offices.

5. The landowner’s site submission to the Council for site MAR/01 stated a site area of 0.629 ha for 21 units. This was reduced to 0.61 ha. by the Council on the basis of its mapping of the site using GIS mapping software.

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If you are dissatisfied with the handling of your request please contact the Head of Corporate Governance, Rutland County Council, Catmose, Oakham, Rutland LE15 6HP. You can also complain to the Information Commissioner at:

The Information Commissioner's Office
Wycliffe House, Water lane
Wilmslow, Cheshire
SK9 5AF
Tel: 01625 545700
Yours faithfully

FOI Administrator
Corporate Support Team, Rutland County Council
Local Plan- Market Overton Site Appraisal- Rutland Strategic Housing and Economic Land Availability Assessment

SHELAA/MAR/01 -Thistleton Road opposite original quarry workers cottages
This site has direct access onto main road and is flat land. However, it would face a terrace of historic and architecturally interesting Victorian cottages which were specifically built for the quarry workers. This site would have a detrimental impact on the character of open countryside. This site is NOT a preferred site.

SHELAA/MAR/02 - Part of land used as the village allotments on west side of this area. If developed it would mean the loss of the village allotments which would NOT be acceptable. The area accommodating land to the northwest on the plan currently housing older/dilapidated barns would be acceptable as a Preferred site.
Therefore part of this site indicated above IS a preferred site, but the land containing the Allotments is NOT a preferred site.

SHELAA/MAR/03 - Site accessed from Berrybushes. This site lacks adequate visibility for access onto the very narrow lane of Berrybushes which also has very limited off street parking. Servicing and delivery vehicles are already challenged negotiating Berrybushes. Access to this site would involve vehicles going over the existing Public Footpath resulting in a potential problem for the safety of walkers. The access also is adjacent and bordered by listed buildings within the conservation area. The site would have a detrimental effect on the character of open countryside from the Public Footpath which has hedges to the east supporting a range of wildlife.
This site is NOT a preferred site

SHELLA/MAR/04 - Land off the Finches estate to the East. This land has direct access from the present 1960/70s estate via existing roads and service/drainage by the earlier developer. Vehicular access could possibly be made from the south end of the site onto Main Street. The site is also “screened” to the east by trees.
This site IS a preferred site