FREEDOM OF INFORMATION REQUEST – 197/19

Dear Sir/Madam

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

Request/Response:

1. Do you take into account the noise maps published by DEFRA when allocating land in your local plan for residential development (Noise maps developed to meet the requirements of Environmental Noise Directive 2002/49/EC and the Environmental Noise Regulations 2006)?

   Answer: Yes

2. Do you take into account air quality data published by DEFRA when allocating land in your local plan for residential development?

   Answer: Environmental Health assist when screening all the allocated sites in Rutland and have flagged up concerns where they feel air quality could be an issue and request a site specific assessment.

3. Do you have supplementary planning guides for noise, air quality or green space allocation, please state each one?

   Answer: No

4. In your local plan, what percentage do you set for affordable homes on a development site and when would this quota be used (eg 35% of the total homes built to be affordable where the development is greater than 30 homes).

   Answer: Adopted Local Plan states 35%

5. Does your local plan give advice or specify where affordable homes should be located on a development site (eg affordable homes should be distributed throughout the site)? If so, please provide this advice or specification.

   Answer: Yes

If Yes, what is the advice or Specification:

Answer: SP9 d) Where part of a development which includes open
market housing, be well integrated with the open market housing through layout, siting, design and style. In order to promote sustainable communities, the size and location of groups of affordable homes should be discussed and agreed with the Council

6. Have you refused any residential development on air quality grounds or noise grounds in last 12 months, if so how many on noise, how many for air quality?

If Yes, How Many for Noise:
How many for Air Quality:

Answer: This information can be searched on our website at: https://publicaccess.rutland.gov.uk/online-applications/?_ga=2.206762643.1615420889.1550486501-1703169529.1536227682

7. Do you allow the offset of affordable homes from one development site to another development site?

Answer: Yes through off site contributions

If Yes How Many have been offset in last 12 months:

Answer: This information can be searched on our website at: https://publicaccess.rutland.gov.uk/online-applications/?_ga=2.206762643.1615420889.1550486501-1703169529.1536227682

8. How do you determine the area allocated to green space on a residential development site.

Answer: Policy SP22 of Site Allocations and Policies DPD sets out a formula

9. On planning applications in the last year, If there was a noise source that could affect the amenity of a residential property, did you set noise limits on the façade of the residential development?

If yes, has the noise limit been assessed following completion of the residential property to see that the limit has not been breached?

Answer: This information can be searched on our website at: https://publicaccess.rutland.gov.uk/online-applications/?_ga=2.206762643.1615420889.1550486501-1703169529.1536227682

10. On sites that require Radon protection, do you require the developer to provide Radon Monitoring results once homes are built, or do you advise the occupiers to have a test done once they occupy the site?

Answer: No

11. How many planning applications in the last 12 months have been referred to the valuation office because the developer has specified the site is not viable to build any affordable homes or a reduced number of affordable homes from the quota requested in your local plan.

Answer: None
12. Have you approved a residential development in the last 12 months where some or all of the homes require non-openable windows as a means of mitigation because of a nearby noise source?

Answer: This information can be searched on our website at: https://publicaccess.rutland.gov.uk/online-applications/?ga=2.206762643.1615420889.1550486501-1703169529.1536227682

13. Have you adopted or do you have regard to the new WHO Environmental Noise Guidelines for the European Region 2018 when considering the impact of road, railway or aircraft noise on new developments.

Answer: Yes

14. In the last 12 months, have you had an appeal for refusing residential development on noise or air quality grounds overturned by the secretary of state? If so how many.

Answer: This information is available on our website at: https://publicaccess.rutland.gov.uk/online-applications/?ga=2.206762643.1615420889.1550486501-1703169529.1536227682

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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
Business Support Team
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