

Rutland County Council Local Plan 2016 – 2036

Land west of Uppingham Road – Policies H1.2 /

Statement of Common Ground between:

Rutland County Council (RCC) and Pegasus Planning
on behalf of Davidsons Developments Limited

January 2021

EXECUTIVE SUMMARY

This 'Statement of Common Ground' (SoCG) has been prepared jointly by Rutland County Council (RCC) and Pegasus Planning on behalf of Davidsons Developments Limited in respect of the proposed residential allocation at Land west of Uppingham Road, Oakham (Policy H1.2 of the emerging Rutland Local Plan).

Policy H1.2 and the associated allocation and propose an indicative capacity of 73 homes, 21 of which are proposed to be affordable. This capacity is based on the Rutland County Council's formula applied to sites in Oakham and may be subject to change following site assessments and development of detailed design taking into account the site's context and securing a high quality urban design solution.

Pegasus Planning on behalf of Davidsons Developments Limited consider that Policy H1.2 should be amended to refer to an indicative capacity of 90 dwellings as master planning work demonstrates that the site is capable of accommodating a higher number of dwellings whilst delivering a high quality solution.

The policy and allocation have been informed by evidence that has been collected to date, which considers the implications of growth and whether the development and supporting infrastructure is deliverable.

The purpose of the Statement of Common Ground is to inform the Inspector of the Rutland Local Plan and other interested parties about the areas of agreement between Rutland County Council and the site promoter (Pegasus Planning on behalf of Davidsons Developments Limited) contained in policy H1.2 of the Rutland Local Plan (2016-2036). The Statement demonstrates that all parties are supportive of the proposed allocation, policy wording (with the exception of site capacity) and supporting explanatory text within the plan.

The main areas that this Statement of Common Ground seeks to agree are:

- That the site is viable and deliverable
- That the Council's policy for 30% affordable housing is deliverable
- That the wording of policy H1.2 of the emerging plan is acceptable
- That the evidence underpinning the allocation is robust
- The timetable for progressing a planning application

1. INTRODUCTION

- 1.1. Policy H1.2 of the emerging Rutland Local Plan and associated allocation on the emerging policies map identify some 4.1 hectares of land for residential development. Based on Rutland County Council's standard formula for calculating site capacity the site could notionally accommodate 73 homes (21 of which should be affordable).
- 1.2. Pegasus Planning have been the main promoter of the Land west of Uppingham Road, Oakham (on behalf of Davidsons Developments Limited) and are the signatory to this Statement of Common Ground.
- 1.3. Pegasus Planning promoted the site during the Regulation 18 stage of the Rutland Local Plan production and are committed to promoting the delivery of new homes and supporting infrastructure on the site. RCC and Pegasus Planning recognise the contribution towards the delivery of housing during the plan period up to 2036.
- 1.4. The site's allocation has been informed by a wide range of evidence that has considered the environmental, social and economic implications of the proposed allocation and whether it is deliverable (including its viability).
- 1.5. The proposed allocation and associated policy wording are attached as Appendix A.

2. EVIDENCE

- 2.1. Rutland County Council has developed an evidence base to underpin and justify the emerging Local Plan. The impact of the proposed allocation at Land west of Uppingham Road, Oakham has been assessed as part of the evidence base. This includes an assessment of the environmental, social and economic impacts of the proposed development.
- 2.2. The key findings from the evidence reports were that:
 - The site is capable of being satisfactorily developed without unacceptable impacts on the Natural, Historic and Built Environment and flooding.
 - The proposal would be unlikely to result in severe impacts on the Local Road network.
 - The site would be viable and deliverable (in light of full policy requirements and infrastructure requirements including through Community Infrastructure Levy). The site promoters consider that site is deliverable.

2.3. Rutland County Council has engaged with its partners on an ongoing basis under the Duty to Cooperate in order to ensure that the 'cross-boundary' issues associated with all proposed allocations, including, Land west of Uppingham Road, Oakham are properly addressed. Some of the partners include:

- The Environment Agency;
- Natural England; and
- East Leicestershire & Rutland Clinical Commissioning Group.

2.4. No insurmountable objections have been received from these key partners. Full copies of formal representations made at Regulation 19 stage will be forwarded to the Inspector as part of the examination process.

3. MASTERPLAN

3.1. Based on evidence, an indicative masterplan is being / has been prepared by the site promoters. Amongst other things this will set out the proposed land uses, development structure and housing capacity for the site.

3.2. The latest iteration of the illustrative Masterplan is attached as Appendix B.

4. DELIVERY - NATIONAL POLICY & GUIDANCE

4.1. In the context of the National Guidance the proposed allocation at Land west of Uppingham Road, Oakham is 'suitable, available, achievable and deliverable'.

4.2. The proposed capacity of 73 dwellings is based on the Council's normal formula for calculating site capacity. This level of growth is considered a realistic capacity. Detailed proposals that are developed following site appraisals, assessment of context and development of a high quality urban design solution may result in a higher capacity.

4.3. The ability of the site promoter to deliver housing in this location is highly likely given the strength of the local housing market. The site is therefore achievable. The proposed allocation therefore meets the criteria of being 'Justified' and 'Effective' set out in paragraph 35 of the National Planning Policy Framework 2019. The site is therefore able to deliver housing development in accordance with the aims of the Local Plan.

5. AREAS OF COMMON GROUND

5.1. Engagement between Rutland County Council (The Local Planning Authority) and Pegasus Planning on behalf of Davidsons Developments Limited (the site

promoter) took place on an ongoing basis via meetings, telephone discussions and e-mail exchanges. The following areas of agreement are confirmed:

Development potential – including dwellings & employment

- 5.2. Rutland County Council and Pegasus Planning on behalf of Davidsons Developments Limited agree that the proposed allocation can accommodate a minimum of 73 homes of which 30% will be affordable. Site capacity could increase as detailed proposals are developed. All proposals must be mindful of the site's context and be of high quality urban design. Pegasus Planning on behalf of Davidsons Developments Limited consider that Policy H1.2 should be amended to refer to an indicative capacity of 90 dwellings as master planning work demonstrates that the site is capable of accommodating a higher number of dwellings whilst delivering a high quality solution. Rutland County Council agree that the site may be able to deliver a higher number of dwellings than the indicative capacity (which is derived from applying the SHELAA formula for a net developable area), however this would be subject to the consideration of details of design and layout. This would normally be achieved through the planning application process.
- 5.3. Financial contributions will be made through CIL in order to fund the necessary infrastructure.

Viability and deliverability

- 5.4. Rutland County Council and Pegasus Planning on behalf of Davidsons Developments Limited agree that development of the proposed site is able to deliver the development, supporting infrastructure and policy requirements whilst remaining viable.

Affordable housing

- 5.5. Rutland County Council and Pegasus Planning on behalf of Davidsons Developments Limited agree that the proposed allocation would be able to be deliver 30% affordable housing whilst remaining viable.

Policy wording

- 5.6. Rutland County Council and Pegasus Planning on behalf of Davidsons Developments Limited agree that, apart from the indicative capacity of the site, the proposed policy wording of policies H1.2 provides a realistic, deliverable and

appropriate policy framework for delivery of the proposed residential development of the site.

- 5.7. The site promoters consider that Policy H1.2 should be amended to refer to a minimum capacity of 90 dwellings as the site is capable of accommodating a higher number of dwellings whilst delivering a high quality solution. A masterplan has been prepared by the site promoter which demonstrates that some 90 dwellings could be accommodated on the site. The developers have requested a modification to policy H1.2 that reflects this position.
- 5.8. The site capacity is an indicative figure based on standard formula adopted in the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA) and it is acknowledged that this may be subject to change as masterplanning and detailed designs are pursued.

Evidence base

- 5.9. The evidence base used to inform policies H1.2 (as set out in paragraph 2.1 of this statement) offers a sufficiently robust basis to underpin the proposed policies and allocations of for delivery of the proposed residential development of the site.

Timetable for progressing a planning application

- 5.10. The site promoters are committed to submitting a planning application in the short term (within 6 months) to Rutland County Council for delivery of the proposed residential development of the site. The parties will seek to sign up to a Planning Performance Agreement (PPA) that sets out an agreed timeframe for determination of the planning application.

Appendix A

Policy H1 - Sites for residential development

The following sites are proposed for residential development over the plan period. Sites are also shown on the Policies Map and detailed development principles for each site are set out in the Site Specific Policies in chapter 10:

Policy Reference	Site Location	Site reference number	Site area (Ha)	Indicative number of dwellings to 2036 (net)
Oakham with Barleythorpe				
H1.1	Land south of Brooke Road (former allotments)	OAK/12	1.90	40
H1.2	Land off Uppingham Road	OAK/05	4.13	73

Policy H1.2	Land west of Uppingham Road, Oakham	OAK/05
<p>Indicative capacity 73</p> <p>21 affordable homes / 52 market homes</p> <p>The proposed development should be designed to incorporate the following key principles within the layout:</p> <ul style="list-style-type: none"> a) respond sensitively to development on the northern boundary, ensuring that the outlook from the existing development is preserved; b) reflect the existing character of the approach to the town from the south and continue the line of mature trees fronting Uppingham Road; c) be mindful of views from the farm access to the south of the site to ensure that an attractive outlook is created; d) make appropriate provision for surface water management systems, including on site SUDS which will ensure that greenfield run-off rates are maintained once the site is developed; e) Creation of a public footpath to the east of the site to allow for easy access to Oakham Town; f) provide safe, direct and convenient highway, footway and cycleway connections through the site and connecting it to the adjacent residential area, the town centre and other key destinations, including crossing provision; g) provides an appropriate mix of housing choices which reflect the mix set out in most up to date SHMA including 30% of the site capacity as affordable homes (a target of 21 homes); h) provision of an on-site LAP; i) demonstrate how the development will contribute towards delivering net biodiversity gain. 		

For Information:

An application for this site should be accompanied by the following evidence/surveys which include, where appropriate, evidence that the necessary mitigation measures have been planned into the design and layout of the development:

- hedgerow survey; badger survey; and Great Crested Newt Survey;
- consultation with Natural England to consider the potential impact of development on the Rutland Water RAMSAR site;
- archaeological survey (desk based and field assessment);
- agricultural land value assessment;
- noise survey.

Appendix B – Emerging Masterplan



Agreement

Signed on behalf of Rutland County Council

Mark Andrews

Chief Executive

Signed on behalf of Davidsons Developments Limited

Guy Longley

Pegasus Planning (on behalf of Davidsons Developments Limited)

Signed 04/01/2021