

Rutland County Council Local Plan 2018 – 2036

Land off Braunston Road, Oakham – Policy H1.4

Statement of Common Ground between:

Rutland County Council (RCC) and Rosconn Strategic
Land (RSL)

24th February 2021

EXECUTIVE SUMMARY

This 'Statement of Common Ground' (SoCG) has been prepared jointly by Rutland County Council (RCC) and Rosconn Strategic Land (RSL) in respect of the proposed allocation of Land South of Braunston Road, Oakham for residential development (Site H1.4 in Policy H1 of the emerging Rutland Local Plan).

Draft Policy H1 of the emerging Rutland Local Plan proposes residential development at the site to comprise around 61 homes, which will be delivered within the next five years.

The policy and allocation have been informed by evidence which considers the on and off-site implications of growth and whether the development and supporting infrastructure is deliverable.

Consideration has also been given to the site's housing trajectory.

The purpose of the Statement of Common Ground is to inform the Inspector examining the Rutland Local Plan and other interested parties about the areas of agreement between Rutland County Council and the site promoter (Rosconn Strategic Land). The Statement demonstrates that all parties are supportive of the proposed allocation, draft policy wording (subject to modifications) and supporting explanatory text within the plan.

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

- Indicative dwelling numbers
- Trajectory for delivery (lead in times, first delivery and ongoing delivery)
- Agreement that it is viable and deliverable
- That the Council's policy for 30% affordable housing is deliverable
- Policy wording in the emerging plan
- That the evidence underpinning the allocation is robust
- The draft masterplan

1. INTRODUCTION

- 1.1. This Statement of Common Ground (“SoCG”) is provided in respect of the identification of Land South of Braunston Road, Oakham as a proposed allocation in Draft Policy H1.4 of the emerging Rutland Local Plan (2018 to 2036).
- 1.2. This Statement is structured to provide the Inspector with a summary of the areas of agreement between Rosconn Strategic Land (RSL) and Rutland County Council (RCC).
- 1.3. The contents of this Statement are to inform the Local Plan review (2018-2036) examination; they do not prejudice the proper determination of the outline planning application that has been submitted for this site.
- 1.4. Draft Policy H1 allocates sites for residential development to meet the County’s housing need up to 2036. Policy H1.4 allocates Land South of Braunston Road for around 61 dwellings on a gross site of 3.40 hectares, adjacent to the built-up area of Oakham. The proposed allocation and associated policy wording are attached as Appendix A to this statement.
- 1.5. 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 as well as its deliverability and viability.
- 1.6. In December 2020, RSL submitted an outline planning application with all matters reserved apart from access for up to 62 dwellings and associated infrastructure (LPA reference 2020/1473/MAO). The submitted illustrative masterplan, parameters plan and supporting technical information seek to demonstrate how development can be brought forward in accordance with the principles set out by Policy H1.4 of the emerging Local Plan. The illustrative masterplan is attached in Appendix B to this statement.

2. EVIDENCE

- 2.1. RCC has developed an evidence base to underpin and justify the emerging Local Plan. The impact of the proposed allocation at land south of Braunston Road, Oakham has been thoroughly assessed as part of the evidence base. This includes an assessment of the environmental, social and economic impacts of the proposed development through the Strategic Housing and Economic Land Availability Assessment Report (SHELAA) (December 2019) and the Site Appraisal Assessment Report (December 2019). Through the site assessment process, constraints were identified and technical consultees were engaged to establish any potential issues of the site that may require mitigation.
- 2.2. The site was also assessed through the Sustainability Appraisal / Strategic Environmental Assessment (2020) and Habitat Regulation Assessment (January

2020) in order to ensure the Local Plan contributes to the achievement of sustainable development.

2.3. The key findings from the site assessment process were that:

- The site is capable of being satisfactorily developed without unacceptable impacts on water quality, water efficiency and flooding. It is identified that an appropriate surface water drainage scheme will be required in order to mitigate the potential impact of the development on the surrounding area. A surface water drainage scheme has been submitted as part of the pending outline application along with a Flood Risk Assessment (FRA).
- A pedestrian footpath is required to connect the site to the existing built up area, however there are no objections on access or highway safety grounds. The Transport Statement and access drawings accompanying the outline planning application seek to demonstrate that this is achievable.
- Subject to surveys, the proposal would not result in unsatisfactory harm to habitats and species. The submitted outline planning application is accompanied by a Preliminary Ecological Appraisal.

2.4. No insurmountable objection has been received in response to site H1.4. 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 has been prepared by the site promoters and submitted with outline planning application 2020/1473/MAO. This masterplan identifies how 62 dwellings could be accommodated on the site.

3.2. The indicative masterplan sets out the design principles for the site, including development areas, open spaces, attenuation features, landscaping, siting of LAP and green infrastructure links. It also identifies the vehicular access, road layout and pedestrian routes and links.

3.3. The masterplan is currently being considered through the development management process as part of the outline planning application submission (2020/1473/MAO).

3.4. The latest iteration of the indicative Masterplan is attached as Appendix B.

4. DELIVERY – NATIONAL POLICY & GUIDANCE

- 4.1. In the context of the National Guidance concerning the ability of sites to deliver, the proposed allocation at land south of Braunston Road, Oakham is 'suitable, available, achievable and deliverable'.
- 4.2. Detailed consideration has been given to the housing delivery trajectory for the site. This has been informed by discussions with the site promoter. In addition, the annual provision is considered realistic and achievable in terms of the ability of the development industry to deliver and local market absorption rates. This approach therefore meets the criteria of being Justified and Effective set out in paragraph 35 of the National Planning Policy Framework 2019. The site is able to deliver housing development in accordance with the aims of the Local Plan.

5. AREAS OF COMMON GROUND

- 5.1. RSL has an agreement in place with the landowners who control the site in question with the purposes of promoting it for residential development. As such, there are no legal or ownership constraints and RSL has already submitted an outline planning application. Both parties remain committed to facilitating early delivery of the site.
- 5.2. Both parties agree that Land South of Braunston Road, Oakham is available, suitable and achievable, whilst also being deliverable within the first 5 years of the Plan following adoption. Engagement between RCC and RSL has taken place on an ongoing basis via meetings, discussions and e-mail exchanges. The following areas of agreement are confirmed:

Development potential

- 5.3. Both parties agree that the proposed allocation can accommodate around 61 homes along with associated landscaping, including a Local Area of Play (LAP), an appropriate surface water management system and safe, direct and convenient footway and cycleway connections through the site and to the town centre.

Housing Trajectory

- 5.4. Both parties agree that the delivery timescales for development (including lead-in times, first delivery and ongoing delivery) as set out below is realistic and achievable. Both parties agree that the site will come forward within the next five years and will be delivered in full during that time:

Monitoring Year	Net Completions
2020/21	0
2021/22	0
2022/23	31
2023/24	31
2024/25	0

Affordable Housing & Viability

- 5.5. Both parties agree that the proposed allocation is viable for a scheme of around 61 homes and associated infrastructure including policy-compliant affordable housing provision at 30%.
- 5.6. The submitted outline planning application (2020/1473/MAO) makes provision for 19 affordable homes in line with the 30% policy requirement and RSL has secured an early expression of interest from a Registered Provider active in the local area.

Flood Risk

- 5.7. Both parties agree that, in principle and subject to Local Lead Flood Authority (LLFA) feedback, that the proposed development is located within the lowest risk flood zone (Flood Zone 1) and that Sustainable Urban drainage Systems are capable of attenuating surface water so that it does not present a risk of flooding within the site or the surrounding area. A Flood Risk Assessment and Drainage Strategy has been submitted with the outline planning application.

Social and Community Infrastructure

- 5.8. Both parties agree that development can be supported by the provision of sufficient social infrastructure capacity to meet the demand created by the development, subject to appropriate Section 106 contributions.

Ecology

- 5.9. Both parties agree, that no significant ecological constraints have been identified and that the limited constraints which have been identified can be accommodated within the proposed development. A technical response from the Senior Planning Ecologist at Leicestershire County Council on the outline

planning application has been received confirming that the Extended Phase 1 Habitat Survey is satisfactory. The response confirms that a Landscape and Ecological Management Plan will be required by way of planning condition. Both parties agree that net biodiversity gains can be provided in line with the NPPF.

Landscape

- 5.10. Both parties agree that the site is not covered by any statutory or local landscape designations. It is agreed by both parties that, in principle, any landscape and visual impacts can be sufficiently mitigated. The illustrative masterplan submitted in support of the pending outline planning application has sought to take into account, landscape guidance set out within Draft Policy H.14.

Heritage Assets

- 5.11. Both parties agree that the site does not contain any designated heritage assets nor do any lie immediately adjacent to the site and that there would be no adverse impact to designated heritage assets as a result of developing the site.

Transport

- 5.12. Both parties agree that, in principle and subject to RCC Highways feedback on the pending outline planning application, a suitable and safe vehicular access to the site can be achieved. Both parties agree that the site is capable of providing sustainable travel options to and from the site, being located within walking distance of several bus services and local amenities, and that improvements can be made to connect the site with existing public rights of way as set out in Draft Policy H1.4.

Utilities

- 5.13. Existing 132KV overhead power cables cross the site. RSL is currently in dialogue with Western Power Distribution (WPD) regarding the feasibility of undergrounding these power cables in accordance with the requirements of draft Policy H1.4. Both parties agree that engagement with WPD is required in order to understand this particular issue in terms of feasibility. The relevant clause of Policy H1.4 may be amended pending WPD's feedback.

Draft Policy H1 and Draft Policy H1.4

- 5.14. RCC and RSL agree that the proposed policy wording of Draft Policy H1 in Chapter 5 provides a realistic, deliverable and appropriate policy framework for the delivery of around 61 homes at Land South of Braunston Road, Oakham.

- 5.15. For the purposes of Draft Policy H1.4 criteria a) to h) inclusive and criteria k) to l) inclusive are agreed.
- 5.16. Criteria i) relating to the undergrounding of the 132KV power cables crossing the site and an appropriate easement being provided is the subject of discussion between RSL and WPD in order to ascertain the feasibility of doing so. RCC and RSL are committed to engagement with WPD on this matter.
- 5.17. It is recognised by both parties that criterion i) may be amended, subject to the outcome of engagement on the matter with WPD.
- 5.18. Criteria j) relates to affordable housing. It is recognised by both parties that there is a typographical error at criterion j) of Draft Policy H1.4 which references that the affordable homes target for the site is 60 homes based on a 30% policy requirement. This is to be corrected and should state a target of 19 affordable homes.
- 5.19. This will be proposed as a modification and both parties would support this change if the Inspector is minded to agree.

The Outline Planning Application

- 5.20. The outline planning application (2020/1473/MAO) is currently being considered through the Development Management process.
- 5.21. The scheme put forward through the outline planning application will be assessed by RCC as the local planning authority in consultation with stakeholders as part of the planning application process. The application is outline at this stage with all matters reserved apart from access and subsequent detailed planning permission will be required in respect of the matters reserved for later consideration.

6. CONCLUSION

- 6.1. Both parties agree that Land South of Braunston Road, Oakham is available, suitable, deliverable and viable for a residential development of approximately 61 dwellings and associated infrastructure. Both parties also agree the emerging Local Plan and its supporting evidence in its allocation of the site is soundly based.

Agreement

Signed on behalf of Rutland County Council

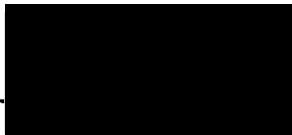
Penny Sharp



Strategic Director – Places

Signed on behalf of Rosconn Strategic Land

Daniel Hatcher



Planning Director

Date: 24/02/2021

Appendix A

Chapter 5: Delivering Quality New Homes

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
H1.3	Land off Burley Road	OAK/13 a&c	14.21	200
H1.4	Land south of Braunston Road	OAK/16	3.40	61
H1.5	Land off Main Street Barleythorpe	BAE/04	0.55	8
Total for Oakham				382
H1.6	Uppingham*	To be allocated in Neighbourhood plan		200
H2	St George's Garden community	EDI/04		1000
Local Service Centres				
H1.7	Land off Main Street, Cottesmore	COT/01	1.21	8
H1.8	Officers Mess, Edith Weston	EDI/03	3.95	70
H1.9	West of 17 Whitwell Road, Empingham	EMP/01	0.17	5
H1.10	Southview Farm, Empingham	EMP/05	0.28	6
H1.11	Adjacent to Chater House, High Street Ketton	KET/06	1.23	15
H1.12	The Crescent, High Street, Ketton	KET/07	1.31	35
H1.13	Home Farm, Ketton	KET/08	1.11	10
H1.14	Main Street, Market Overton	MAR/04a	0.91	27
H1.15	River Gwash Trout Farm, Belmesthorpe Lane, Ryhall	RYH/04 & RHY/08	0.84	24
H1.16	Land to the South-West of Belmesthorpe Lane, Ryhall	RYH/09	0.42	12
H1.17	Land off Melton Road, Whissendine	WHI/06b	0.48	12
H1.18	South Lodge Farm, Whissendine	WHI/09a	1.03	25
Local Service Centre Total				249
County Total				1831

*It is expected that the Neighbourhood Plan body will work in partnership with the Council to identify suitable, sustainable locations for a minimum of 200 new additional homes over the Local Plan period. Should the Neighbourhood Plan not do this within the first three years of the Local Plan being adopted, the Local Plan will make any required allocations through its first review.

Chapter 10: Implementation and Monitoring Framework

Policy H1.4	Land south of Braunston Road, Oakham	OAK/16
<p>Indicative capacity 61</p> <p>19 Affordable homes / 43 market homes</p> <p>The proposed development should be designed to incorporate all of the following key principles within the layout:</p> <ol style="list-style-type: none">a) provide significant landscape buffer to the western boundary to soften the approach to the town, development here should front onto the boundary;b) set back development at the northern boundary which fronts onto Braunston Road to reflect the building line of existing properties, and to allow the retention of the existing hedgerow and ditch;c) on eastern boundary development should front onto the existing unofficial footpath and be set back to create a green corridor to the nature reserve;d) enhance existing hedgerow to the southern boundary adjacent to the nature reserve, and set development back from the nature reserve;e) make appropriate provision for surface water management systems, including SUDs and ensure that development does not increase flows to surrounding ditches which should be cleared and maintained by the development;f) consideration should be given to moving the 30mph limit area back to be level with the western boundary to ensure speeds are safe at site access and 60mph visibility splays aren't required for the site entrance;g) provide safe, direct and convenient footway and cycleway connections through the site, and to the town centre;h) extend the footpath along Bruanston Road by providing a new paved 2m path within the site away from the road ditch;i) overhead 132KV power cables crossing the site should be undergrounded and an appropriate easement retained;j) 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 60 homes);k) provides appropriate green infrastructure and landscaping incorporating different types of open space, play and recreation facilities including the provision on site of a LAP; andl) enhance the existing hedgerow and add native trees to enhance biodiversity and 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:

- Great Crested Newt and phase 1 habitat surveys;
- traffic assessment.

Appendix B – Indicative Masterplan

