



Rutland County Council

Rutland Local Plan Examination

Council response to the Inspector's Initial
Observations regarding Housing

Appendix 3

26th May 2021



Rutland Local Plan

Information on the Deliverability of Housing Sites

March 2021

Site Reference	
Site Address	Brooke Road, Oakham
Agent/Landowner	Platform Housing Limited
Email Address	

Section A – About the Site

The Council has assessed this site against records and maps of “physical land constraints” held by the Council. The site does not appear to be constrained and therefore may have development potential.

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development? If you are aware of a technical constraint, please provide further information.

Aware

Not Aware

Section B – Deliverability

Land Ownership	
1. Do all land owners with an interest in the site support the development of the site?	Yes
2. Have the landowners agreed to sell the land for development? If so are there any restrictions included in the option / developer agreement?	Yes No
3. Please complete the signed statement in Section D of this form to demonstrate the commitment of all landowners and developers to the development of this site. Please explain here the reasons why, if this has not been completed.	
Timescales	
4. When do you expect development of the site to commence (subject to assumptions relating to the planning process)?	June 2021
5. How many new homes do you expect to be completed on the site each year?	40
6. If the site is not expected to be built within the next five years (i.e. by 2023/24) what are the reasons for this?	N/A
7. What impact has the Covid 19 Pandemic had on the proposed timescales for the delivery of the site?	None

Timescales (continued)	
8. If the site is not expected to be built within the next five years (ie by 2023/24) what are the reasons for this?	N/A
If you expect development of the site to begin by 2023/2024 please complete questions 9 – 17 below	
9. Has the site got planning permission? If so please provide details of planning application reference numbers.	Yes/No Yes Planning Application Details: 2019/1228/OUT
10. If you have outline permission, when do you intend to submit a reserved matters application?	April 2021
11. If you do not have planning permission, when do you intend to submit a planning application?	
Site Delivery	
12. How long has been allowed for site preparation works?	two months
13. When do you expect to complete the first dwelling?	12 months
14. What is the planned phasing of delivery and are there any specific reasons for this?	to take 10-15 per phase to ease tenant signing up
15. Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	Covid 19 or shortage of materials or labour
16. When do you think that the affordable housing element will be delivered?	12 months
17. What is the annual build rate trajectory of net completions for this site?	all 40 to be built in year

Section C – Infrastructure

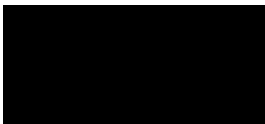
Infrastructure	
18. What new or improved infrastructure is needed within the scheme to ensure the development is attractive to the market?	None
19. Is an implementation plan in place for the provision of infrastructure and if so what are the timescales for delivery?	Will be determined when contract awarded
20. Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	No

Section D – Commitment to Site Delivery

Section B question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development.

Site Reference:	
Site Address:	

The parties signed below confirm that they are committed to the development of the site identified above for housing / mix use development during the plan period 2018-2036. Please provide full name and signature for each landowner. If further space is required please provide further detail on additional sheet of paper.

Landowner(s)	1. Platform Housing Limited 2. 3. 4.
Signature	1. 2.  3. 4.
Date	21/4/21
Developer (where an option agreement is in place)	



Apologies for the delay in getting a response back- response as below:

1. Is the planning application and supporting information being prepared (I note the SoCG stated it would be submitted within 6 months) and if so when is it likely to be submitted?
We are looking to submit the application on the site in April and this will be a full application.
2. How long has been identified for site preparation works?
We would anticipate site preparation works to be in the region of 6 months
3. When is it anticipated that the first homes will be delivered?
We would anticipate that the first homes would be delivered onsite in 2022/23 – with a likely start from April 2022
4. How long will the development take to be built out in full?
We would anticipate a build period of 2 ½ years
5. Are there any issues relating to viability that have arisen?
No issues of viability have arisen to date
6. Are there any other issues that may impact on the timescales of delivery for the site?
There are no anticipated issues on timescales, although they are dependent on securing a timely planning permission.

If you require any further information please let me know.

Guy

Guy Longley

Executive Director

Pegasus Group

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | HERITAGE



13.0 DELIVERY & PHASING

Pigeon, together with the Burley Estate Farm Partnership are committed to working collaboratively together and with Rutland County Council and other stakeholders in order to secure the delivery of the housing allocation for Burley Road, Oakham.

The land is available for development, is free from any overriding constraints and the development of the site is considered to be viable.

The Rutland Regulation 19 Pre-Submission Plan identifies the Site as a housing allocation with an indicative capacity of 200 new homes, along with allotments and other open space provision. The Illustrative Framework Masterplan demonstrates that the site has the capacity to accommodate approximately 220 new homes along with the other requirements of Policy H1.3 taking account of the various site constraints and opportunities identified. Affordable housing can be delivered in accordance with the Council's Emerging Local Plan policy requirements in Policy H9.

Phasing and Delivery

The Masterplan for the Site has been developed to provide separate development parcels for the new homes and allow for the phased development of the Site. In terms of the timeline for the delivery of the Scheme, assuming the Adoption of the Local Plan by the end of 2021, it is envisaged that an Outline planning application would be submitted immediately thereafter. As a result, Pigeon considers that the Site is capable of coming forward for development earlier in the Plan Period than currently shown in the housing trajectory with new housing completions commencing by 2024.

Table 1 identifies the anticipated delivery of new homes, demonstrating that the Site could be fully built out within five years with the site contributing to the Council's 5-year housing land supply on adoption of the Local Plan.

YEAR	COMPLETIONS
2023/24	10
2024/25	50
2025/26	50
2026/27	50
2027/28	40
TOTAL	200

TABLE 1: HOUSING DELIVERY

Delivery Timeline

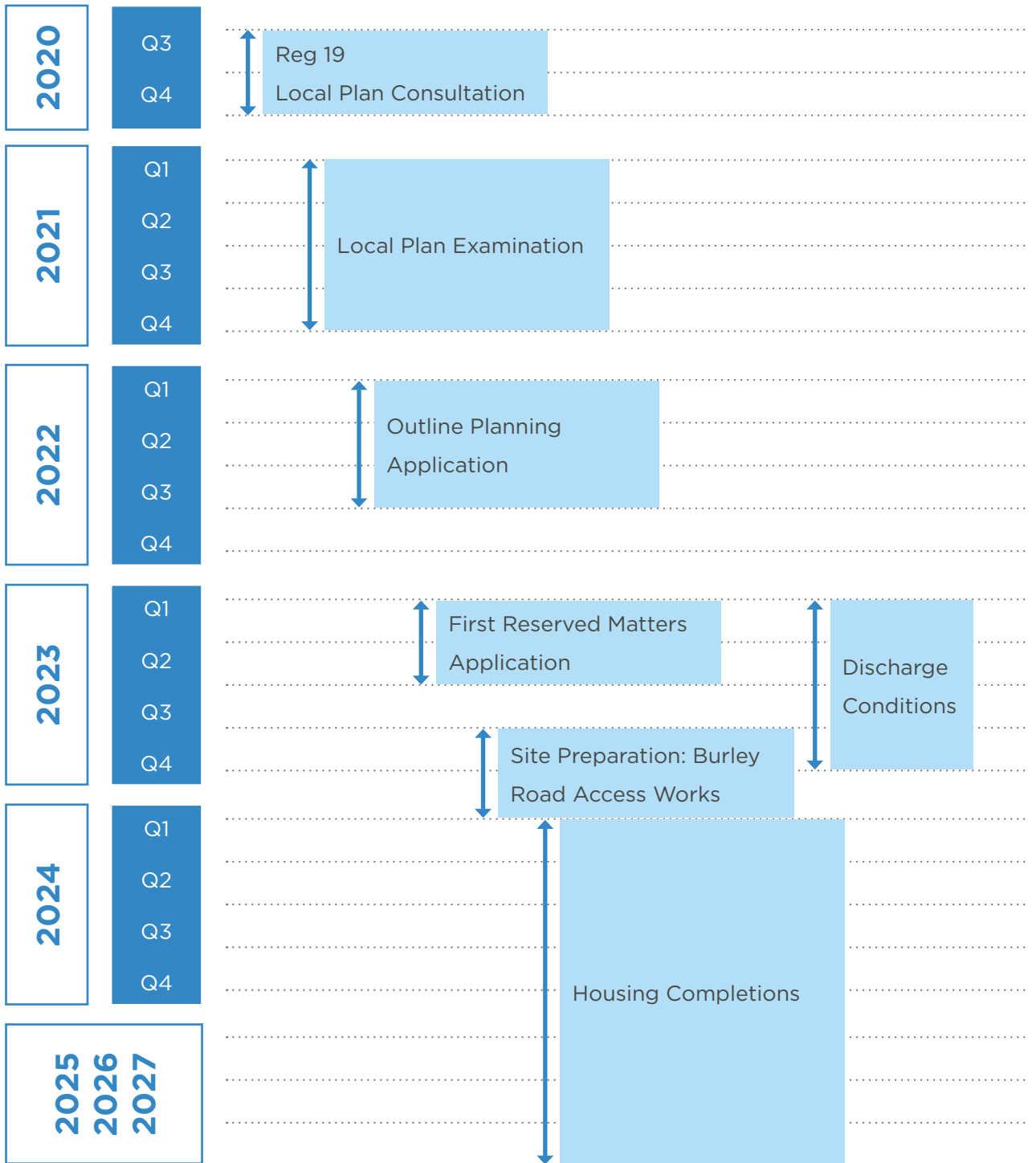


FIG 34: DELIVERY TIMELINE

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

H1.5 – Land off Main Street, Barleythorpe – BAE/04

No response received in 2021, however deliverability form for 2020 is attached below. Planning application remains undetermined by RCC.



Rutland Local Plan

Information on the Deliverability of Housing Sites June 2020

Site Reference	BAE/04
Site Address	LAND ADJACENT TO BARLEYTHORPE HALL MAIN RD
Agent/Landowner	BARLEYTHORPE M.V. FOULKES - ARNOLD
Email Address	[REDACTED]

Section A – About the Site

The Council has assessed this site against records and maps of “physical land constraints” held by the Council. The site does not appear to be constrained and therefore may have development potential.

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development? If you are aware of a technical constraint, please provide further information.

Aware

Not Aware

Section B – Deliverability

Land Ownership	
1. Do all land owners with an interest in the site support the development of the site?	YES
2. Have the landowners agreed to sell the land for development? If so are there any restrictions included in the option / developer agreement?	LANDOWNERS WILL BE THE DEVELOPERS NO RESTRICTIONS
3. Please complete the signed statement in Section D of this form to demonstrate the commitment of all landowners and developers to the development of this site. Please explain here the reasons why, if this has not been completed.	
Timescales	
4. When do you expect development of the site to commence (subject to assumptions relating to the planning process)?	CURRENTLY BEING CONSIDERED FOR PLANNING CONSENT LATE 2020 IF SUCCESSFUL
5. How many new homes do you expect to be completed on the site each year?	SIX DETACHED UNITS
6. If the site is not expected to be built within the next five years (i.e. by 2023/24) what are the reasons for this?	/
7. What impact has the Covid 19 Pandemic had on the proposed timescales for the delivery of the site?	IT HAS LENGTHENED THE APPLICATION PROCESS

Timescales (continued)	
8. If the site is not expected to be built within the next five years (ie by 2023/24) what are the reasons for this?	/
If you expect development of the site to begin by 2023/2024 please complete questions 9 – 17 below	
9. Has the site got planning permission? If so please provide details of planning application reference numbers.	Yes/No Planning Application Details: CURRENTLY BEING CONSIDERED 2019/13891/FUL
10. If you have outline permission, when do you intend to submit a reserved matters application?	/
11. If you do not have planning permission, when do you intend to submit a planning application?	/
Site Delivery	
12. How long has been allowed for site preparation works?	4 MONTHS
13. When do you expect to complete the first dwelling?	MID 2021
14. What is the planned phasing of delivery and are there any specific reasons for this?	ALL DWELLINGS WILL BE DEVELOPED IN A CONTINUOUS CONTRACT
15. Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	IF PLANNING IS DELAYED OR REFUSED WAITING FOR THE NEW LOCAL PLAN
16. When do you think that the affordable housing element will be delivered?	OFFSITE CONTRIBUTION TO BE MADE.
17. What is the annual build rate trajectory of net completions for this site?	SIX UNITS.

Section C – Infrastructure


Infrastructure	
18. What new or improved infrastructure is needed within the scheme to ensure the development is attractive to the market?	NONE
19. Is an implementation plan in place for the provision of infrastructure and if so what are the timescales for delivery?	↗
20. Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	NO.

Section D – Commitment to Site Delivery

Section B question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development.

Site Reference:	BAE / 04
Site Address:	LAND ADJACENT TO BARLETHORPE HALL MAIN ROAD BARLETHORPE

The parties signed below confirm that they are committed to the development of the site identified above for housing / mix use development during the plan period 2018-2036. Please provide full name and signature for each landowner. If further space is required please provide further detail on additional sheet of paper.

Landowner(s)	1. SIMON CHRISTOPHER HOLT 2. 3. 4.
Signature	
Date	16 JUNE 2020
Developer (where an option agreement is in place)	↗



Rutland Local Plan

Information on the Deliverability of Housing Sites

March 2021

Site Reference	LPR/COT/01/02 & 02A
Site Address	Land at Main Street, Cottesmore
Agent/Landowner	Hereward Homes Ltd
Email Address	[REDACTED]

Section A – About the Site

The Council has assessed this site against records and maps of “physical land constraints” held by the Council. The site does not appear to be constrained and therefore may have development potential.

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development? If you are aware of a technical constraint, please provide further information.

Aware

Not Aware

Section B – Deliverability

Land Ownership	
1. Do all land owners with an interest in the site support the development of the site?	Yes
2. Have the landowners agreed to sell the land for development? If so are there any restrictions included in the option / developer agreement?	Yes there is a formal agreement in place No restrictions to prevent development
3. Please complete the signed statement in Section D of this form to demonstrate the commitment of all landowners and developers to the development of this site. Please explain here the reasons why, if this has not been completed.	See Section D
Timescales	
4. When do you expect development of the site to commence (subject to assumptions relating to the planning process)?	We can start on site 6 months after planning is granted to clear any planning conditions and carryout technical design work
5. How many new homes do you expect to be completed on the site each year?	Minimum 2 no
6. If the site is not expected to be built within the next five years (i.e. by 2023/24) what are the reasons for this?	N/A
7. What impact has the Covid 19 Pandemic had on the proposed timescales for the delivery of the site?	None

Timescales (continued)	
8. If the site is not expected to be built within the next five years (ie by 2023/24) what are the reasons for this?	N/A
If you expect development of the site to begin by 2023/2024 please complete questions 9 – 17 below	
9. Has the site got planning permission? If so please provide details of planning application reference numbers.	Yes/No No but applied for Planning Application Details:
10. If you have outline permission, when do you intend to submit a reserved matters application?	N/A
11. If you do not have planning permission, when do you intend to submit a planning application?	We have an outstanding application 2020/0906/FUL
Site Delivery	
12. How long has been allowed for site preparation works?	We have allowed 6 months for the technical design and approval stage including clearing planning conditions
13. When do you expect to complete the first dwelling?	Within 9 months of starting on site
14. What is the planned phasing of delivery and are there any specific reasons for this?	There is no phasing envisaged. It will be built out in one stage
15. Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No
16. When do you think that the affordable housing element will be delivered?	N/A
17. What is the annual build rate trajectory of net completions for this site?	Minimum 2/annum

Section C – Infrastructure

Infrastructure	
18. What new or improved infrastructure is needed within the scheme to ensure the development is attractive to the market?	Just to improve the existing site entrance onto Main Street
19. Is an implementation plan in place for the provision of infrastructure and if so what are the timescales for delivery?	There are no problems in providing offsite statutory services to the properties and can be provided within 3 months of starting on site.
20. Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	No

Section D – Commitment to Site Delivery

Section B question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development.

Site Reference:	LPR/COT/01/02 & 02A
Site Address:	Land at Main Street, Cottesmore

The parties signed below confirm that they are committed to the development of the site identified above for housing / mix use development during the plan period 2018-2036. Please provide full name and signature for each landowner. If further space is required please provide further detail on additional sheet of paper.

Landowner(s)	1.	
	2.	
	3.	
	4.	
Signature	1.	
	2.	
	3.	
	4.	
Date	06.04.21	
Developer (where an option agreement is in place)	Hereward Homes Ltd	



Rutland Local Plan

Information on the Deliverability of Housing Sites

March 2021

Site Reference	Emerging Local Plan Policy H1.8 - EDI/03
Site Address	The Officers Mess - Edith Weston
Agent/Landowner	Ministry of Defence / Montagu Evans
Email Address	

Section A – About the Site

The Council has assessed this site against records and maps of “physical land constraints” held by the Council. The site does not appear to be constrained and therefore may have development potential.

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development? If you are aware of a technical constraint, please provide further information.

Aware

Not Aware

Section B – Deliverability

Land Ownership	
1. Do all land owners with an interest in the site support the development of the site?	The landowner (Secretary of State for Defence) supports the development of the Site.
2. Have the landowners agreed to sell the land for development? If so are there any restrictions included in the option / developer agreement?	The site was announced for disposal by the Secretary of State for Defence. The sale of the site has yet to take place.
3. Please complete the signed statement in Section D of this form to demonstrate the commitment of all landowners and developers to the development of this site. Please explain here the reasons why, if this has not been completed.	This statement has been signed on behalf of the Secretary of State for Defence.
Timescales	
4. When do you expect development of the site to commence (subject to assumptions relating to the planning process)?	The intention is to commence development in 2024/25.
5. How many new homes do you expect to be completed on the site each year?	The detailed phases of the development are still being considered. At this stage, it is expected that these will be in the form of approximately 35 homes per annum.
6. If the site is not expected to be built within the next five years (i.e. by 2023/24) what are the reasons for this?	As per question 4.
7. What impact has the Covid 19 Pandemic had on the proposed timescales for the delivery of the site?	COVID-19 has restricted the ability to engage with the Council's working groups, public consultation and undertaking baseline surveys (e.g. ecology and highways). Plans are underway for moving these forward to meet the anticipated programme.

Timescales (continued)	
8. If the site is not expected to be built within the next five years (ie by 2023/24) what are the reasons for this?	N/A
If you expect development of the site to begin by 2023/2024 please complete questions 9 – 17 below	
9. Has the site got planning permission? If so please provide details of planning application reference numbers.	Yes/No No Planning Application Details:
10. If you have outline permission, when do you intend to submit a reserved matters application?	N/A
11. If you do not have planning permission, when do you intend to submit a planning application?	Still to be confirmed.
Site Delivery	
12. How long has been allowed for site preparation works?	Still to be confirmed.
13. When do you expect to complete the first dwelling?	The detailed phasing of the site is still being considered.
14. What is the planned phasing of delivery and are there any specific reasons for this?	The detailed phasing of the site is still being considered.
15. Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	Timing of offsite infrastructure improvements at the adjacent St George's Barracks site may change the timing of the delivery of this site.
16. When do you think that the affordable housing element will be delivered?	The detailed phasing of the site is still being considered.
17. What is the annual build rate trajectory of net completions for this site?	The detailed phasing of the site is still being considered.

Section C – Infrastructure

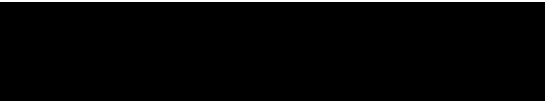
Infrastructure	
18. What new or improved infrastructure is needed within the scheme to ensure the development is attractive to the market?	Exact details still to be confirmed.
19. Is an implementation plan in place for the provision of infrastructure and if so what are the timescales for delivery?	Exact details still to be confirmed.
20. Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	Exact details still to be confirmed.

Section D – Commitment to Site Delivery

Section B question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development.

Site Reference:	Emerging Local Plan Policy H1.8 - EDI/03
Site Address:	The Officers Mess - Edith Weston

The parties signed below confirm that they are committed to the development of the site identified above for housing / mix use development during the plan period 2018-2036. Please provide full name and signature for each landowner. If further space is required please provide further detail on additional sheet of paper.

Landowner(s)	1. Secretary of State for Defence 2. 3. 4.
Signature	1.  2. 3. 4.
Date	1/04/2021
Developer (where an option agreement is in place)	



Rutland Local Plan

Information on the Deliverability of Housing Sites

March 2021

Site Reference	SHELAA/EMP/01
Site/Address	Land off Whitwell Road, Empingham
Agent/Landowner	John Charles Hibbitt (Landowner)
Email/Address	

Section A – About the Site

The Council has assessed this site against records and maps of “physical land constraints” held by the Council. The site does not appear to be constrained and therefore may have development potential.

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development? If you are aware of a technical constraint, please provide further information.

Aware

Not Aware

Section B – Deliverability

Land Ownership	
1. Do all land owners with an interest in the site support the development of the site?	Yes
2. Have the landowners agreed to sell the land for development? If so are there any restrictions included in the option / developer agreement?	As Landowners we have an agreement with Hereward Homes as developers There are no restrictions to prevent development
3. Please complete the signed statement in Section D of this form to demonstrate the commitment of all landowners and developers to the development of this site. Please explain here the reasons why, if this has not been completed.	See Section D
Timescales	
4. When do you expect development of the site to commence (subject to assumptions relating to the planning process)?	Following planning consent we envisage it will take 6 months to clear any planning conditions and carry out technical design work to start on site
5. How many new homes do you expect to be completed on the site each year?	Minimum two
6. If the site is not expected to be built within the next five years (i.e. by 2023/24) what are the reasons for this?	N/A
7. What impact has the Covid 19 Pandemic had on the proposed timescales for the delivery of the site?	None

Timescales (continued)	
8. If the site is not expected to be built within the next five years (ie by 2023/24) what are the reasons for this?	N/A
If you expect development of the site to begin by 2023/2024 please complete questions 9 – 17 below	
9. Has the site got planning permission? If so please provide details of planning application reference numbers.	Yes/No No Planning Application Details:
10. If you have outline permission, when do you intend to submit a reserved matters application?	N/A
11. If you do not have planning permission, when do you intend to submit a planning application?	We are considering making an application later this year
Site Delivery	
12. How long has been allowed for site preparation works?	We have allowed 6 months for the technical design and approval stage including clearing planning conditions
13. When do you expect to complete the first dwelling?	Within 9 months of starting on site
14. What is the planned phasing of delivery and are there any specific reasons for this?	There is no phasing envisaged. It will be built out in one stage
15. Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No
16. When do you think that the affordable housing element will be delivered?	N/A
17. What is the annual build rate trajectory of net completions for this site?	Minimum 2/annum

Section C – Infrastructure

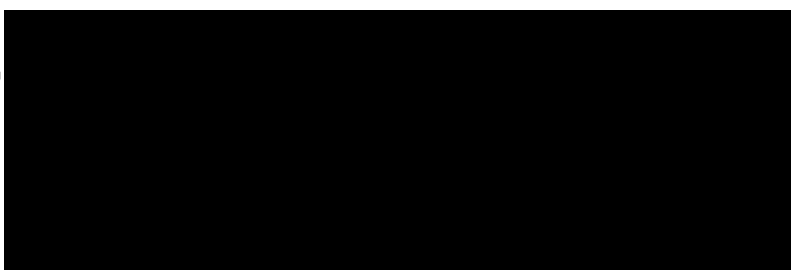
Infrastructure	
18. What new or improved infrastructure is needed within the scheme to ensure the development is attractive to the market?	Just improving the existing drive to the site
19. Is an implementation plan in place for the provision of infrastructure and if so what are the timescales for delivery?	There are no problems in providing offsite statutory services to the properties and can be provided within 3 months of starting on site.
20. Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	No

Section D – Commitment to Site Delivery

Section B question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development.

Site Reference	SHELAA/EMP/01
Site Address	Land off Whitwell Road, Empingham

The parties signed below confirm that they are committed to the development of the site identified above for housing / mix use development during the plan period 2018-2036. Please provide full name and signature for each landowner. If further space is required please provide further detail on additional sheet of paper.

Landowner(s)	1. John Charles Hibbitt 2. 3. 4.
Signature	1.  2. 3. 4.
Date	06.04.21
Developer (where an option agreement is in place)	Hereward Homes Ltd



Rutland Local Plan

Information on the Deliverability of Housing Sites

March 2021

Site Reference	EMP/05
Site Address	Southview Farm, Empingham
Agent/Landowner	Richardson, Stamford
Email Address	[REDACTED]

Section A – About the Site

The Council has assessed this site against records and maps of “physical land constraints” held by the Council. The site does not appear to be constrained and therefore may have development potential.

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development? If you are aware of a technical constraint, please provide further information.

Aware

Not Aware

Section B – Deliverability

Land Ownership	
1. Do all land owners with an interest in the site support the development of the site?	YES
2. Have the landowners agreed to sell the land for development? If so are there any restrictions included in the option / developer agreement?	NO
3. Please complete the signed statement in Section D of this form to demonstrate the commitment of all landowners and developers to the development of this site. Please explain here the reasons why, if this has not been completed.	
Timescales	
4. When do you expect development of the site to commence (subject to assumptions relating to the planning process)?	POSSIBLY IN THE NEXT 5 YEARS
5. How many new homes do you expect to be completed on the site each year?	4
6. If the site is not expected to be built within the next five years (i.e. by 2023/24) what are the reasons for this?	
7. What impact has the Covid 19 Pandemic had on the proposed timescales for the delivery of the site?	NONE

Timescales (continued)	
8. If the site is not expected to be built within the next five years (ie by 2023/24) what are the reasons for this?	
If you expect development of the site to begin by 2023/2024 please complete questions 9 – 17 below	
9. Has the site got planning permission? If so please provide details of planning application reference numbers.	Yes/No Planning Application Details:
10. If you have outline permission, when do you intend to submit a reserved matters application?	
11. If you do not have planning permission, when do you intend to submit a planning application?	
Site Delivery	
12. How long has been allowed for site preparation works?	
13. When do you expect to complete the first dwelling?	
14. What is the planned phasing of delivery and are there any specific reasons for this?	
15. Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	
16. When do you think that the affordable housing element will be delivered?	
17. What is the annual build rate trajectory of net completions for this site?	

Section C – Infrastructure

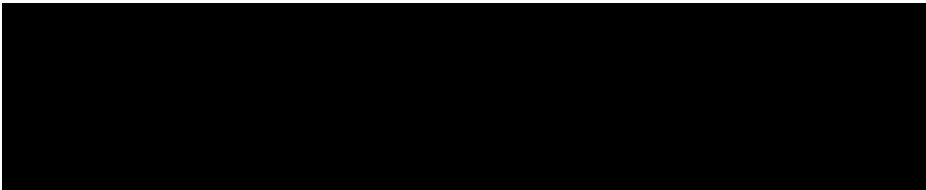
Infrastructure	
18. What new or improved infrastructure is needed within the scheme to ensure the development is attractive to the market?	NONE
19. Is an implementation plan in place for the provision of infrastructure and if so what are the timescales for delivery?	N/A
20. Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	NO

Section D – Commitment to Site Delivery

Section B question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development.

Site Reference:	EMP/05
Site Address:	SOUTHVIEW FARM, EMPINGHAM

The parties signed below confirm that they are committed to the development of the site identified above for housing / mix use development during the plan period 2018-2036. Please provide full name and signature for each landowner. If further space is required please provide further detail on additional sheet of paper.

Landowner(s)	1.	MARGARET THRAVES
	2.	
	3.	
	4.	
Signature	1.	
	2.	
	3.	
	4.	
Date	04/03/2021	
Developer (where an option agreement is in place)		



Rutland Local Plan

Information on the Deliverability of Housing Sites

March 2021

Site Reference	
Site Address	Land at Chater Field, Ketton
Agent/Landowner	
Email Address	

Section A – About the Site

The Council has assessed this site against records and maps of “physical land constraints” held by the Council. The site does not appear to be constrained and therefore may have development potential.

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development? If you are aware of a technical constraint, please provide further information.

Aware

Not Aware

Section B – Deliverability

Land Ownership	
1. Do all land owners with an interest in the site support the development of the site?	Yes
2. Have the landowners agreed to sell the land for development? If so are there any restrictions included in the option / developer agreement?	Yes No
3. Please complete the signed statement in Section D of this form to demonstrate the commitment of all landowners and developers to the development of this site. Please explain here the reasons why, if this has not been completed.	
Timescales	
4. When do you expect development of the site to commence (subject to assumptions relating to the planning process)?	July/Aug 2021
5. How many new homes do you expect to be completed on the site each year?	15
6. If the site is not expected to be built within the next five years (i.e. by 2023/24) what are the reasons for this?	N/A
7. What impact has the Covid 19 Pandemic had on the proposed timescales for the delivery of the site?	None from a developer perspective. I am trusting RCC committee and officer resource is likewise not affected to ensure delivery of decisions and homes

Timescales (continued)	
8. If the site is not expected to be built within the next five years (ie by 2023/24) what are the reasons for this?	N/A
If you expect development of the site to begin by 2023/2024 please complete questions 9 – 17 below	
9. Has the site got planning permission? If so please provide details of planning application reference numbers.	Yes/No Planning Application Details:
10. If you have outline permission, when do you intend to submit a reserved matters application?	
11. If you do not have planning permission, when do you intend to submit a planning application?	
Site Delivery	
12. How long has been allowed for site preparation works?	6 months
13. When do you expect to complete the first dwelling?	April 2022
14. What is the planned phasing of delivery and are there any specific reasons for this?	one phase of development only
15. Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No
16. When do you think that the affordable housing element will be delivered?	Hoping to provide HA off site
17. What is the annual build rate trajectory of net completions for this site?	net completions as per above, 15 in year one and 6 remaining in year two

Section C – Infrastructure

Infrastructure	
18. What new or improved infrastructure is needed within the scheme to ensure the development is attractive to the market?	SUDS required on site otherwise all mains connections for other services
19. Is an implementation plan in place for the provision of infrastructure and if so what are the timescales for delivery?	N/A
20. Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	No

Section D – Commitment to Site Delivery

Section B question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development.

Site Reference:	
Site Address:	Land at Chater Field, Ketton

The parties signed below confirm that they are committed to the development of the site identified above for housing / mix use development during the plan period 2018-2036. Please provide full name and signature for each landowner. If further space is required please provide further detail on additional sheet of paper.

Landowner(s)	1. Beeson Wright Partnership 2. 3. 4.
Signature	1.  2. 3. 4.
Date	3rd March 2021
Developer (where an option agreement is in place)	Balfour Beatty Homes



Rutland Local Plan

Information on the Deliverability of Housing Sites

March 2021

Site Reference	
Site Address	Land at The Crescent, Ketton
Agent/Landowner	Balfour Beatty Homes/Beeson Wright Ptnsp
Email Address	

Section A – About the Site

The Council has assessed this site against records and maps of “physical land constraints” held by the Council. The site does not appear to be constrained and therefore may have development potential.

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development? If you are aware of a technical constraint, please provide further information.

Aware

Not Aware

Section B – Deliverability

Land Ownership	
1. Do all land owners with an interest in the site support the development of the site?	Yes
2. Have the landowners agreed to sell the land for development? If so are there any restrictions included in the option / developer agreement?	Yes No
3. Please complete the signed statement in Section D of this form to demonstrate the commitment of all landowners and developers to the development of this site. Please explain here the reasons why, if this has not been completed.	
Timescales	
4. When do you expect development of the site to commence (subject to assumptions relating to the planning process)?	July/Aug 2021
5. How many new homes do you expect to be completed on the site each year?	36
6. If the site is not expected to be built within the next five years (i.e. by 2023/24) what are the reasons for this?	N/A
7. What impact has the Covid 19 Pandemic had on the proposed timescales for the delivery of the site?	None re developing of the site. I an trusting RCC can deliver the planning permissions expediently.

Timescales (continued)	
8. If the site is not expected to be built within the next five years (ie by 2023/24) what are the reasons for this?	N/A
If you expect development of the site to begin by 2023/2024 please complete questions 9 – 17 below	
9. Has the site got planning permission? If so please provide details of planning application reference numbers.	Yes/No Planning Application Details:
10. If you have outline permission, when do you intend to submit a reserved matters application?	
11. If you do not have planning permission, when do you intend to submit a planning application?	Submitted - with RCC
Site Delivery	
12. How long has been allowed for site preparation works?	6 months
13. When do you expect to complete the first dwelling?	April 2022
14. What is the planned phasing of delivery and are there any specific reasons for this?	All as one phase
15. Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	None anticipated
16. When do you think that the affordable housing element will be delivered?	From April 2023 onwards
17. What is the annual build rate trajectory of net completions for this site?	36/annum

Section C – Infrastructure

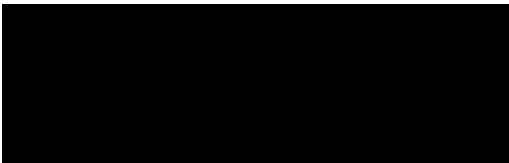
Infrastructure	
18. What new or improved infrastructure is needed within the scheme to ensure the development is attractive to the market?	On site SUDS only
19. Is an implementation plan in place for the provision of infrastructure and if so what are the timescales for delivery?	N/A
20. Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	No

Section D – Commitment to Site Delivery

Section B question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development.

Site Reference:	
Site Address:	Land at The Crescent, Ketton

The parties signed below confirm that they are committed to the development of the site identified above for housing / mix use development during the plan period 2018-2036. Please provide full name and signature for each landowner. If further space is required please provide further detail on additional sheet of paper.

Landowner(s)	1. Beeson Wright Ptnsp 2. 3. 4.
Signature	1.  2. 3. 4.
Date	3rd March 2021
Developer (where an option agreement is in place)	



Rutland Local Plan

Information on the Deliverability of Housing Sites

March 2021

Site Reference	H1/13
Site Address	Home Farm, Ketton
Agent/Landowner	Kate Wood BA(Hons) MRTPI – agent
Email Address	[REDACTED]

Section A – About the Site

The Council has assessed this site against records and maps of “physical land constraints” held by the Council. The site does not appear to be constrained and therefore may have development potential.

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development? If you are aware of a technical constraint, please provide further information.

Aware

Not Aware

Section B – Deliverability

Land Ownership	
1. Do all land owners with an interest in the site support the development of the site?	Yes
2. Have the landowners agreed to sell the land for development?	Landowner is developer
If so are there any restrictions included in the option / developer agreement?	N/A
3. Please complete the signed statement in Section D of this form to demonstrate the commitment of all landowners and developers to the development of this site. Please explain here the reasons why, if this has not been completed.	

Timescales	
4. When do you expect development of the site to commence (subject to assumptions relating to the planning process)?	June 2021 (current planning application 2020/1254/MAF)
5. How many new homes do you expect to be completed on the site each year?	5
6. If the site is not expected to be built within the next five years (i.e. by 2023/24) what are the reasons for this?	n/a
7. What impact has the Covid 19 Pandemic had on the proposed timescales for the delivery of the site?	None

Timescales (continued)	
8. If the site is not expected to be built within the next five years (ie by 2023/24) what are the reasons for this?	n/a
If you expect development of the site to begin by 2023/2024 please complete questions 9 – 17 below	
9. Has the site got planning permission? If so please provide details of planning application reference numbers.	Yes/No no – awaiting decision on current application Planning Application Details: 2020/1254/MAF
10. If you have outline permission, when do you intend to submit a reserved matters application?	n/a
11. If you do not have planning permission, when do you intend to submit a planning application?	Already submitted 2020/1254/MAF
Site Delivery	
12. How long has been allowed for site preparation works?	3 months
13. When do you expect to complete the first dwelling?	Winter 2021-2022
14. What is the planned phasing of delivery and are there any specific reasons for this?	Phasing still being considered
15. Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No
16. When do you think that the affordable housing element will be delivered?	Affordable housing still being negotiated as part of application
17. What is the annual build rate trajectory of net completions for this site?	5 per annum

Section C – Infrastructure

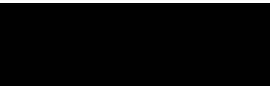
Infrastructure	
18. What new or improved infrastructure is needed within the scheme to ensure the development is attractive to the market?	None
19. Is an implementation plan in place for the provision of infrastructure and if so what are the timescales for delivery?	n/a
20. Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	No

Section D – Commitment to Site Delivery

Section B question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development.

Site Reference:	H1/13
Site Address:	Home Farm, Ketton

The parties signed below confirm that they are committed to the development of the site identified above for housing / mix use development during the plan period 2018-2036. Please provide full name and signature for each landowner. If further space is required please provide further detail on additional sheet of paper.

Landowner(s)	1. Beeson Wright Ltd 2. 3. 4.
Signature	1.  2. 3. 4.
Date	21-4-21
Developer (where an option agreement is in place)	n/a

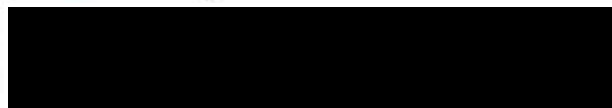


Wed 10/06/2020 16:50 H1.14 - Main Street, Makret Overton - MAR/04a - Email Correspondence confirming no changes from 2019 form

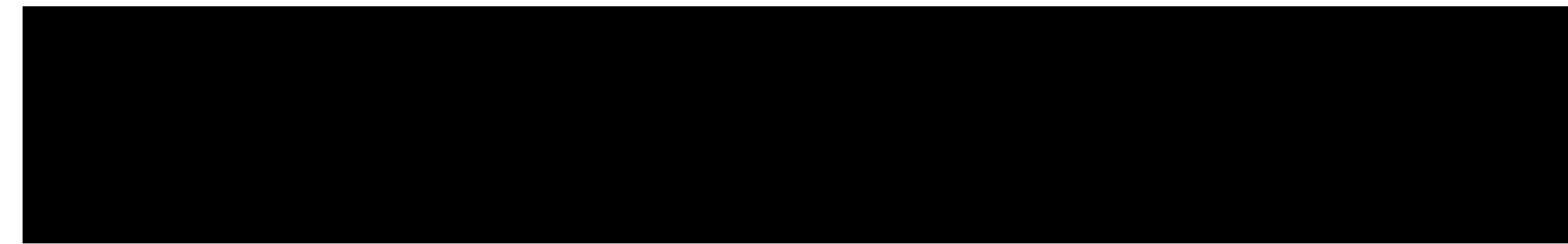
Ross Thain

Re: MAR/04a - Main Street, Market Overton

To Gemma Dring



Gemma - I have done this already (last year at some point?) and confirmed that it is available.



Thanks.

Ross Thain
Managing Director



Mon 01/03/2021 12:56

Ross Thain [REDACTED]

Re: MAR/04a - Main Street Market Overton (H1.15)

[REDACTED]

On 1 Mar 2021, at 12:54, Gemma Dring [REDACTED] wrote:

Good afternoon

I appreciate it was completed a year ago, we are required under the NPPF to provide an annual update on the sites. Are there no changes to the anticipated delivery timeframes of the site? I appreciate there is a planning application in on a wider site area.

Kind Regards

Gemma

From: Ross Thain [REDACTED]

Sent: 01 March 2021 12:52

To: Gemma Dring [REDACTED]

Subject: Re: MAR/04a - Main Street Market Overton (H1.15)

Gemma

I have done this already, about a year ago. It remains very available.

Ross Thain FRICS DipArb DipH&S
Managing Director



Mon 01/03/2021 12:56

Ross Thain [REDACTED]

Re: MAR/04a - Main Street Market Overton [REDACTED]

To Gemma Dring
[REDACTED]

It remains under the same ownership and ready to go the moment you say.

I assume that the wider site has been included in the Local Plan though, as requested by both the Parish Council and RCC planning Department [REDACTED]

Kind regards,

Ross Thain FRICS DipArb DipH&S
Managing Director





Rutland Local Plan

Information on the Deliverability of Housing Sites

February 2019

Site Reference	SHELAA/MAR/04
Site Address	MAIN STREET MARKET OVERTON
Agent/Landowner	R

Section A – About the Site

The Council has assessed this site against records and maps of “physical Land constraints” held by the Council. The site does not appear to be constrained and therefore may have development potential.

Please can you confirm that you are **not** aware of any technical constraints which would limit development or affect the viability of development?

 Not Aware

Section B – Deliverability

Landownership		
1	Do all land owners with an interest in the site support the development of the site?	YES
2	Have the landowners agreed to sell the land for development? If so are there any restrictions included in the option /developer agreement	NOT YET, BUT WILLING TO DO SO
3	Please provide a signed statement (as attached) to demonstrate the commitment of all landowners and developers to the development of this site	ATTACHED BELOW
Timescales		
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)?	ASAP
5	How many new homes do you expect to be completed on the site each year?	PLANNING DEPENDENT, BUT POSSIBLY 25

6	If the site is not expected to be built within the next five years (ie by 2023/24) what are the reasons for this?	N/A	
If you expect development of the site to begin by 2023/2024 please complete questions 7– 13 below			
7	Has the site got planning permission?	No	Application number and date of decision
	Full	.	
	Outline		
	If you have outline permission, when do you intend to submit a reserved matters application?		
8	If you do not have planning permission, when do you intend to submit a planning application?	ASAP	
Site Delivery			
9	What time has been allowed for site preparation works?	SIX MONTHS	
10	When do you expect to complete the first dwelling?	18 MONTHS AFTER PLANNING APPROVAL	
11	What is the planned phasing of delivery and are there any specific reasons for this?	NONE – ALL TO BE BUILT OUT	
12	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	NO	
13	When do you think that the affordable housing element will be delivered?	WHEN THE SITE IS COMPLETED	
14	Please provide an annual build rate trajectory of net completions for this site	ALL IN 18 MONTHS	

Section C: Infrastructure

1	What new or improved infrastructure is needed within the scheme to ensure the development is attractive to the market?	NONE	
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2	Is an implementation plan in place for the provision of infrastructure and if so what are the timescales for delivery?	NO
3	Is the site dependant upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	NO


Section D

Section B question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development.

Site Reference:	SHELAA/MAR/04
Site Address:	

The parties signed below confirm that they are committed to the development of this site for housing /mix use development during the plan period 2018-2036

Landowner(s)	ALBERT WHITE
Signature	
Date	MARCH 15 TH 2019
Developer (where an option agreement is in place)	

Signature	Date
	15/03/19



Rutland Local Plan

Information on the Deliverability of Housing Sites

March 2021

Site Reference	LPLAN REF. H1.15
Site Address	RIVER GWASH TROUT FARM BELMESTHORPE LANE RYHALL
Agent/Landowner	MIL + MRS L. BALL
Email Address	[REDACTED]

Section A – About the Site

The Council has assessed this site against records and maps of “physical land constraints” held by the Council. The site does not appear to be constrained and therefore may have development potential.

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development? If you are aware of a technical constraint, please provide further information.

Aware

Not Aware

Section B – Deliverability

Land Ownership	
1. Do all land owners with an interest in the site support the development of the site?	YES
2. Have the landowners agreed to sell the land for development? If so are there any restrictions included in the option / developer agreement?	NOT FINALISED, BUT AGREEMENT BETWEEN LANDOWNERS & DEVELOPER NO.
3. Please complete the signed statement in Section D of this form to demonstrate the commitment of all landowners and developers to the development of this site. Please explain here the reasons why, if this has not been completed.	✓

Timescales	
4. When do you expect development of the site to commence (subject to assumptions relating to the planning process)?	START 2022/23 FINISH 2023/24
5. How many new homes do you expect to be completed on the site each year?	4 or 5 PER YEAR
6. If the site is not expected to be built within the next five years (i.e. by 2023/24) what are the reasons for this?	WILL BE BUILT OUT
7. What impact has the Covid 19 Pandemic had on the proposed timescales for the delivery of the site?	DELAY IN ADOPTING LOCAL PLAN & DEALING WITH PRE APP 2019/1291. NOW INTEND TO DEVELOP IN 2 PHASES.

Timescales (continued)	
8. If the site is not expected to be built within the next five years (ie by 2023/24) what are the reasons for this?	SEE 6.
If you expect development of the site to begin by 2023/2024 please complete questions 9 – 17 below	
9. Has the site got planning permission? If so please provide details of planning application reference numbers.	Yes/No Planning Application Details: P/AE APP 2019/1291 ONGOING
10. If you have outline permission, when do you intend to submit a reserved matters application?	-
11. If you do not have planning permission, when do you intend to submit a planning application?	2021
Site Delivery	
12. How long has been allowed for site preparation works?	6 MONTHS DEPENDENT ON LOCAL PLAN REVIEW
13. When do you expect to complete the first dwelling?	2023 ADOPTION
14. What is the planned phasing of delivery and are there any specific reasons for this?	2 PHASES TO ALLOW GRADUAL WIND DOWN OF TROUT FARM
15. Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	NOT ENVISAGED
16. When do you think that the affordable housing element will be delivered?	TO BE DETERMINED
17. What is the annual build rate trajectory of net completions for this site?	4 IN 2022/23 5 IN 2023/24

Section C – Infrastructure


Infrastructure	
18. What new or improved infrastructure is needed within the scheme to ensure the development is attractive to the market?	ALL MAINS SERVICES AVAILABLE POSSIBLE PACKAGE SEWERAGE SCHEME
19. Is an implementation plan in place for the provision of infrastructure and if so what are the timescales for delivery?	NOT YET
20. Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	NOT ANTICIPATED

Section D – Commitment to Site Delivery

Section B question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development.

Site Reference:	H L. 15
Site Address:	BELMSTHORPE LANE, RYHALL

The parties signed below confirm that they are committed to the development of the site identified above for housing / mix use development during the plan period 2018-2036. Please provide full name and signature for each landowner. If further space is required please provide further detail on additional sheet of paper.

Landowner(s)	1. MR L. BALL 2. MRS V. BALL 3. 4.
Signature	 4.
Date	
Developer (where an option agreement is in place)	



Rutland Local Plan

Information on the Deliverability of Housing Sites

March 2021

Site Reference	H1.16
Site Address	Land to the South West of Belmesthorpe Lane, Ryhall
Agent/Landowner	SOS Tech Holdings
Email Address	[REDACTED]

Section A – About the Site

The Council has assessed this site against records and maps of “physical land constraints” held by the Council. The site does not appear to be constrained and therefore may have development potential.

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development? If you are aware of a technical constraint, please provide further information.

Aware

Not Aware

Section B – Deliverability

Land Ownership	
1. Do all land owners with an interest in the site support the development of the site?	Both landowners fully support the residential development of the site.
2. Have the landowners agreed to sell the land for development? If so are there any restrictions included in the option / developer agreement?	The landowners have not commenced an exercise to dispose of the land at the current time. However, the firm intention of the landowners is to dispose of the land to an appropriate house builder/developer on receipt of planning permission.
3. Please complete the signed statement in Section D of this form to demonstrate the commitment of all landowners and developers to the development of this site. Please explain here the reasons why, if this has not been completed.	Please see Section D.
Timescales	
4. When do you expect development of the site to commence (subject to assumptions relating to the planning process)?	It is anticipated that development of the site will commence in early/mid 2022 following the conclusion of the Examination in Public of the Council's Local Plan 2018-2036, the grant of outline/full planning permission in relation to a development scheme of appropriate nature and scale, and a sales exercise.
5. How many new homes do you expect to be completed on the site each year?	The size of the site is such that residential development of up to 11 dwellings and associated works will be developed out (from commencement to completion) within 12 months.
6. If the site is not expected to be built within the next five years (i.e. by 2023/24) what are the reasons for this?	It is fully anticipated that the site will be built out within the next five years. Indeed, it is anticipated that the site will be completed within the next two years at the latest.
7. What impact has the Covid 19 Pandemic had on the proposed timescales for the delivery of the site?	The site had been nominated for residential development (as a small-to medium-scale residential allocation) before the Pandemic occurred. From the present day the impact of the Pandemic will not have any impact on the proposed timescales for development of the site.

Timescales (continued)	
8. If the site is not expected to be built within the next five years (ie by 2023/24) what are the reasons for this?	It is fully expected that the site will be built out within the next five years (see above).
If you expect development of the site to begin by 2023/2024 please complete questions 9 – 17 below	
9. Has the site got planning permission? If so please provide details of planning application reference numbers.	Yes/No No Planning Application Details: N/A
10. If you have outline permission, when do you intend to submit a reserved matters application?	N/A
11. If you do not have planning permission, when do you intend to submit a planning application?	An application seeking planning permission for the residential development of the site for up to 11 or 12 dwellings will be submitted in the autumn of 2021, following the conclusion of the Examination in Public to the Rutland Local Plan 2018-2036.
Site Delivery	
12. How long has been allowed for site preparation works?	The site is relatively level and free from physical or environmental constraints. Site preparation works will therefore be relatively straight forward and expedient. Site preparation works should take no longer than two months.
13. When do you expect to complete the first dwelling?	The first dwelling should be completed within the spring of 2023 at the latest.
14. What is the planned phasing of delivery and are there any specific reasons for this?	The size of the site is such that a phasing of delivery scheme will not be applicable in this instance. The proposed dwellings will all be built out in a single phase.
15. Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	The landowners currently have ownership of relatively few sites and parcels of land. There are no events which will delay the delivery schedule or timeframe in respect of development of the site.
16. When do you think that the affordable housing element will be delivered?	The site has been identified as being able to accommodate up to 4 no. affordable housing units. The affordable units will be delivered together with the rest of the site, in the summer of 2023 at the latest.
17. What is the annual build rate trajectory of net completions for this site?	The annual build rate trajectory in respect of the site will be 12 dwellings per annum (for a single annum) to complete the site.

Section C – Infrastructure

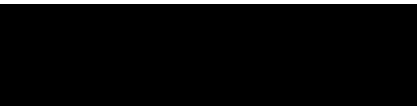

Infrastructure	
18. What new or improved infrastructure is needed within the scheme to ensure the development is attractive to the market?	The site comprises an derelict vacant site which has historically been a brownfield site. New infrastructure including accesses, parking, landscaping and green infrastructure, utilities, water supply and internet provision will be required to ensure the development is attractive to the market.
19. Is an implementation plan in place for the provision of infrastructure and if so what are the timescales for delivery?	An implementation plan for the provision of infrastructure will be prepared alongside either the development proposals at the outline or detailed stage of the planning submissions.
20. Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	The site is not dependent upon the provision of off-site infrastructure.

Section D – Commitment to Site Delivery

Section B question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development.

Site Reference:	H1.16
Site Address:	Land to teh South-West of Belmesthorpe Lane, Ryhall

The parties signed below confirm that they are committed to the development of the site identified above for housing / mix use development during the plan period 2018-2036. Please provide full name and signature for each landowner. If further space is required please provide further detail on additional sheet of paper.

Landowner(s)	1. Mr Justin Player 2. Ms Kitty Player 3. 4.
Signature	1.  2.  3. 4.
Date	
Developer (where an option agreement is in place)	N/A



Rutland Local Plan

Information on the Deliverability of Housing Sites

March 2021

Site Reference	SHELAA Ref: WHI06b (Melton Road)
Site Address	Land at Melton Road, Whissendine
Agent/Landowner	Greenlight Developments Limited / Miller Family
Email Address	[REDACTED]

Section A – About the Site

The Council has assessed this site against records and maps of “physical land constraints” held by the Council. The site does not appear to be constrained and therefore may have development potential.

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development? If you are aware of a technical constraint, please provide further information.

Aware

Not Aware

Section B – Deliverability

Land Ownership	
1. Do all land owners with an interest in the site support the development of the site?	Yes.
2. Have the landowners agreed to sell the land for development? If so are there any restrictions included in the option / developer agreement?	Yes. Greenlight Developments has entered into contractual arrangements with the landowners by way of a 'promotion joint venture agreement'.
3. Please complete the signed statement in Section D of this form to demonstrate the commitment of all landowners and developers to the development of this site. Please explain here the reasons why, if this has not been completed.	Please see Section D below.

Timescales	
4. When do you expect development of the site to commence (subject to assumptions relating to the planning process)?	The site is a draft housing allocation in the Rutland Local Plan 2018-2036 Submission Version (Regulation 22) in February 2021. In terms of the timing of a planning application, Greenlight Developments is working on a planning application submission for September 2021. 12-months is envisaged from submission of a planning application (detailed) to a start on site - this being September 2022.
5. How many new homes do you expect to be completed on the site each year?	It is envisaged the site could be built out in just over 1 year from a start on site in September 2022 to a completion of 21 dwellings in October 2023 - this is based on 30% affordable housing (6 dwellings) and a sales rate of 2 market dwellings per month from first sale (15 dwellings) (21 dwellings in total). Overall, this would equate to 3 dwellings per month for the first 6-months (across both affordable and market tenures) and 2 dwellings per month for the next 1.5 months (market tenure).
6. If the site is not expected to be built within the next five years (i.e. by 2023/24) what are the reasons for this?	Site is expected to be built out by October 2023.
7. What impact has the Covid 19 Pandemic had on the proposed timescales for the delivery of the site?	No, as Greenlight Developments has taken the decision to move forward with a planning application to work in-conjunction with the adoption of the Local Plan Review.

Timescales (continued)	
8. If the site is not expected to be built within the next five years (ie by 2023/24) what are the reasons for this?	
If you expect development of the site to begin by 2023/2024 please complete questions 9 – 17 below	
9. Has the site got planning permission? If so please provide details of planning application reference numbers.	Yes/No No Planning Application Details:
10. If you have outline permission, when do you intend to submit a reserved matters application?	
11. If you do not have planning permission, when do you intend to submit a planning application?	September 2021.
Site Delivery	
12. How long has been allowed for site preparation works?	3-months from start on site (September - November 2022).
13. When do you expect to complete the first dwelling?	6-months from start on site (March 2023).
14. What is the planned phasing of delivery and are there any specific reasons for this?	Given its size (21 dwellings) the site can be built out in one phase.
15. Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	Not given the size of the site (21 dwellings).
16. When do you think that the affordable housing element will be delivered?	In-conjunction with the market dwellings through the comprehensive development of the site.
17. What is the annual build rate trajectory of net completions for this site?	2022/2023 = 3 dwellings 2023/2024 = 18 dwellings

Section C – Infrastructure

Infrastructure	
18. What new or improved infrastructure is needed within the scheme to ensure the development is attractive to the market?	None.
19. Is an implementation plan in place for the provision of infrastructure and if so what are the timescales for delivery?	N/A.
20. Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	N/A.

Section D – Commitment to Site Delivery

Section B question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development.

Site Reference:	SHELAA Refs: WHI/06b
Site Address:	Land at Melton Road, Whissendine

The parties signed below confirm that they are committed to the development of the site identified above for housing / mix use development during the plan period 2018-2036. Please provide full name and signature for each landowner. If further space is required please provide further detail on additional sheet of paper.

Landowner(s)	1. Mr Wilfred Miller 2. Mrs Barbara Mabel Taylor 3. Mr and Mrs Derek Miller 4.
Signature	1. 2. 3. 4.
Date	08.03.2021
Developer (where an option agreement is in place)	Philip Rawle On-behalf of Greenlight Developments Limited



Rutland Local Plan

Information on the Deliverability of Housing Sites

March 2021

Site Reference	WHI/09a - South Lodge Farm, Whissendine (H1.18)
Site Address	Land off Stapleford Road, Whissendine
Agent/Landowner	Muller Property Group/Mr A J Wright
Email Address	[REDACTED]

Section A – About the Site

The Council has assessed this site against records and maps of “physical land constraints” held by the Council. The site does not appear to be constrained and therefore may have development potential.

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development? If you are aware of a technical constraint, please provide further information.

Aware

Not Aware

Section B – Deliverability

Land Ownership	
1. Do all land owners with an interest in the site support the development of the site?	Yes
2. Have the landowners agreed to sell the land for development? If so are there any restrictions included in the option / developer agreement?	Yes No
3. Please complete the signed statement in Section D of this form to demonstrate the commitment of all landowners and developers to the development of this site. Please explain here the reasons why, if this has not been completed.	Promotion Agreement in place so the Developer/Agent has signed on behalf of the landowner.
Timescales	
4. When do you expect development of the site to commence (subject to assumptions relating to the planning process)?	2021
5. How many new homes do you expect to be completed on the site each year?	Circa 30
6. If the site is not expected to be built within the next five years (i.e. by 2023/24) what are the reasons for this?	
7. What impact has the Covid 19 Pandemic had on the proposed timescales for the delivery of the site?	None

Timescales (continued)	
8. If the site is not expected to be built within the next five years (ie by 2023/24) what are the reasons for this?	
If you expect development of the site to begin by 2023/2024 please complete questions 9 – 17 below	
9. Has the site got planning permission? If so please provide details of planning application reference numbers.	Yes/No No Planning Application Details:
10. If you have outline permission, when do you intend to submit a reserved matters application?	
11. If you do not have planning permission, when do you intend to submit a planning application?	Outline planning application submitted and awaiting determination, ref; 2020/0172
Site Delivery	
12. How long has been allowed for site preparation works?	3 months
13. When do you expect to complete the first dwelling?	2022
14. What is the planned phasing of delivery and are there any specific reasons for this?	No phasing anticipated
15. Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No
16. When do you think that the affordable housing element will be delivered?	2022
17. What is the annual build rate trajectory of net completions for this site?	Circa 30

Section C – Infrastructure

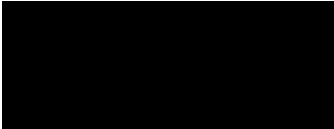
Infrastructure	
18. What new or improved infrastructure is needed within the scheme to ensure the development is attractive to the market?	New roads & sewers, surface water attenuation basin, ponds, retention/enhancement of existing trees & hedgerows, provision of POS/play areas, etc.
19. Is an implementation plan in place for the provision of infrastructure and if so what are the timescales for delivery?	Infrastructure will be carried out as part of the overall build programme.
20. Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	No

Section D – Commitment to Site Delivery

Section B question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development.

Site Reference:	WHI/09a - South Lodge Farm, Whissendine (H1.18)
Site Address:	Land off Stapleford Road, Whissendine

The parties signed below confirm that they are committed to the development of the site identified above for housing / mix use development during the plan period 2018-2036. Please provide full name and signature for each landowner. If further space is required please provide further detail on additional sheet of paper.

Landowner(s)	1. 2. 3. 4.
Signature	1. 2. 3. 4.
Date	08/03/21
Developer (where an option agreement is in place)	



Site Reference	Emerging Local Plan Policy H2 - St George's Garden Community
Site Address	St Georges Barracks, North Luffenham
Agent/Landowner	Ministry of Defence / Montagu Evans
Email Address	

Section A – About the Site

The Council has assessed this site against records and maps of “physical land constraints” held by the Council. The site does not appear to be constrained and therefore may have development potential.

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development? If you are aware of a technical constraint, please provide further information.

Aware

Not Aware

Section B – Deliverability

Land Ownership	
1. Do all land owners with an interest in the site support the development of the site?	The landowner (Secretary of State for Defence) supports the development of the site and remains committed to the delivery of the Garden Community
2. Have the landowners agreed to sell the land for development? If so are there any restrictions included in the option / developer agreement?	The site was announced for disposal by the Secretary of State for Defence. The sale of the site has yet to take place.
3. Please complete the signed statement in Section D of this form to demonstrate the commitment of all landowners and developers to the development of this site. Please explain here the reasons why, if this has not been completed.	This statement has been signed on behalf of the Secretary of State for Defence.
Timescales	
4. When do you expect development of the site to commence (subject to assumptions relating to the planning process)?	The intention is to commence development in 2021/22.
5. How many new homes do you expect to be completed on the site each year?	The masterplan phasing is still being detailed. At this stage, it is expected that these will be in the region of 140 - 150 homes per annum.
6. If the site is not expected to be built within the next five years (i.e. by 2023/24) what are the reasons for this?	This is a strategic development of a major brownfield site. Whilst development is to commence in 2021, completion of the project is not expected until 2035.
7. What impact has the Covid 19 Pandemic had on the proposed timescales for the delivery of the site?	COVID-19 has restricted the ability to engage with the Council's working groups, public consultation and undertaking baseline surveys (e.g. ecology and highways). Plans are underway for moving these forward to meet the anticipated programme.

Timescales (continued)	
8. If the site is not expected to be built within the next five years (ie by 2023/24) what are the reasons for this?	See response to Q6
If you expect development of the site to begin by 2023/2024 please complete questions 9 – 17 below	
9. Has the site got planning permission? If so please provide details of planning application reference numbers.	Yes/No No Planning Application Details: n/a
10. If you have outline permission, when do you intend to submit a reserved matters application?	n/a
11. If you do not have planning permission, when do you intend to submit a planning application?	December 2020
Site Delivery	
12. How long has been allowed for site preparation works?	A period of 12 months has been allowed for, to cover on-site preparation works.
13. When do you expect to complete the first dwelling?	The first phase of residential development is expected to commence at the start of 2023, with the first dwelling completed in Q2 of that year.
14. What is the planned phasing of delivery and are there any specific reasons for this?	The detailed phasing of the site is still being considered within the context of the masterplan.
15. Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	Timing of offsite infrastructure improvements may change the timing of individual phases.
16. When do you think that the affordable housing element will be delivered?	The detailed phasing of the site is still being considered within the context of the masterplan.
17. What is the annual build rate trajectory of net completions for this site?	It is expected that the site will take 14 years to deliver, averaging 148 homes per annum.

Section C – Infrastructure

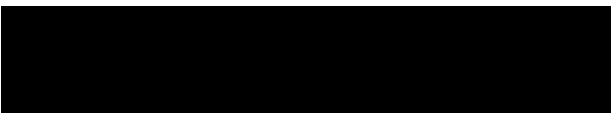
Infrastructure	
18. What new or improved infrastructure is needed within the scheme to ensure the development is attractive to the market?	Work to date has identified the requirement for infrastructure improvements that include offsite highway improvements, a new primary school and local healthcare facilities. These have been fully detailed within the Council's successful HIF bid.
19. Is an implementation plan in place for the provision of infrastructure and if so what are the timescales for delivery?	The HIF bid included an implementation plan for the provision of infrastructure. It is expected that offsite highway works will be commenced in 2021/22.
20. Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	The site is dependent upon off-site improvements to the local highway network.

Section D – Commitment to Site Delivery

Section B question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development.

Site Reference:	Policy H2 - St Georges Barracks
Site Address:	St Georges Barracks, Edith Weston Road, North Luffenham, LE15 8RL

The parties signed below confirm that they are committed to the development of the site identified above for housing / mix use development during the plan period 2018-2036. Please provide full name and signature for each landowner. If further space is required please provide further detail on additional sheet of paper.

Landowner(s)	1. Secretary of State for Defence 2. 3. 4.
Signature	1.  2. 3. 4.
Date	18/06/2020
Developer (where an option agreement is in place)	



Rutland Local Plan

Information on the Deliverability of Housing Sites

March 2021

Site Reference	
Site Address	Land North Of Cold Overton Road, Langham
Agent/Landowner	Chris Green - Andrew Granger & Co.
Email Address	

Section A – About the Site

The Council has assessed this site against records and maps of “physical land constraints” held by the Council. The site does not appear to be constrained and therefore may have development potential.

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development? If you are aware of a technical constraint, please provide further information.

Aware

Not Aware

Section B – Deliverability

Land Ownership	
1. Do all land owners with an interest in the site support the development of the site?	Yes
2. Have the landowners agreed to sell the land for development? If so are there any restrictions included in the option / developer agreement?	Option Agreement with Developer in place.
3. Please complete the signed statement in Section D of this form to demonstrate the commitment of all landowners and developers to the development of this site. Please explain here the reasons why, if this has not been completed.	-
Timescales	
4. When do you expect development of the site to commence (subject to assumptions relating to the planning process)?	2023
5. How many new homes do you expect to be completed on the site each year?	approx 9 completions per year
6. If the site is not expected to be built within the next five years (i.e. by 2023/24) what are the reasons for this?	Construction expected to be completed on-site in 2024
7. What impact has the Covid 19 Pandemic had on the proposed timescales for the delivery of the site?	Minimal delays in planning process.

Timescales (continued)	
8. If the site is not expected to be built within the next five years (ie by 2023/24) what are the reasons for this?	Construction expected to be completed on-site in 2024
If you expect development of the site to begin by 2023/2024 please complete questions 9 – 17 below	-
9. Has the site got planning permission? If so please provide details of planning application reference numbers.	Yes/No Yes Planning Application Details: 2020/0380/OUT
10. If you have outline permission, when do you intend to submit a reserved matters application?	REM to be submitted Summer 2021
11. If you do not have planning permission, when do you intend to submit a planning application?	-
Site Delivery	
12. How long has been allowed for site preparation works?	
13. When do you expect to complete the first dwelling?	2023
14. What is the planned phasing of delivery and are there any specific reasons for this?	approx 9 dwellings per year
15. Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	n/a
16. When do you think that the affordable housing element will be delivered?	early 2024
17. What is the annual build rate trajectory of net completions for this site?	approx 9 completions per year

Section C – Infrastructure

Infrastructure	
18. What new or improved infrastructure is needed within the scheme to ensure the development is attractive to the market?	Highways improvements and usual connections
19. Is an implementation plan in place for the provision of infrastructure and if so what are the timescales for delivery?	n/a
20. Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	n/a

Section D – Commitment to Site Delivery

Section B question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development.

Site Reference:	
Site Address:	

The parties signed below confirm that they are committed to the development of the site identified above for housing / mix use development during the plan period 2018-2036. Please provide full name and signature for each landowner. If further space is required please provide further detail on additional sheet of paper.

Landowner(s)	1. Mahal Land Investments Ltd. 2. 3. 4.
Signature	1. 2. 3. 4.
Date	10.05.2021
Developer (where an option agreement is in place)	Langton Homes Ltd.



Tue 20/04/2021 14:29


Caroline H Wardle

RE: Oakham North

Oakham North development - Retail Unit with 18 Apartments / Phase 9 / Phase 10 / 66 Independent Living Units / 24 Apartments

To

Cc

 You replied to this message on 27/04/2021 14:40.
This message was sent with High importance.

Dear Gemma

David has forwarded your email to myself for response.

In response to your request for information relating to the delivery of the units as per the planning consents listed below, please find my response in red next to each point. I note you are updating your housing delivery records in order to inform the Five Year Land Supply Monitoring. These are as follows:

1. Larkfleet, 2014/1144/RES and 2018/1068/NMA for retail unit block with 18 apartments above. Could you please provide an update on the forecasted delivery of that element also please? **This will complete in June 2021. So far 4 apartments are completed with 14 left.**
2. Phase 9 - 2015/0785/RES; 2015/0083/RES; 2020/0021/RES – **Completed 115 units out of 237. Will expect to deliver the balance over the next 5 years**
3. Phase 10 - 2014/0581/RES; 2016/0892/RES; 2016/1106/RES **Combined these sites will deliver 40 dwellings over the next 5 years**
4. 66 No. Independent Living Units, 41 No. Assisted Living Units - 2014/0899/RES; 2018/0609/RES **No site start programmed at present**
5. Apartment block 18 x 2 bedroom and 6 x 3 bedroom apartments - 2014/0386/RES; 2016/0108/RES; 2016/0673/RES; 2019/1383/RES **hopefully will be built out in full in 2022**

I trust this satisfies your request, but please do not hesitate to contact me if you require further assistance.

Kind regards
Caroline

Caroline H Wardle

Larkfleet Limited





Rutland Local Plan

Information on the Deliverability of Housing Sites

March 2021

Site Reference	
Site Address	Land off Leicester Road, Uppingham (North site)
Agent/Landowner	Avant Homes
Email Address	

Section A – About the Site

The Council has assessed this site against records and maps of “physical land constraints” held by the Council. The site does not appear to be constrained and therefore may have development potential.

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development? If you are aware of a technical constraint, please provide further information.

Aware



Not Aware

**Section B – Deliverability**

Land Ownership	
1. Do all land owners with an interest in the site support the development of the site?	Yes
2. Have the landowners agreed to sell the land for development?	Yes
If so are there any restrictions included in the option / developer agreement?	Unsure
3. Please complete the signed statement in Section D of this form to demonstrate the commitment of all landowners and developers to the development of this site. Please explain here the reasons why, if this has not been completed.	

Timescales	
4. When do you expect development of the site to commence (subject to assumptions relating to the planning process)?	Site start dependent upon Outline permission
5. How many new homes do you expect to be completed on the site each year?	36
6. If the site is not expected to be built within the next five years (i.e. by 2023/24) what are the reasons for this?	n/a- looking to complete the site by 2025 if possible
7. What impact has the Covid 19 Pandemic had on the proposed timescales for the delivery of the site?	It has delayed land purchase, and the necessary due diligence process that is required before hand.

Timescales (continued)	
8. If the site is not expected to be built within the next five years (ie by 2023/24) what are the reasons for this?	n/a
If you expect development of the site to begin by 2023/2024 please complete questions 9 – 17 below	
9. Has the site got planning permission? If so please provide details of planning application reference numbers.	No Planning Application Details: 2019/0524/OUT
10. If you have outline permission, when do you intend to submit a reserved matters application?	Awaiting Outline permission
11. If you do not have planning permission, when do you intend to submit a planning application?	Once Outlien received then a pre-app will be submitted and a Reserved Matters to follow.
Site Delivery	
12. How long has been allowed for site preparation works?	12 weeks (Approx)
13. When do you expect to complete the first dwelling?	Unknown as awaiting outline
14. What is the planned phasing of delivery and are there any specific reasons for this?	No phase proposed currently
15. Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	If the revised access isn't agreed that could cause problems as the land required for a roundabout is not available.
16. When do you think that the affordable housing element will be delivered?	Alongside the Private dwellings
17. What is the annual build rate trajectory of net completions for this site?	3 dwellings per month approx

Section C – Infrastructure

Infrastructure	
18. What new or improved infrastructure is needed within the scheme to ensure the development is attractive to the market?	n/a
19. Is an implementation plan in place for the provision of infrastructure and if so what are the timescales for delivery?	In line with residential housing
20. Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	No

Section D – Commitment to Site Delivery

Section B question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development.

Site Reference:	
Site Address:	

The parties signed below confirm that they are committed to the development of the site identified above for housing / mix use development during the plan period 2018-2036. Please provide full name and signature for each landowner. If further space is required please provide further detail on additional sheet of paper.

Landowner(s)	1. Charles Richardson, [REDACTED] 2. 3. 4.
Signature	1. 2. 3. 4.
Date	20/04/2021
Developer (where an option agreement is in place)	Avant Homes Midlands



Rutland Local Plan

Information on the Deliverability of Housing Sites

March 2021

Site Reference	
Site Address	Land off Leicester Road, Uppingham (South site)
Agent/Landowner	Avant Homes/
Email Address	

Section A – About the Site

The Council has assessed this site against records and maps of “physical land constraints” held by the Council. The site does not appear to be constrained and therefore may have development potential.

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development? If you are aware of a technical constraint, please provide further information.

Aware

Not Aware

Section B – Deliverability

Land Ownership	
1. Do all land owners with an interest in the site support the development of the site?	Yes
2. Have the landowners agreed to sell the land for development?	Yes
If so are there any restrictions included in the option / developer agreement?	Not that I am aware
3. Please complete the signed statement in Section D of this form to demonstrate the commitment of all landowners and developers to the development of this site. Please explain here the reasons why, if this has not been completed.	

Timescales	
4. When do you expect development of the site to commence (subject to assumptions relating to the planning process)?	September 2021
5. How many new homes do you expect to be completed on the site each year?	All
6. If the site is not expected to be built within the next five years (i.e. by 2023/24) what are the reasons for this?	n/a
7. What impact has the Covid 19 Pandemic had on the proposed timescales for the delivery of the site?	It has delayed land purchase, and the necessary due diligence process that is required before hand.

Timescales (continued)	
8. If the site is not expected to be built within the next five years (ie by 2023/24) what are the reasons for this?	n/a
If you expect development of the site to begin by 2023/2024 please complete questions 9 – 17 below	
9. Has the site got planning permission? If so please provide details of planning application reference numbers.	Yes Planning Application Details: 2019/0525/OUT
10. If you have outline permission, when do you intend to submit a reserved matters application?	May/June 2021, although still waiting on receipt of our Pre-app
11. If you do not have planning permission, when do you intend to submit a planning application?	n/a
Site Delivery	
12. How long has been allowed for site preparation works?	8 weeks (Approx)
13. When do you expect to complete the first dwelling?	April 2022
14. What is the planned phasing of delivery and are there any specific reasons for this?	No phase as only 20 dwellings
15. Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	If there are problems with the northern site, as the two sites are linked via the land purchase.
16. When do you think that the affordable housing element will be delivered?	Alongside the Private dwellings
17. What is the annual build rate trajectory of net completions for this site?	3 dwellings per month approx

Section C – Infrastructure

Infrastructure	
18. What new or improved infrastructure is needed within the scheme to ensure the development is attractive to the market?	n/a
19. Is an implementation plan in place for the provision of infrastructure and if so what are the timescales for delivery?	In line with residential housing
20. Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	No

Section D – Commitment to Site Delivery

Section B question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development.

Site Reference:	
Site Address:	

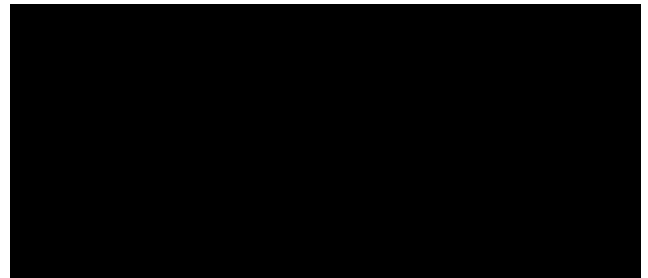
The parties signed below confirm that they are committed to the development of the site identified above for housing / mix use development during the plan period 2018-2036. Please provide full name and signature for each landowner. If further space is required please provide further detail on additional sheet of paper.

Landowner(s)	1. Charles Richardson, [REDACTED] 2. 3. 4.
Signature	1. 2. 3. 4.
Date	20/04/2021
Developer (where an option agreement is in place)	Avant Homes Midlands



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Planning Policy
South Kesteven District Council



South Kesteven District Council Annual Position Statement

Housing Deliverability; Request for Information

Dear Mr Morris,

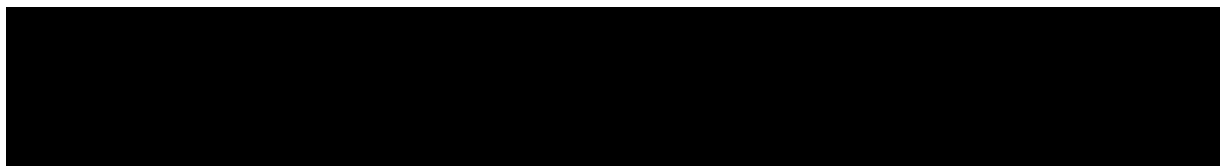
South Kesteven District Council are intending to submit an Annual Position Statement to the Planning Inspectorate by the deadline of 31 July 2021 in accordance with paragraph 74 of the National Planning Policy Framework, and the relevant National Planning Practice Guidance. The Annual Position Statement will set out the 5 year housing land position statement as of the 1 April 2021, and will be prepared in consultation with developers, landowners and key stakeholders. More information on the Annual Position Statement can be found here: <http://www.southkesteven.gov.uk/APS>

To assist in estimating the build out of sites, South Kesteven District Council are now writing to developers, landowners, and agents to obtain anticipated rates of housing delivery for sites where development is yet to commence, or where development is currently underway but not complete.

We are seeking this information to update our records on specific deliverable sites in order to establish an updated 5 year supply. The information will also be used to aid the Strategic Housing Land Availability Assessment due to commence in April 2021, and the projected housing trajectory moving forward into the planning period under the Local Plan 2011-2036.

Local Plan Site: Quarry Farm (Rutland)

Please complete Part A and Part B of the attached form, in relation to the above site. The form highlights important questions about the expected delivery of the site, ownership, timescales, and infrastructure.



Completed forms should be completed and returned by 30th April 2021.

Yours sincerely,



Jessica Dewar

Principal Planning Policy Officer

South Kesteven District Council Housing Deliverability Form

April 2021

Part A: Projected Completions

The table below contains data from the Council's previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

Council's Projected Completions															
Site Reference			Local Plan Site: Quarry Farm, Rutland (650 units) Completions to 31 st March 2021: tbc May 2021												
21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	0	0	0	20	45	45	45	45	45	45	45	45	45	45	180
Explanation: Developer/landowner estimated 2020/21 start as set out in email dated 30/11/2018. However, trajectory amended through Local Plan Examination and site not include in 5 year supply as at 1 April 2020 due to cross-boundary development (site located in Rutland). No fundamental infrastructure issues to be resolved.															

Do you agree that the information provided in the above Council's Projected Completions table is correct?	Yes		No	NO
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

Projected Completions															
21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	0	0	0	0	20	30	30	30	30	30	30	30	30	30	360
Comments															

Part B: Deliverability

Section 1 – About the Site

Site Reference	Quarry Farm (Rutland)
Site Address	Little Casterton road, Stamford, PE9 1BX
Agent/Landowner	Strutt and Parker and Burghley estate

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	Not Aware

Section 2 – Deliverability

Landownership		
1	Do all landowners with an interest in the site support the development of the site?	<u>Yes</u>
2	Have the landowners agreed to sell the land for development? If so, are there any restrictions included in the option /developer agreement	<u>Yes</u>
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site	<u>Option agreement signed</u>
Timescales		
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why. <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	<u>25/26</u>

5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	<u>N/A</u>	
6	If the site is not expected to be built within the next five years (i.e. by 2025/26) what are the reasons for this?	<u>Submission of planning application and infrastructure works</u>	
Site Delivery			
7	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	No	
	Outline	No	
	Reserved Matters	No	
7a	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	<u>N/A</u>	
8	If you do not have planning permission, when do you intend to submit a planning application?	<u>2021 outline application to be submitted</u>	
9	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	<u>No</u>	
10	When do you think that the affordable housing element will be delivered?	<u>26/27</u>	
11	What is the planned phasing of delivery and are there any specific reasons for this?	<u>Phased as per build programme</u>	
12	If site is not under construction what time has been allowed for site preparation works?	<u>6 months before commencement date</u>	
13	If site is not under construction when do you expect to complete the first dwelling?	<u>26/27</u>	

Section 3 – Infrastructure

14	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	<u>N/A</u>
15	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	<u>The infrastructure within the site will follow the build programme</u>
16	Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	<u>Yes</u>

Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

Site Reference	Quarry Farm (Rutland)
Site Address	Little Casterton road, Stamford, PE9 1BX

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

Landowner(s)	Strutt and Parker and Burghley estate
Signature(s)	
Date	14/04/21
Developer (where an option agreement is in place)	Larkfleet Homes

Signature	Date



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Planning Policy
South Kesteven District Council



South Kesteven District Council Annual Position Statement

Housing Deliverability; Request for Information

Dear Sir/Madam

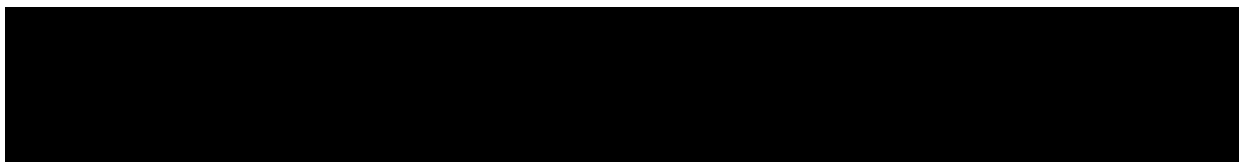
South Kesteven District Council are intending to submit an Annual Position Statement to the Planning Inspectorate by the deadline of 31 July 2021 in accordance with paragraph 74 of the National Planning Policy Framework, and the relevant National Planning Practice Guidance. The Annual Position Statement will set out the 5 year housing land position statement as of the 1 April 2021, and will be prepared in consultation with developers, landowners and key stakeholders. More information on the Annual Position Statement can be found here: <http://www.southkesteven.gov.uk/APS>

To assist in estimating the build out of sites, South Kesteven District Council are now writing to developers, landowners, and agents to obtain anticipated rates of housing delivery for sites where development is yet to commence, or where development is currently underway but not complete.

We are seeking this information to update our records on specific deliverable sites in order to establish an updated 5 year supply. The information will also be used to aid the Strategic Housing Land Availability Assessment due to commence in April 2021, and the projected housing trajectory moving forward into the planning period under the Local Plan 2011-2036.

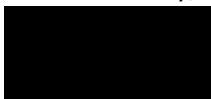
Local Plan Allocation STM1-H1: Stamford North

Please complete Part A and Part B of the attached form, in relation to the above site. The form highlights important questions about the expected delivery of the site, ownership, timescales, and infrastructure.



Completed forms should be completed and returned by 30th April 2021.

Yours sincerely,



Jessica Dewar

Principle Planning Policy Officer

Part A: Projected Completions

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

Council’s Projected Completions															
Site Reference			Local Plan Allocation STM1-H1: Stamford North (1300 units) Completions to 31st March 2021: to be confirmed May 2021												
21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	0	0	40	60	70	85	125	130	130	130	130	130	120	120	30
<i>Explanation: Delivery set out in email from developers/landowners dated 19/05/2020. Development Brief and Statement of Common Ground is progressing as draft. Stamford North Strategic Board established between both LPA’s. Site deemed developable within the latter part of the next 5 years.</i>															

Do you agree that the information provided in the above Council’s Projected Completions table is correct?	Yes		No	<input checked="" type="checkbox"/>
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

Projected Completions															
21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
		40	60	70	85	125	130	130	130	130	130	120	120	30	
Comments It is agreed that the Stamford North Development Brief SPD is progressing and we welcome the establishment of the Stamford North Strategic Board comprising of both RCC and SKDC. The Site is considered to be deliverable, with completions expected within South Kesteven from 2023/24 onwards, within the 5 year period.															

Part B: Deliverability

Section 1 – About the Site

Site Reference	STM1-H1
Site Address	Land north of Stamford
Agent/Landowner	Agent: Savills (UK) Ltd

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	✓

Section 2 – Deliverability

Landownership		
1	Do all landowners with an interest in the site support the development of the site?	The site is owned by the following: <ul style="list-style-type: none">• The Burghley House Preservation• Mr Stephen Banks DHC Floyd and SEC Conant (as Trustees of the Floyd Borderville Trust) Land at Quarry Farm (Monarch Park), located within Rutland County is within the ownership of Diploma PLC and Mr Lamb. It is under option by Larkfleet Homes. All the above landowners/ those with an interest at the site support the development of the site.
2	Have the landowners agreed to sell the land for development? If so, are there any restrictions included in the option /developer agreement	The process of appointing a delivery partner for the site (as located within South Kesteven) is underway. A delivery partner, Larkfleet Homes has been appointed for the Quarry Farm part of the site.
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers	Please see Section 4 below.

	to the development of this site	
Timescales		
4	<p>When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.</p> <p><i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i></p>	<p>It is anticipated that development will start onsite in 2023 with dwelling completions during monitoring year 2023/24.</p>
5	<p>If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)</p>	<p>BHPT is actively engaging with South Kesteven District Council and Rutland County Council in the preparation of the Stamford North Development Brief SPD. The South Kesteven Local Development Scheme anticipates that this document will be adopted during 2021.</p> <p>Initial technical survey work has been completed at the site, including highways modelling work. As such work has begun towards an application submission.</p>
6	<p>If the site is not expected to be built within the next five years (i.e. by 2025/26) what are the reasons for this?</p>	<p>Construction at the site is anticipated within the forthcoming five year period.</p>

Site Delivery			
7	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	No.	
	Outline	No.	
	Reserved Matters	No.	
7a	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	N/A	
8	If you do not have planning permission, when do you intend to submit a planning application?	2021/22	
9	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	At present there is a national pandemic. There is uncertainty as to how long this may last and it could therefore have a consequence upon delivery at this site. Although this is considered unlikely given the lead in time assumed to gain planning permission and start on site.	
10	When do you think that the affordable housing element will be delivered?	In parallel with market housing at the site from 2023 onwards.	
11	What is the planned phasing of delivery and are there any specific reasons for this?	<p>Due to the strategic nature of the site, the development will be delivered in phases as informed by the outcome of highways modelling work.</p> <p>The detail of the intended phasing has been shared with South Kesteven and is to be included within the forthcoming Stamford North Development Brief SPD.</p> <p>The first phases of development within South Kesteven will be:</p> <ul style="list-style-type: none"> • Land to west of Ryhall Road (200 dwellings) • Land to the east of Little Casterton Road (100 dwellings) 	

12	If site is not under construction what time has been allowed for site preparation works?	3 months for each phase of the development
13	If site is not under construction when do you expect to complete the first dwelling?	2023/24

Section 3 – Infrastructure

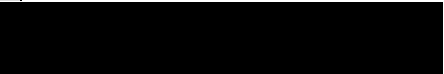
14	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	<p>Onsite, the development will incorporate the delivery of a new East-West 'Main Street', a new primary school, a local centre, public open space, and other supporting physical and social infrastructure.</p> <p>In addition, it is anticipated that financial contributions will be secured to mitigate against the offsite impact of the development upon the infrastructure network.</p>
15	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	<p>Yes, a draft Stamford North Development Brief SPD incorporates a draft Infrastructure Delivery Plan (IDP).</p> <p>The site is also subject to the IDP set out in the Local Plan.</p> <p>In terms of key onsite infrastructure provision, it is anticipated that the land for the primary school will be transferred at approximately 200 dwelling completions.</p> <p>The Local Centre is anticipated to be delivered as part of later phases of development.</p>
16	Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	<p>There will be a requirement for some off-site infrastructure improvements due to the scale of the development. These are anticipated within the IDPs.</p> <p>The development will be phased. Infrastructure delivery will be in step with each phase. Initial phases will utilise existing infrastructure capacity where appropriate.</p>


Section 4 – Signed Statement

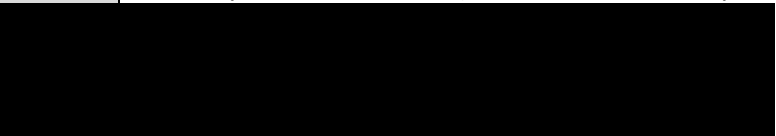
Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

Site Reference	STM – H1
Site Address	Land North of Stamford

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

Landowner(s)	The Burghley House Preservation Trust
Signature(s)	
Date	04/05/2021
Developer (where an option agreement is in place)	N/A

Landowner(s)	Mr Stephen Banks
Signature(s)	
Date	04/05/2021
Developer (where an option agreement is in place)	N/A

Landowner(s)	DHC Floyd and SEC Conant (as Trustees of the Floyd Borderville Trust)
Signature(s)	
Date	04/05/2021
Developer (where an option agreement is in place)	N/A

Signature	Date
