

Rutland Local Plan Examination

Council response to the Inspector's Initial Observations regarding Housing

Appendix 4

26th May 2021

Oakham and Barleythorpe Trajectory and Infrastructure phasing

		Т		se 1	T				hase 2		н	7		hase		9		Infrastructure Required				I	
Source of Delivery Dakham & Barleythorpe	Year 1 2021/22	7	Year 3 2023/24		Year 4 2024/25	Year 5 2025/26	Year 6 2026/27	Year 7 2027/28	Year 8 2028/29	Year 9 2029/30	Year 10 2030/31	Year 11 2031/32	Year 12 2032/33	Year 13 2033/34	Year 14 2034/35	Year 15 2035/36	Total		Trigger and local plan phase	cost	funding source	delivery partners	Delivery mechanism
Phase 9 Oakham North (110 butstanding at 31/03/21)	33	33	3 33	3	11	0	0	0	0	0	0	0	0	0	0	0	11	0					
hase 10 Oakham North (44 utstanding at 31/03/21) eveloper confirmed 4 will not be uilt so total to be delivered = 40 and West of, Uppingham Road,	33	3 7	7 C)	0	0	0	0	0	0	0	0	0	0	0	0	4	10					
akham, Oakham APP/2013/0004) (12 outstanding t 31/03/21)	12	2 0	o c)	0	0	0	0	0	0	0	0	0	0	0	0	1	N/A sites have permission.2	on and are under	construction. Infras provision	tructure cover	ed by S106, S278 a	and Developer
and Between Barleythorpe and urley Park Way, Barleythorpe 019/1383/RES) (24 outstanding 31/03/21) etail block with apartments at	C	24	4 C)	0	0	0	0	0	0	0	0	0	0	0	0	2	14					
and between Barleythorpe and urley Park Way, Barleythorpe 2018/1068/NMA) (14 outstanding t 31/03/21)	14	. (O 0)	0	0	0	0	0	0	0	0	0	0	0	0	1	4					
																		Footway connection to South Street via Penn Street or Brooke Road including provision of zebra crossing	Start of build out of site (2023/24)	£75,000.00	Developer (S278)	RCC	Developer
																		Provision of an on-site LAI	P Plan Phase 1 as site comes forward	Not known at this stage	Developer (S106)	RCC, Town Council, Management	Developer
	O) (20		20	0	0	0	0	0	0	0	0	0	0	0	4	Surface Water Management system to ensure Greenfield run-off	Start of build out of site (2023/24)	Not known at this stage	Developer	Trust RCC, Developer, Management Trust	Developer
																		30% Affordable housing (indicative 12 units on site	Plan Phase 1 as site comes forward	Not known at this stage	Developer (S106)	RCC, Developer, Management Trust	Developer
H1.1 Land south of Brooke Road																		retain open aspect to frontage of Brooke Road	Start of build out of site (2023/24)	Not known at this stage	Developer (S106)	Council, Management	Developer
(former allotments), Oakham (40)																		Noise mitigation measure to address railway noise	Start of build out of site (2023/24)	Not known at this stage	Developer (S106)	Trust Developer	Developer
																		30% Affordable housing (indicative 21 units on site Policy requirement H8 for self build/custom build housing Policy requirement SC3 Fibre to premises Meet requirements of EN in respect of zero Carbon homes, water neutrality and EV charging points Policy Requirement EN9 t deliver net biodiversity	Plan Phase 1 as site comes forward	· ·	osal and there	corporated into th fore funded and p loper	_
																		gain Joint cycleway footway and crossing provision	Start of build out of site	£207,000.00	Developer (S278)	RCC	Developer
																		HV diversion works	Plan Phase 1 as site comes forward	Not known at this stage	Developer	Distribution	Agreement between utili company and developer
					ı													Provision of an on-site LAI	P Plan Phase 1 as site comes forward	Not known at this stage	Developer (S106)	RCC, Town Council, Management Trust	Developer
	O	0 0	o 0		33	33	7	0	0	0	0	0	0	0	0	0	7	Surface Water Management system to a ensure Greenfield run-off		Not known at this stage	Developer	RCC, Developer, Management Trust	
1.2 Land off Uppingham Road, akham (73)																		Creation of public footpat to east of site accessing town centre	h Plan Phase 1 as site comes forward	Not known at this stage	Developer	RCC, Developer, Management Trust	Developer
																		30% Affordable housing (indicative 21 units on site Policy requirement H8 for self build/custom build housing Policy requirement SC3 Fibre to premises Policy Requirement EN9 to deliver net biodiversity gain	Plan Phase 1		osal and there	corporated into th Ifore funded and p oper e	

Oakham and Barleythorpe Trajectory and Infrastructure phasing

			Phas	e 1			Р	hase 2	2			P	hase	3			-		T	T	1		
Source of Delivery	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	rear 4 2024/25	Year 5 2025/26	rear 6 2026/27	Year 7 2027/28	Year 8 2028/29	Year 9 2029/30	ear 10 2030/31	Year 11 2031/32	Year 12 2032/33	Year 13 2033/34	rear 14 2034/35	Year 15 2035/36	Tota		Infrastructure Required	Trigger and local plan phase	cost	funding source	delivery partners	Delivery mechanism
Source of Delivery	\	Å	\		>	٨	>	٨	\	>	>	>	Υ	Y	<u> </u>	Tota	i	Meet requirements of EN4 in respect of zero Carbon homes, water neutrality and EV charging points					
																		Joint cycleway footway and crossing provision	Start of build out of site	£111,000.00	Developer (S278)	RCC	Developer
																	1	Provision of an on-site LEAP Provision of allotments, 0.115 ha	Plan phase 1 &2 Provision as site comes forward	Not known at this stage	Developer (S106)	RCC, Town Council, Management Trust	Developer
																	1	Surface Water Management system to ensure Greenfield run-off rate	Start of build out of site (2024/25)				
H1.3 Land off Burley Road, Oakham (200)	0	0	0	10	33	33	33	33	33	25	0	0	0	0	0	20	000 <u> </u>	30% Affordable housing (indicative 60 units on site) Plus policy H7 requirement Policy requirement H8 for self build/custom build housing Policy requirement SC3 Fibre to premises Meet requirements of EN4 in respect of zero Carbon homes, water neutrality				corporated into th fore funded and p oper e	
																	-	and EV charging points Policy Requirement EN9 to deliver net biodiversity					
																		gain Joint footway cycleway and crossing provision and extension of public footpath along Braunston	Start of build out of site (2024/25)	£160,000.00	Developer (S278)	RCC	Developer
																	- 1	Road Undergrounding of overhead 132kV cables	Plan phase 1 Provision as site comes	£2,000,000 (minimum)		Western Power Distribution	Agreement between utility company and developer
																	ı	Provision of an on-site LAP	Plan phase 1 Provision as site comes forward	Not known at this stage	Developer (S106)	RCC, Town Council, Management Trust	Developer
H1.4 Land south of Braunston Road, Oakham (61)	0	0	0	28	33	0	0	0	0	0	0	0	0	0	0	6	51	Surface Water Management system to ensure Greenfield run-off rata 30% Affordable housing (indicative 19 units on site) Policy requirement H8 for self build/custom build housing	Start of build out of site (2024/25)	On site require	ments to be inc	corporated into th	e design and
																	 	Policy requirement SC3 Fibre to premises Meet requirements of EN4 in respect of Zero Carbon homes, water neutral and EV charging points Policy Requirement EN9 to	Plan Phase 1 Provision as site comes forward			fore funded and p	_
																	(deliver net biodiversity gain			_	I	-
																		Upgrade footway Surface Water Management system to	Start of build out of site (2026/27) Start of build out of site	£37,000.00	Developer (S278)	RCC	Developer
																	1	ensure Greenfield run-off rate 30% Affordable housing (indicative 2 units on site)	(2026/27)				
H1.5 Land off Main Street, Barleythorpe (8)	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0		 	Policy requirement SC3 Fibre to premises Meet requirements of EN4 in respect of zero Carbon homes, water neutrality and EV charging points	Provision as site comes forward			corporated into th fore funded and p oper e	
																		Policy Requirement EN9 to deliver net biodiversity gain				T	
Other Infrastructure for Oakham																		Refurbishment of Catmose Sports Auxiliary Hall and Enhanced primary care provision	Phase 2 phase 1 and Phase 2	£75,000.00 Not known at this stage			Oakham Medical
required																		Oakham Water Recycling Centre (WRC)	Phase 1		ELR CCG, CIL Anglian Water Investment Programme		Practice, ELR CCG Environment Agency
Oakham total	92		Phas 53		99	48		hase 2		25	0		hase 0		0	Tota							

Uppingham Trajectory and Infrastructure Phasi		P	hase	1			P	hase	2			P	hase	3								
Source of Delivery	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Year 6 2026/27	Year 7 2027/28	Year 8 2028/29	Year 9 2029/30	Year 10 2030/31	Year 11 2031/32	Year 12 2032/33	Year 13 2033/34	Year 14 2034/35	Year 15 2035/36	Total	Infrastructure Required	Trigger and local plan phase	cost	funding source	delivery partners	Delivery mechanisr
and south Of Leicester Road, Uppingham (2019/0525/OUT) (20 outstanding at 31/03/21)	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	20	N/A sites have p	permission and ar		struction. Info		overed by
Allocated Sites in Current Uppingham Neighbourhood Plan	0	0	0	0	0	33	33	33	33	31	0	0	0	0	0	163	Determined through planning application process		Not known at this stage		RCC, developer, Town Council	S106 and CIL funding
Allocated Sites to be identified through Uppingham Neighbourho	0	0	0	0	0	0	0	0	0	33	33	33	33	33	35	200	Site specific requ	irements have be determined throu				ions will be
																	Surface Water Management system to ensure Greenfield run-off rate (Policy EN5)	Start of build out of sites				
																	30% site capacity as Affordable housing (policy H9)					
																	Policy requirement SC3 Fibre to premises	Provision as	design ar	nd layout of p	be incorpora proposal and ded by develo	therefore
																	Meet requirements of EN4 in respect of zero Carbon homes, water neutrality and EV charging points	sites comes forward Phase 2 and 3				
																	Policy Requirement EN9 to deliver net biodiversity gain					
Uppingham Total	0	0	0	10	10	33	33	33	33	64	33	33	33	33	35	383		Dhasa 2 and 2				
Other Infrastructure identified as necessary for development in																	Reinforcement of HV network	Phase 2 and 3	Not known at this stage	Agreement s between utility company and developers	Western Power	Developei
Uppingham																	GP Practice Expansion, Uppingham Surgery	Phase 2	Not known at this stage	ELR CCG, CIL	ELR CCG	Uppinghai Surgery
																	Provision of NEAP	Phase 1	Not known at this stage	Developer (S106)	RCC, Town Council, Manageme nt Trust	Develope

, ,	ccto. y		n Phas	ucture	Filas	IIIg	Pla	n Phas	a 2			Pla	an Phas	٠ ٦								
Source of Delivery: St George's Garden Community	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Year 6 2026/27	Year 7 2027/28	Year 8 2028/29	Year 9 2029/30	Year 10 2030/31	Year 11 2031/32	Year 12 2032/33	Year 13 2033/34	Year 14 2034/35	Year 15 2035/36	Total	Infrastructure Required	Trigger and local plan phase (see colour coding)	cost	funding source	delivery partners	Delivery mechanism
																	A1/A606 junction improvements	In line with phasing of development on Stamford North and St George's Barracks and predicted exceedance of junction capacity	Not known at this stage	Developer (S278), CIL	Highways England, Developers, RCC, LCC	Scheme delivered in kind through Section 278 agreement or by developer contributio ns (Section 106/CIL)
																	A6003/Lyndon Road junction	Delivery dependant on site build out rate and predicted exceedance of junction	£1,500,000	HIF*	Developers, RCC	RCC
																	A606 / Normanton Park Road	Delivery dependant on site build out rate and predicted exceedance of junction	£1,000,000	HIF*	Developers, RCC	RCC
																	A606/Main Street, Empingham	Delivery dependant on site build out rate and predicted exceedance of junction	Not known at this stage	HIF*	Developers, RCC	RCC
																	Wytchley Road/Normanton Road junction	Delivery dependant on site build out rate and predicted exceedance of junction	Not known at this stage	HIF*	Developers, RCC	RCC
																	Wytchley	Commencement	£600,000	HIF*	Developers,	RCC
																	Road/Wytchley Warren Lane Cycle and footway	of development Phase 2 and 3	£1,250,000	Developer	RCC	Scheme
																	infrastructure and parking provision	This E Line 3	11,230,000	(\$106/\$278), CIL		delivered in kind through Section 278 agreement or by developer contributio ns (Section 106/CIL)
																	Extension of existing or new bus services to serve development		£4,000,000	(S106/S278), CIL	bus operator	Developer contributio n (CIL)
St George's Garden Community	0	0	0	0	25	75	100	100	100	100	100	100	100	100	100	1000		500 homes can be delivered before additional capacity required	£11,640,000	HIF*	Western Power, Developers	company and developer
cumulative total					25	100	200	300	400	500	600	700	800	900	1000		Reinforcement of gas network to cater for additional load capacity	additional capacity required	£3,300,000	HIF*	Cadent Gas, Developers	Agreement between utility company and developer
																	Upgrades to MOD plant or offsite (North Luffenham WRC)	1200 homes can be delivered before upgrade	£1,500,000	HIF*	Anglian Water, Environme nt Agency, Developers	Agreement between utility company and developer
																	Off site re- enforcement	250 homes can be delivered before upgrade	£872,000	HIF*	Anglian Water, developers	Agreement between utility company and
																	Provision of new 2FE primary school		£7,300,000	HIF* (design and planning costs), CIL, land disposal	Academy Trust, developer	
																	New GP Practice New multi- functional	Actual timing to be agreed through planning application process and further discussion with ELRCCG and secured through condition on planning permission or \$106 Before occupation of	£1,900,000 Not known at this stage	Developer (\$106), CIL, CCG	ELR CCG, medical practice	
																	community centre Recreation	100 dwellings Dependent on	£750,000	Developer	RCC,	Developer
																	provision	development phasing	2,30,000	(S106), CIL		Developer

St George's Garden Community Traj	ectory				e Phas	ing			. 2													
			an Phas					an Phas			~		an Phas		1.0							
Source of Delivery: St George's Garden Community	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Year 6 2026/27	Year 7 2027/28	Year 8 2028/29	Year 9 2029/30	Year 10 2030/31	Year 11 2031/32	Year 12 2032/33	Year 13 2033/34	Year 14 2034/35	Year 15 2035/36	Total	Infrastructure Required	Trigger and local plan phase (see colour coding)	cost	funding source		Delivery mechanism
																	Provision of 2 x on- site NEAPs Provision of allotments	At agreed trigger points during phasing of development	Not known at this stage	Developer (S106), CIL	RCC, Manageme nt Trust	Developer
																	Development of heritage site around Thor missile site	Dependent on development phasing	£250,000	Developer (S106), CIL	RCC, Historic England, Manageme	Developer
St George's Garden Community	0	o	0	0	25	75	100	100	100	100	100	100	100	100	100	1000	Surface Water Management system to ensure Greenfield run-off	At commencement			11111111	
cumulative total					25	100	200	300	400	500	600	700	800	900	1000		30% Affordable housing (indicative 300 units on site) Plus meet provisions of Policy H7					
																	Policy requirement H8 for self build/custom build housing					
																	Policy requirement SC3 Fibre to premises	Provision as site comes forward				
																	Meet requirements of EN4 in respect of zero Carbon homes, water neutrality and EV					
																	Policy Requirement EN9 to deliver net biodiversity gain	t				
																	2% as non specialist housing delivered by small- medium sized builds		On site requi design and layou F		and therefore	
																	6 Gypsy and Traveller pitches and 10 plots for Travelling					
																	14 ha business and commercial development (including serviced land for B uses)					
																	neighbourhood centre for community, leisure and retail uses					
																	multifunctional green infrastructure including country					
																	Bespoke energy strategy for provision of heat and power from low carbon sources					
																	safeguards mineral reserves on site					

HIF* this will include any future replacement or alternative Public funding scheme

	2		n Pha		9	7		n Pha		31	_	_	Pha		36		Infrastructure Required					
Source of Delivery:	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Year 6 2026/27	Year 7 2027/28	Year 8 2028/29	Year 9 2029/30	Year 10 2030/31	Year 11 2031/32	Year 12 2032/33	Year 13 2033/34	Year 14 2034/35	Year 15 2035/	Total		Trigger and local plan phase	cost	funding source	delivery partners	Delivery mechanism
																•	Footway provision	Start of build out of site	£4,000	Developer (S278)	RCC	Developer
																	Diversion of 11kV cable	(2026/27) Start of build out of site (2026/27)	Not known at this stage	Developer	Western Power Distribution	Agreement between utility company and
H1.7 Land off Main Street, Cottesmore (8)	0	0	0	0	0	2	2	2	2	0	0	0	0	0	0	8	Surface Water Management system to ensure Greenfield run-off rate 30% Affordable housing (indicative 2 units on site)		On site red	uirements to	be incorpora	
																	Meet requirements of EN4 in respect of Zero Carbon homes, water neutrality and EV charging points Policy Requirement EN9 to deliver net biodiversity gain	Provision as site comes forward			oroposal and to	
																	Footway improvement and crossing provision	Start of build out of site	£167,000	Developer (S278)	RCC	Developer
																	Provision of an on-site LAP Improvements to Village Hall	(2028/29) Start of build out of site (2028/29)	Not known at this stage	Developer (S106)	RCC, Parish Council, Manageme nt Trust	Developer
																	Improvements to mini- roundabout at Edith Weston Road/Manton Road/Pennine Drive	Dependent on findings of Transport Assessment	Not known at this stage	Developer (S278)	RCC	Developer
H1.8 Officers Mess, Edith Weston (70)	0	0	0	0	0	0	0	33	33	4	0	0	0	0	0	70	Link site to existing MacMillan Way footpath and national cycle network route around Rutland Water Surface Water Management system to ensure Greenfield run-off rate					
																	30% Affordable housing (indicative 21 units on site)	Provision as site			be incorpora	
																	Policy requirement H8 for self build/custom build housing Policy requirement SC3 Fibre	comes forward	fund	ed and provid	ded by develo	pper e
																	to premises Meet requirements of EN4 in respect of Zero Carbon homes, water neutrality and EV charging points Policy Requirement EN9 to deliver net biodiversity gain					
																	Surface Water Management system to ensure Greenfield run-off rate					
H1.9 West of 17 Whitwell Road, Empingham (5)	0	0	0	0	0	2	2	1	0	0	0	0	0	0	0	5	Meet requirements of EN4 in respect of Zero Carbon homes, water neutrality and EV charging points Policy Requirement EN9 to	Plan phase 2 Provision as site comes forward	design a	nd layout of p	be incorpora proposal and t ded by develo	therefore
																	deliver net biodiversity gain Provision of footway	Start of build out of	£17,000	Developer (S278)	RCC	Developer
																	Surface Water Management system to ensure Greenfield run-off rate	site (2031/32)				
H1.10 Southview Farm, Empingham (6)	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0		30% Affordable housing (indicative 2 units on site) Meet requirements of EN4 in respect of Zero Carbon homes,	Provision as site comes forward	design a	nd layout of p	be incorpora proposal and to ded by develo	therefore
																	water neutrality and EV charging points Policy Requirement EN9 to deliver net biodiversity gain					
																	Provision/improvement of cycleway	Start of build out of site	£120,000	Developer (S278)	RCC	Developer
																	Reinforcement of HV network	(2026/27)	Not known at this stage		Power Distribution	company and
H1.11 Adjacent Chater House, High Street, Ketton (15)	0	0	0	0	0	7	8	0	0	0	0	0	0	0	0	15	30% Affordable housing	Plan phase - 2 Provision as site		I	I	develoner
																	(indicative 6 units on site) Policy requirement SC3 Fibre to premises	comes forward	design a	nd layout of p	be incorpora	therefore

	7		4 Pha		9;			n Phas		31		lan F				Infrastructure Required					
Source of Delivery:	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Year 6 2026/27	Year 7 2027/28	Year 8 2028/29	Year 9 2029/30	Year 10 2030/31	Year 11 2031/32	Year 12 2032/33	Year 13 2033/3	Year 15 2035/36	Total	·	Trigger and local plan phase	cost	funding source	delivery partners	Delivery mechanism
																Meet requirements of EN4 in respect of Zero Carbon homes, water neutrality and EV		Tuliu	eu anu provi	dea by develo	Јреге
																charging points Policy Requirement EN9 to deliver net biodiversity gain	-				
																Provision/improvement of cycleway	Start of build out of	£116,000	Developer (S278)	RCC	Developer
																Provision of an on-site LAP	site (2023/24) Provision	Not known	Developer	RCC, Parish	Developer
																	as site comes forward	at this stage	(S106)	Council, Manageme nt Trust	·
																Reinforcement of HV network	improveme nts will be	Not known at this stage	Developer	Western Power Distribution	Agreement between utility
																	implement ed as sites come				company and developer
H1.12 The Crescent, High Street, Ketton (35)	0	0	18	17	0	0	0	0	0	0	0	0	0	0 0	35		forward				·
																Surface Water Management system to ensure Greenfield run-off rate	_				
																30% Affordable housing (indicative 11 units on site)	Plan Phase	On site rec	juirements to	be incorpora	ated into the
												+	+			Policy requirement SC3 Fibre to premises Meet requirements of EN4 in	Provision as site comes	design a	nd layout of ped and provi	proposal and	therefore
																respect of Zero Carbon homes, water neutrality and EV charging points	, forward				
																Policy Requirement EN9 to deliver net biodiversity gain					
																Reinforcement of HV network	Capacity improveme nts will be	Not known at this stage	Developer	Western Power Distribution	Agreement between
																	implement ed as sites	stage		Distribution	company and
																	come forward				developer
																Surface Water Management system to ensure Greenfield					
H1.13 Home Farm, Ketton (10)	0	0	0	0	0	0	5	5	0	0	0	0	0	0 0	10	30% Affordable housing	Plan phase				
																(indicative 3 units on site) Policy requirement SC3 Fibre to premises	2 Provision as site	design a	uirements to	proposal and	therefore
																Meet requirements of EN4 in respect of Zero Carbon homes, water neutrality and EV	comes forward	fund	ed and provi	ded by develo	oper e
																charging points Policy Requirement EN9 to deliver net biodiversity gain	-				
																Widen existing path, potential crossing for cyclists	Start of build out of site (2026/27)	£71,000	Developer (S278)	RCC	Developer
																Provision of an on-site LAP	(2026/27)	Not known at this stage	Developer (S106)	RCC, Parish Council, Manageme	
																Surface Water Management system to ensure Greenfield run-off rate	-			nt Trust	
H1.14 Main Street, Market Overton (27)	0	0	0	0	0	13	14	0	0	0	0	0	0	0 0	27	30% Affordable housing (indicative 8 units on site)	Plan phase 2 Provision as site				
																Policy requirement SC3 Fibre to premises	comes	design a	uirements to	proposal and	therefore
													\uparrow			Meet requirements of EN4 in respect of Zero Carbon homes, water neutrality and EV		fund	ed and provi	ded by develo	oper e
												1	+			charging points Policy Requirement EN9 to					
												4	\downarrow			deliver net biodiversity gain Extension of footway and	Start of	£65,000	Developer	RCC	Developer
																potential provision of crossing.			(S278)		<u> </u>
																Improvements to Village Hall		£5,000	CIL	RCC, Village Hall	Developer
	0	0	0	0	0	0	0	0	12	12	0	0	0	0 0	24	Surface Water Management system to ensure Greenfield run-off rate			•		•
H1.15 River Gwash Trout Farm, Belmesthorpe Lane, Ryhall (24)	0	U	U	U	U	U	U	U	12	-12	J	5		<u> </u>	24	30% Affordable housing (indicative 7 units on site)	Plan phase 2 Provision				
																Policy requirement SC3 Fibre to premises	as site comes forward	design a	uirements to nd layout of p ed and provi	proposal and	therefore
																Meet requirements of EN4 in respect of Zero Carbon homes, water neutrality and EV		Tulia	ca ana provi	aca by uevell	, pc. (
												+	+			charging points Policy Requirement EN9 to deliver net biodiversity gain					
																deliver her blouiversity gain					

		Pla	n Pha	se 1			Pla	n Pha	se 2			Plan	Pha									
Source of Delivery:	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Year 6 2026/27	Year 7 2027/28	Year 8 2028/29	Year 9 2029/30	Year 10 2030/31	Year 11 2031/32	Year 12 2032/33	Year 13 2033/34	Year 14 2034/35	rear 15 2035/36	Total	Infrastructure Required	Trigger and local plan phase	cost	funding source	delivery partners	Delivery mechanism
																	Extension of footway and potential provision of crossing.	site	£65,000	Developer (S278)	RCC	Developer
																	Improvements to Village Hall	Provision as site comes forward	£5,000	CIL	RCC, Village Hall	Developer
H1.16 Land to the southwest of Belmesthorpe Lane, Ryhall (12)	0	0	0	0	0	6	6	0	0	0	0	0	0	0	0	12	Surface Water Management system to ensure Greenfield run-off rate	W WWW				
																	30% Affordable housing (indicative 4 units on site) Policy requirement SC3 Fibre to premises	Plan Phase 2 Provision			be incorpora	
																	Meet requirements of EN4 in respect of Zero Carbon homes, water neutrality and EV charging points Policy Requirement EN9 to	as site comes forward			ded by develo	
															+		deliver net biodiversity gain Surface Water Management system to ensure Greenfield					
															1		run-off rate 30% Affordable housing					
H1.17 Land off Melton Road, Whissendine (12)	0	0	0	0	0	0	6	6	0	0	0 0	0	0	0	0	12	(indicative 4 units on site) Policy requirement SC3 Fibre to premises	Plan Phase 2 Provision as site	design a	nd layout of p	be incorpora	therefore
																	Meet requirements of EN4 in respect of Zero Carbon homes, water neutrality and EV charging points	comes forward	fund	ed and provid	ded by develo	oper e
																	Policy Requirement EN9 to deliver net biodiversity gain	6	525.000	la .	Inco	la i
																	Provision of footway and potential crossing	Start of build out of site (2028/29)	£35,000	Developer (S278)	RCC	Developer
																	Provision of an on-site LAP		Not known at this stage	Developer (S106)	RCC, Parish Councils, Manageme nt Trust	Developer
H1.18 South Lodge Farm, Whissendine (25)	0	0	0	0	0	0	0	12	13	0	0	0	0	0	0		Surface Water Management system to ensure Greenfield run-off rate	Plan Phase				
																	30% Affordable housing (indicative 21 units on site)	Provision as site comes	On site req	uirements to	be incorpora	ated into the
															$\frac{1}{1}$		Policy requirement SC3 Fibre to premises Meet requirements of EN4 in respect of Zero Carbon homes,	forward	design a	nd layout of p	oroposal and ded by develo	therefore
																	water neutrality and EV charging points Policy Requirement EN9 to deliver net biodiversity gain					
Total Local Service Centres	0	0	18	17	0	30	49	47	47	16	0	0	0	0	0	224						

Stamford North Trajectory and	Infra Phase		ure Ph	nasing		Phase	2				Phase	3										
Source of Delivery	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Year 6 2026/27	Year 7 2027/28	Year 8 2028/29	Year 9 2029/30	Year 10 2030/31	Year 11 2031/32	Year 12 2032/33	Year 13 2033/34	Year 14 2034/35	Year 15 2035/36	Total	Infrastructure Required	Trigger and local plan phase	cost	funding source	delivery partners	Delivery mechanism
																	A1/A606 junction improvements	Plan Phase 2	Not known at this stage	Developer (S278), CIL	Highways England, Developers, RCC, LCC	Scheme delivered in- kind through Section 278 agreement or by developer contributions (Section 106/CIL)
																	Highways improvements at Great Casterton and Little Casterton	Plan Phase 2 (Through road provided by 600 dwellings across the whole of the SNE on the basis of 300 from Old Great North Road, 100 from Little Casterton Road and 200 from Ryhall Road)	Not known at this stage	Developer (S278)	RCC	Developer, LCC
Stamford North (Quarry Farm) Site allocated in Rutland Local Plan but housing numbers will																	Provision (jointly with STM1 - H1 allocation) of new east west road through the development	Plan Phase 2				
form part of SKDC housing trajectory. Numbers shown here																	Provision of joint footway cycleway	Provision as site comes forward	£150,000.00	Developer (S278)	RCC	Developer
to indicate phasing of infrastructure to development						20	45	45	45	45	45	45	45	45	45	425	Provision of new 2FE primary school (joint provision on site located within SKDC)	land to be transferred 200 homes completed on whole site (Yr 6) anticipated new school to be completed in Phase 2	Not known at this stage	CIL	LCC	Developer, LCC
																	Potential need for secondary school	Not yet known but later phase	Not known at this stage	CIL	RCC and/or	Developer, RCC/LCC
																	place capacity Expansion of primary health care facilities at Stamford and Rutland Hospital	expected Actual timing to be agreed through planning application process	Not known at this stage	CIL	SWL CCG	
																	Reinforcement of HV network	Cabling within SKDC required in phase 1 Capacity improvements will be implemented as site comes forward	Not known at this stage	Developer	Western Power Distribution	Agreement between utility company and developer
																	Provision of on-site NEAP and Provision of Allotments	Provision as site comes forward	Not known at this stage	Developer (S106)	RCC, Parish Councils, Management Trust	Developer
																	Surface Water Management system to ensure Greenfield run-off rate (policy	At commencement of development	-	proposal and t	incorporated in herefore funde	
																	ENS) 30% Affordable housing (indicative 195 units on site) Plus policy H7 requirement for 3% of affordable homes to meet part M4(3) building regs	On phased basis from commencement of phase 2	on site provision	Developer (S106)	RCC, housing providers	Developer
																	contribute to community infrastructure across whole site and provision of a local centre within this development. SKDC IDP also references provision of a Community Hall for the whole development	Not yet known but later phase expected	Not known at this stage	CIL and S106	RCC, Parish Councils, Management Trust	Developer
																	Country Park incorporating translocation of important species	From commencement of phase 2	on site provision	Developer (S106)	RCC, Management Trust	Developer
																	Policy requirement H8 for self build/custom build housing (similar requirement in policy H3 in SKDC Local Plan)					
																	Policy requirement SC3 Fibre to premises	commencement and provision as site comes	and layout of	proposal and t	incorporated in herefore funde	
																	Meet requirements of EN4 in respect of zero Carbon homes, water neutrality and EV charging points	C	provided by d	eveloper e		

Stamford North Trajectory and Infrastructure Phasing

Stamford North Trajectory and	Phase		ure ii	lusing		Phase	2				Phase	3										
Source of Delivery	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Year 6 2026/27	Year 7 2027/28	Year 8 2028/29	Year 9 2029/30	Year 10 2030/31	Year 11 2031/32	Year 12 2032/33	Year 13 2033/34	Year 14 2034/35	Year 15 2035/36	Total	Infrastructure Required	Trigger and local plan phase	cost	funding source	delivery partners	Delivery mechanism
																	Policy Requirement EN9 to deliver net biodiversity gain					
																	New sewer and increase in capacity of foul water and surface water networks identified in the SKDC IDP.		Not known at this stage	Developer/ Anglian Water Investment Programme	Anglian Water	Environment Agency
Quarry Farm (H4 Delivery)						20	45	45	45	45	45	45	45	45	45	425						
Total delivery on Stamford North as a whole			40	60	90	130	170	175	175	175	175	175	165	165	75	1770						
Cumulative delivery across whole Stamford North site			40	100	190	320	490	665	840	1015	1190	1365	1530	1695	1770							