



Rutland County Council

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

Source of Delivery	Phase 1			Phase 2					Phase 3					Total	Infrastructure Required	Trigger and local plan phase	cost	funding source	delivery partners	Delivery mechanism		
	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
																Meet requirements of EN4 in respect of zero Carbon homes, water neutrality and EV charging points						
H1.3 Land off Burley Road, Oakham (200)	0	0	0	10	33	33	33	33	33	25	0	0	0	0	0	200	Joint cycleway footway and crossing provision	Start of build out of site (2024/25)	£111,000.00	Developer (S278)	RCC	Developer
																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	
																Surface Water Management system to ensure Greenfield run-off rate	Start of build out of site (2024/25)					
																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 and EV charging points Policy Requirement EN9 to deliver net biodiversity gain	Plan phase 2 Provision as site comes forward	On site requirements to be incorporated into the design and layout of proposal and therefore funded and provided by developer e				
H1.4 Land south of Braunston Road, Oakham (61)	0	0	0	28	33	0	0	0	0	0	0	0	0	0	0	61	Joint footway cycleway and crossing provision and extension of public footpath along Braunston Road Undergrounding of overhead 132kV cables	Start of build out of site (2024/25)	£160,000.00	Developer (S278)	RCC	Developer
																Provision of an on-site LAP	Plan phase 1 Provision as site comes forward	£2,000,000 (minimum)	Developer	Western Power Distribution	Agreement between utility company and developer	
																Surface Water Management system to ensure Greenfield run-off rate	Start of build out of site (2024/25)					
																30% Affordable housing (indicative 19 units on site) 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 neutral and EV charging points Policy Requirement EN9 to deliver net biodiversity gain	Plan Phase 1 Provision as site comes forward	Not known at this stage	Developer (S106)	RCC, Town Council, Management Trust	Developer	
H1.5 Land off Main Street, Barleythorpe (8)	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	8	Upgrade footway	Start of build out of site (2026/27)	£37,000.00	Developer (S278)	RCC	Developer
																Surface Water Management system to ensure Greenfield run-off rate 30% Affordable housing (indicative 2 units on site) Policy requirement SC3 Fibre 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	Start of build out of site (2026/27)					
																	Provision as site comes forward	On site requirements to be incorporated into the design and layout of proposal and therefore funded and provided by developer e				
Other Infrastructure for Oakham required																	Refurbishment of Catmose Sports Auxiliary Hall and Enhanced primary care provision Oakham Water Recycling Centre (WRC)	Phase 2 Phase 1 and Phase 2 Phase 1	£75,000.00 Not known at this stage £4,400,000.00	CIL ELR CCG, CIL Anglian Water Investment Programme	RCC ELR CCG Anglian Water	Oakham Medical Practice, ELR CCG Environment Agency
Oakham total	92	64	53	102	99	48	33	33	33	25	0	0	0	0	0	582						

Uppingham Trajectory and Infrastructure Phasing

Source of Delivery	Phase 1					Phase 2					Phase 3					Total	Infrastructure Required	Trigger and local plan phase	cost	funding source	delivery partners	Delivery mechanism
	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							
Land 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 permission and are under construction. Infrastructure covered by S106, S278 and Developer provision					
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	Phase 2	Not known at this stage	CIL and S106	RCC, developer, Town Council	S106 and CIL funding
Allocated Sites to be identified through Uppingham Neighbourhood Plan	0	0	0	0	0	0	0	0	0	33	33	33	33	33	35	200	Site specific requirements have been identified for SHELAA sites. Allocations will be determined through Neighbourhood Plan process					
																	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)	Provision as sites comes forward Phase 2 and 3	On site requirements to be incorporated into the design and layout of proposal and therefore funded and provided by developer e			
																Policy requirement SC3 Fibre 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						
Uppingham Total	0	0	0	10	10	33	33	33	33	64	33	33	33	33	35	383						
Other Infrastructure identified as necessary for development in Uppingham																Reinforcement of HV network	Phase 2 and 3	Not known at this stage	Agreements between utility company and developers	Western Power	Developers	
																GP Practice Expansion, Uppingham Surgery	Phase 2	Not known at this stage	ELR CCG, CIL	ELR CCG	Uppingham Surgery	
																Provision of NEAP	Phase 1	Not known at this stage	Developer (S106)	RCC, Town Council, Management Trust	Developer	

St George's Garden Community Trajectory and Infrastructure Phasing

Source of Delivery: St George's Garden Community	Plan Phase 1					Plan Phase 2					Plan Phase 3					Total	Infrastructure Required	Trigger and local plan phase (see colour coding)	cost	funding source	delivery partners	Delivery mechanism
	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							
																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 contributions (Section 106/CIL)	
																A6003/Lyndon Road junction	Delivery dependant on site build out rate and predicted exceedance of junction capacity	£1,500,000	HIF*	Developers, RCC	RCC	
																A606 / Normanton Park Road	Delivery dependant on site build out rate and predicted exceedance of junction capacity	£1,000,000	HIF*	Developers, RCC	RCC	
																A606/Main Street, Empingham	Delivery dependant on site build out rate and predicted exceedance of junction capacity	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 capacity	Not known at this stage	HIF*	Developers, RCC	RCC	
																Wytchley Road/Wytchley Warren Lane	Commencement of development	£600,000	HIF*	Developers, RCC	RCC	
																Cycle and footway infrastructure and parking provision	Phase 2 and 3	£1,250,000	Developer (S106/S278), CIL	RCC	Scheme delivered in-kind through Section 278 agreement or by developer contributions (Section 106/CIL)	
																Extension of existing or new bus services to serve development	Phase 2 and 3	£4,000,000	Developer (S106/S278), CIL	RCC, developer, bus operator	Developer contribution (CIL)	
St George's Garden Community	0	0	0	0	25	75	100	100	100	100	100	100	100	100	1000	Reinforcement of network and new primary sub-station	500 homes can be delivered before additional capacity required	£11,640,000	HIF*	Western Power, Developers	Agreement between utility 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	500 homes can be delivered before 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, Environment 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 developer
																	Provision of new 2FE primary school	Phase 1	£7,300,000	HIF* (design and planning costs), CIL, land disposal	RCC, Brook Hill Academy Trust, developer	
																	New GP Practice	Actual timing to be agreed through planning application process and further discussion with ELRCCG and secured through condition on planning permission or S106	£1,900,000	Developer (S106), CIL, CCG	ELR CCG, medical practice	
																	New multi-functional community centre	Before occupation of 100 dwellings	Not known at this stage	Developer (S106), CIL	RCC, developer	
																	Recreation provision	Dependent on development phasing	£750,000	Developer (S106), CIL	RCC, developer	Developer

St George's Garden Community Trajectory and Infrastructure Phasing

Source of Delivery: St George's Garden Community	Plan Phase 1					Plan Phase 2					Plan Phase 3					Total	Infrastructure Required	Trigger and local plan phase (see colour coding)	cost	funding source	delivery partners	Delivery mechanism
	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							
																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, Management Trust	Developer	
																Development of heritage site around Thor missile site	Dependent on development phasing	£250,000	Developer (S106), CIL	RCC, Historic England, Management Trust	Developer	
St George's Garden Community	0	0	0	0	25	75	100	100	100	100	100	100	100	100	1000	Surface Water Management system to ensure Greenfield run-off rate	At commencement					
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	Provision as site comes forward					
																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 and EV charging points						
																Policy Requirement EN9 to deliver net biodiversity gain						
																2% as non specialist housing delivered by small-medium sized builds					On site requirements to be incorporated into the design and layout of proposal and therefore funded and provided by developer e	
																6 Gypsy and Traveller pitches and 10 plots for Travelling showpeople						
																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 park						
																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

Local Service Centres- Trajectory and Infrastructure Phasing

Source of Delivery:	Plan Phase 1					Plan Phase 2					Plan Phase 3					Total	Infrastructure Required	Trigger and local plan phase	cost	funding source	delivery partners	Delivery mechanism	
	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								
H1.7 Land off Main Street, Cottesmore (8)																	Footway provision	Start of build out of site (2026/27)	£4,000	Developer (\$278)	RCC	Developer	
																	Diversion of 11kV cable	Start of build out of site (2026/27)	Not known at this stage	Developer	Western Power Distribution	Agreement between utility company and developer	
	0	0	0	0	0	2	2	2	2	0	0	0	0	0	0	0	Surface Water Management system to ensure Greenfield run-off rate	Provision as site comes forward	On site requirements to be incorporated into the design and layout of proposal and therefore funded and provided by developer e				
																	30% Affordable housing (indicative 2 units on site)						
																	Meet requirements of EN4 in respect of Zero Carbon homes, water neutrality and EV charging points						
																	Policy Requirement EN9 to deliver net biodiversity gain						
H1.8 Officers Mess, Edith Weston (70)																	Footway improvement and crossing provision	Start of build out of site (2028/29)	£167,000	Developer (\$278)	RCC	Developer	
																	Provision of an on-site LAP Improvements to Village Hall	Start of build out of site (2028/29)	Not known at this stage	Developer (\$106)	RCC, Parish Council, Management 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 (\$278)	RCC	Developer	
	0	0	0	0	0	0	0	33	33	4	0	0	0	0	0	0	Link site to existing MacMillan Way footpath and national cycle network route around Rutland	Provision as site comes forward	On site requirements to be incorporated into the design and layout of proposal and therefore funded and provided by developer e				
																	Water						
																	Surface Water Management system to ensure Greenfield run-off rate						
																	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 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	Plan phase 2 Provision as site comes forward	On site requirements to be incorporated into the design and layout of proposal and therefore funded and provided by developer e					
0	0	0	0	0	2	2	1	0	0	0	0	0	0	0	0	Meet requirements of EN4 in respect of Zero Carbon homes, water neutrality and EV charging points							
																Policy Requirement EN9 to deliver net biodiversity gain							
H1.10 Southview Farm, Empingham (6)																	Provision of footway	Start of build out of site (2031/32)	£17,000	Developer (\$278)	RCC	Developer	
																	Surface Water Management system to ensure Greenfield run-off rate	Provision as site comes forward	On site requirements to be incorporated into the design and layout of proposal and therefore funded and provided by developer e				
	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, water neutrality and EV charging points						
																	Policy Requirement EN9 to deliver net biodiversity gain						
H1.11 Adjacent Chater House, High Street, Ketton (15)																	Provision/improvement of cycleway	Start of build out of site (2026/27)	£120,000	Developer (\$278)	RCC	Developer	
																	Reinforcement of HV network	Provision as site comes forward	On site requirements to be incorporated into the design and layout of proposal and therefore funded and provided by developer e				
																Surface Water Management system to ensure Greenfield run-off rate							
	0	0	0	0	0	7	8	0	0	0	0	0	0	0	0	0	30% Affordable housing (indicative 6 units on site)						
																	Policy requirement SC3 Fibre to premises						

Local Service Centres- Trajectory and Infrastructure Phasing

Source of Delivery:	Plan Phase 1					Plan Phase 2					Plan Phase 3					Total	Infrastructure Required	Trigger and local plan phase	cost	funding source	delivery partners	Delivery mechanism	
	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								
																Meet requirements of EN4 in respect of Zero Carbon homes, water neutrality and EV charging points						funded and provided by developer e	
																Policy Requirement EN9 to deliver net biodiversity gain							
H1.12 The Crescent, High Street, Ketton (35)																Provision/improvement of cycleway	Start of build out of site (2023/24)	£116,000	Developer (S278)	RCC	Developer		
																Provision of an on-site LAP	Provision as site comes forward	Not known at this stage	Developer (S106)	RCC, Parish Council, Management Trust	Developer		
																Reinforcement of HV network	Capacity improvements will be implemented as sites come forward	Not known at this stage	Developer	Western Power Distribution	Agreement between utility company and developer		
	0	0	18	17	0	0	0	0	0	0	0	0	0	0	0	35	Surface Water Management system to ensure Greenfield run-off rate	Plan Phase 1 Provision as site comes forward	On site requirements to be incorporated into the design and layout of proposal and therefore funded and provided by developer e				
																30% Affordable housing (indicative 11 units on site)							
															Policy requirement SC3 Fibre 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								
H1.13 Home Farm, Ketton (10)																Reinforcement of HV network	Capacity improvements will be implemented as sites come forward	Not known at this stage	Developer	Western Power Distribution	Agreement between utility company and developer		
																10	Surface Water Management system to ensure Greenfield run-off rate	Plan phase 2 Provision as site comes forward	On site requirements to be incorporated into the design and layout of proposal and therefore funded and provided by developer e				
	0	0	0	0	0	0	5	5	0	0	0	0	0	0	0	30% Affordable housing (indicative 3 units on site)							
																Policy requirement SC3 Fibre 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								
H1.14 Main Street, Market Overton (27)																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		Not known at this stage	Developer (S106)	RCC, Parish Council, Management Trust	Developer		
																27	Surface Water Management system to ensure Greenfield run-off rate	Plan phase 2 Provision as site comes forward	On site requirements to be incorporated into the design and layout of proposal and therefore funded and provided by developer e				
	0	0	0	0	0	13	14	0	0	0	0	0	0	0	0	30% Affordable housing (indicative 8 units on site)							
																Policy requirement SC3 Fibre 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								
H1.15 River Gwash Trout Farm, Belmesthorpe Lane, Ryhall (24)																Extension of footway and potential provision of crossing.	Start of build out of site (2029/30)	£65,000	Developer (S278)	RCC	Developer		
																Improvements to Village Hall		£5,000	CIL	RCC, Village Hall	Developer		
																24	Surface Water Management system to ensure Greenfield run-off rate	Plan phase 2 Provision as site comes forward	On site requirements to be incorporated into the design and layout of proposal and therefore funded and provided by developer e				
	0	0	0	0	0	0	0	0	12	12	0	0	0	0	0	30% Affordable housing (indicative 7 units on site)							
																Policy requirement SC3 Fibre 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								

Local Service Centres- Trajectory and Infrastructure Phasing

Source of Delivery:	Plan Phase 1					Plan Phase 2					Plan Phase 3					Total	Infrastructure Required	Trigger and local plan phase	cost	funding source	delivery partners	Delivery mechanism	
	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								
H1.16 Land to the southwest of Belmesthorpe Lane, Ryhall (12)																	Extension of footway and potential provision of crossing.	Start of build out of site (2026/27)	£65,000	Developer (S278)	RCC	Developer	
																	Improvements to Village Hall	Provision as site comes forward	£5,000	CIL	RCC, Village Hall	Developer	
							6	6	0	0	0	0	0	0	0	0	Surface Water Management system to ensure Greenfield run-off rate	Plan Phase 2 Provision as site comes forward	On site requirements to be incorporated into the design and layout of proposal and therefore funded and provided by developer e				
																	30% Affordable housing (indicative 4 units on site)						
																	Policy requirement SC3 Fibre 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							
H1.17 Land off Melton Road, Whissendine (12)																	Surface Water Management system to ensure Greenfield run-off rate	Plan Phase 2 Provision as site comes forward	On site requirements to be incorporated into the design and layout of proposal and therefore funded and provided by developer e				
																	30% Affordable housing (indicative 4 units on site)						
							6	6	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						
																	Policy Requirement EN9 to deliver net biodiversity gain						
H1.18 South Lodge Farm, Whissendine (25)																	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, Management Trust	Developer	
																	Surface Water Management system to ensure Greenfield run-off rate	Plan Phase 2 Provision as site comes forward	On site requirements to be incorporated into the design and layout of proposal and therefore funded and provided by developer e				
																	30% Affordable housing (indicative 21 units on site)						
																	Policy requirement SC3 Fibre 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							
Total Local Service Centres	0	0	18	17	0	30	49	47	47	16	0	0	0	0	0	224							

Stamford North Trajectory and Infrastructure Phasing

Source of Delivery	Phase 1					Phase 2					Phase 3					Total	Infrastructure Required	Trigger and local plan phase	cost	funding source	delivery partners	Delivery mechanism	
	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								
Stamford North (Quarry Farm) Site allocated in Rutland Local Plan but housing numbers will form part of SKDC housing trajectory. Numbers shown here to indicate phasing of infrastructure to development																	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	
																	Provision (jointly with STM1 - H1 allocation) of new east west road through the development	Plan Phase 2					
																	Provision of joint footway cycleway	Provision as site comes forward	£150,000.00	Developer (S278)	RCC	Developer	
						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 place capacity	Not yet known but later phase expected	Not known at this stage	CIL	RCC and/or LCC	Developer, RCC/LCC	
																	Expansion of primary health care facilities at Stamford and Rutland Hospital	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 EN5)	At commencement of development	On site requirements to be incorporated into the design and layout of proposal and therefore funded and provided by developer e				
																	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)	From commencement and provision as site comes forward (Plan phase 2 and 3)	On site requirements to be incorporated into the design and layout of proposal and therefore funded and provided by developer e				
																Policy requirement SC3 Fibre to premises							
																Meet requirements of EN4 in respect of zero Carbon homes, water neutrality and EV charging points							

Stamford North Trajectory and Infrastructure Phasing

Source of Delivery	Phase 1					Phase 2					Phase 3					Total	Infrastructure Required	Trigger and local plan phase	cost	funding source	delivery partners	Delivery mechanism
	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							
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	165	165	75	1770							
Cumulative delivery across whole Stamford North site			40	100	190	320	490	665	840	1015	1190	1365	1530	1695	1770							