



**Rutland County Council
Pre-submission draft Local Plan Consultation - Regulation 19**

Allison Homes East



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1. Introduction

- 1.1 These representations are submitted by Allison Homes East, part of Allison Homes Group Limited in response to the Regulation 19 Pre-submission draft Local Plan Consultation prepared by Rutland County Council.
- 1.2 Allison Homes is an established and respected housebuilder operating successfully over 30 years, with award-winning developments across the country. Allison Homes East delivers around 500 homes (market and affordable) annually, increasing to over 800 homes by 2027.
- 1.3 Allison Homes have a strong reputation in Rutland and surrounding areas with several completed, live and future residential and employment opportunities. Within Rutland, these include the ongoing delivery of the Barleythorpe SUE, a pending outline planning application for the development of (part of) Stamford North and ongoing engagement in the Uppingham Neighbourhood Plan review in relation to land controlled at Ayston Road.
- 1.4 Allison Homes is supportive of the progression of the Local Plan Review, and acknowledge the responses and changes made following the Regulation 18 consultation. This response has been prepared to confirm the above controlled residential allocations are deliverable and available now to help boost supply and meet local needs; and to provide further comment on specific draft development management policy wording. These are set out by policy below.

2. Policy SS1 Spatial Strategy for new development

- 2.1 Policy SS1 establishes the levels of employment and housing needed for the plan period and sets out where this development should be located to support the local economy and provide for housing needs. The majority of new development is focussed within the Planned Limits of Development (PLDs) of Oakham, Uppingham and land adjacent to Stamford.
- 2.2 The overall direction of Policy SS1 is supported. It's also acknowledged that the annual housing requirement of 123 dwellings is expressed as a minimum and the plan includes the reuse and/or redevelopment of land within the defined St George's Barracks and Woolfox Opportunity Areas which is supported (as is Policy SS4-SS6).
- 2.3 Allison Homes also welcomes the commitment to an early review of the Local Plan to take account of significant changes to national guidance, anticipated imminently.

3. Policy SS2 Development within Planned Limited of Development

- 3.1 Policy SS2 establishes the support for policy compliant proposals within the Planned Limits of Development (PLDs) as indicated on the policies map. The supporting texts confirms Neighbourhood Plans can make "small scale" adjustments to PLDs, which will be reviewed and amended by subsequent Local Plan reviews. Allison Homes consider the PLDs should be extended to incorporate the proposed allocation of Ayston Road, Uppingham given the advanced stage of the Neighbourhood Plan review.

4. Policy H1 Sites Proposed for Residential Development

4.1 Allison Homes support Policy H1 in its identification of H1.2 (Part of Stamford North) for 650 dwellings and can confirm this is deliverable and available now to help boost supply and meet local needs. The outline Planning application for 650 dwellings is well progressed, aiming for determination in early 2025.

4.2 It's acknowledged that Policy H1 includes sufficient sites to provide a contingency buffer of 10% to aid delivery of the minimum housing requirement. It is suggested that a 20% buffer is applied given the relatively low housing requirement and the potential for unforeseen challenges resulting in delays / sites not being brought forward and the significant impact this could quickly have on the Council's ability to deliver sufficient housing.

4.1 Allison Homes consider the number of units to be allocated through the Uppingham Neighbourhood Plan review could increase to help meet the needs of an increased buffer. The latest version of the Uppingham Neighbourhood Plan, as considered at the April 2024 hearing, plans for the delivery of 330 homes (minimum). As such, the proposed housing supply for Uppingham (314) should be either increased or specified as a minimum figure.

4.2 Allison Homes control Land off Ayston Road, Uppingham, which benefits from a draft allocation in the Neighbourhood Plan Review (ref. U-HA2) for the development of around 78 dwellings, the site is therefore available and deliverable for the required numbers during the plan period.

5. Policy H2 Cross-boundary development opportunity – Stamford North

5.1 Allison Homes support Policy H2 in its allocation of Quarry Farm, Stamford for a residential development of up to 650 homes. The site is controlled, with a well-progressed outline planning application covering the whole allocation. The site-specific allocation requirements are also supported.

6. Policy H3 Housing Density

6.1 Allison Homes consider the minimum density of 25dph referred to in H3 should be increased to 30dph in line with the site capacity exercise in H1. Whilst it is acknowledged the wording allows for flexibility, to reflect local circumstances, the target minimum should not be less than the site assessment exercise, particularly when considering the emphasis on the need for smaller properties, naturally resulting in higher densities.

7. Policy H4 Meeting all Housing Needs

7.1 Allison Homes acknowledge the flexibility of Policy H4 allows for up-to-date evidence and site-specific circumstances to be considered over the plan period. However, it's considered the final sentence of limb (a) needs refining to acknowledge extra-care, and supported housing will not be required on developments of 10+ dwellings. This is unrealistic / impractical unless site-specific allocations require otherwise.

8. Policy E1.1 Car Park 3 Rutland Showground

8.1 Allison Homes support Policy E1.1 in its allocation of Car Park 3 Rutland Showground however consider the proposed use could be broadened from “High quality office and other high-quality employment” to “range of employment uses”, in line with E1.2.

9.0 Policy EN3 Biodiversity Net Gain

9.1 Allison Homes supports the refinement of EN3 to reflect the Environment Act (2021) mandatory requirement for new developments to provide 10% biodiversity net gain.

10.0 Policy CC1 – CC5 Climate Change

10.1 Whilst the direction of Policies CC1-CC5 are supported, Allison Homes consider they have potential to duplicate and/or overlap matters more appropriately dealt with by the National Building Regulations. It’s considered a single more focussed climate change policy for new development and changes to existing buildings requiring as a minimum compliance with latest Building Regulations would reduce complexity and ambiguity for applicants and decision-makers.

11.0 Policy CC6 Water Efficiency

11.1 Proposed policy reflects Building Regulation requirements and is supported.

12.0 Summary

12.1 Allison Homes are supportive of the progression of the Local Plan Review, and acknowledge the responses and changes made following the Regulation 18 consultation. However, consider further amendments are required to specific policy wording is required to make the plan sound.

12.2 Allison Homes welcome further engagement through the independent Examination.

