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1st December 2024

Dear sir/madam

Rutland Local Plan - Regulation 19 Local Plan Consultation

Comments on behalf of Hereward Homes Limited

Thank you for the opportunity to comment on the Regulation 19 Local Plan Consultation. The comments below are made on behalf of Hereward Homes Limited who have significant land and development interests in the area.

Policy EN1 - Protection of Sites, Habitats and Species

Hereward Homes strongly object to the Proposals Map designation of land at Barrowden Road, Ketton/Geeston as a Candidate Local Wildlife Site as shown on the proposals map extract below:



The Council has no survey data relating to this privately owned site and has not approached, nor has the consent of the landowner to undertake any such survey works. This would appear to be a legacy proposal from the previous Local Plan which has not been taken forward. The 'RUTLAND COUNTY – BIODIVERSITY ASSESSMENT' evidence base for the Local Plan states at section 2.1.1 that 'There are two non-statutory Local Wildlife Sites (LWSs) close to this Survey Area: the first, 'Geeston Quarry LWS' is situated approximately 290m south of the Survey Area, just the other side of the railway line.' This is factually incorrect. The site is not a designated Local Wildlife Site. The evidence base which informs Policy EN1 is fundamentally flawed and the allocation as a

Candidate/Potential Wildlife Site should therefore be removed to avoid the plan being found unsound. Furthermore, the site falls outside any of the defined Survey Areas in the evidence base.



Proposals map and Planned Limits of Development

As well as removing the Policy EN1 allocation of the site, Hereward Homes also request that if PLD's are retained then the boundary of Ketton/Geeston be extended as shown below:



Yours sincerely

Simon Machen

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