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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.

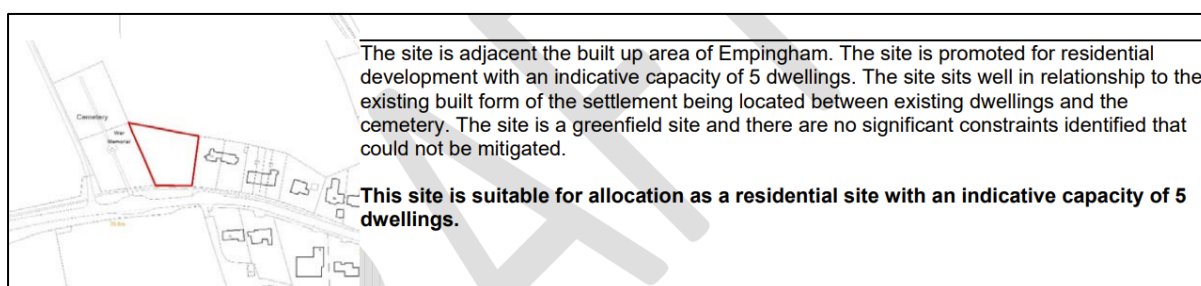
Empingham

It is considered that the following site submitted at the call for sites stage should be allocated for residential development:

Address: Whitwell Road, Land East of Cemetery, Empingham, Oakham, LE15 8PX

ID: 77

The site was included as an allocation in the abandoned Local Plan and it is unclear why it is not included in this Plan as there are no constraints to development. The previous Site Allocations Assessment in January 2021 concluded that the site was suitable for 5 dwellings as follows:



Whilst Hereward Homes fully supports the proposed reserve allocation H.1.3 to the south of Whitwell Road development there would extend into the open countryside beyond the existing physical framework of the village. The allocation of land on the north side of Whitwell Road immediately opposite this site allocation would ensure an appropriate rounding off of development alongside that allocation through natural infill.

It is notable that Empingham Parish Council in commenting on the draft Plan state:

'Empingham village needs to expand if it is to continue as a local service centre both in respect of the Medical Centre and to a lesser extent the primary school. Expansion of the village is constrained by natural water boundaries to the east and south. The only practical expansion is to the west, towards Oakham, on both sides of the Whitwell Road.'

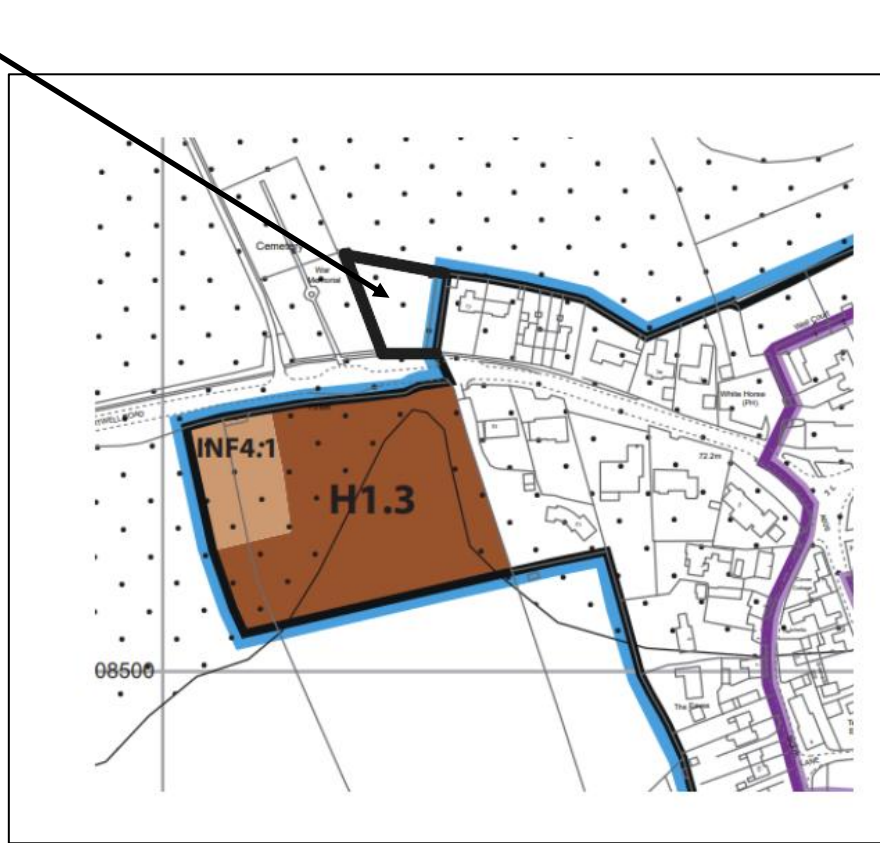
RCC should review the line of the Rutland Water Area to include only land that directly contributes to the protected wetland status and extend the Empingham village PLD to the west beyond the cemetery eg to Sykes Lane. A consequential effect would be to make the wide verge north of the Whitwell Road available for potential future development of a decent off-road bus stop with facilities necessary to allow access to buses for wheelchair users. There are significant hedges and trees to the north of that verge to shield any appropriate modest development from the road.'

Hereward Homes supports the comments of the Parish Council.

Planned limits of development and proposals maps - Empingham

If PLD's are retained it is recommended that the Empingham boundary be extended as follows:

Empingham



Yours sincerely

Simon Machen

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