

1. Which policy or part of the plan are you commenting on?
 - Policy H1.1 - Land at Stamford Road - Opus ID: 156. Observing all criteria from points 1 to 11 within H1.1 Policy is in conflict with the quantity of dwellings proposed.
2. Do you consider the plan to be legally compliant? **No**
 - If you follow the rule of mathematics as opposed to reality and fairness, I'm sure the formulas will be compliant. But practically a number of points require further discussion for an amicable outcome.
3. Do you consider the plan to be sound? **No**
 - There are flaws which deserve further discussion.
4. Does it comply with the duty to co-operate?
 - If RCC are firmly behind the points raised in Policy H1.1, common sense over greed will hopefully be adopted by developers. This is providing RCC stand firm and don't allow developers to dictate.
5. What are your comments?
 - The number of dwellings proposed is not viable if Policy H1.1 is to be followed accurately. The exception to the proposal would be to revisit the Cordon Sanitaire and revert back to the Council's Site Allocation Assessment of December 2019 of 2.732 hectares.

Also;

- Regulation 19 (Pre-Submission) Rutland Local Plan 2024 (Chapter 6 – Housing - Housing Allocations - Policy H1 – Sites proposed for residential development) States the following:

“Site capacity is calculated on the basis of 30 dwellings per hectare, based on a net developable area and are therefore potential figures.”

This would result in 54 -60 Dwellings on OAK/08a land.

6. Please set out how you think the plan should be changed?
 - 60 Dwellings is adequate for the area of land available. (Determined by mix)
 - Adopt wider roads within estate with parking restrictions.

- Ensure the Junction entering Stamford Road is not Dangerous and equidistant between Sculthopre Close and Catmose Park Road junctions. Bearing in mind Bus stop adjacent to Sculthorpe Close junction.
- Increase parking driveways to two per dwelling or provide sufficient "Off Road Parking" for two vehicles per dwelling.
- Revert back to 300m radius as developable land for Cordon Sanitaire

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)? **YES**

8. If you do wish to participate in the hearing sessions, please specify whether you wish to attend in person or via written representations. **YES**

- Both Written and Attend in Person