

Warning: This email originates outside of Rutland County Council.
Do **NOT** click on links or attachments unless you recognise the sender and know the content is safe.
Please report any issues or concerns to the IT Service Desk.

Dedar Andrew,

Thank you so much. I am away tomorrow for 12 days, so that really would be helpful. Please see responses below. As I mainly mean "Don't know", I have said "No" to the various questions.

On Tue, 26 Nov 2024 at 14:08, Local Plan <Localplan@rutland.gov.uk> wrote:

Dear Mr Liddar,

I can only apologise for this as it should come through fairly quickly.

If the reset link does not come through, which prevents you obtaining access to your account to make comments, I can insert your comments for you.

In order for me to do this, please answer the following questions.

Which policy or part of the plan are you commenting on? [Housing - Planned limits to Development, specifically pertaining to our main residence \(Hollybrook House, 4 Oakham Road, Braunston LE15 8QY\)](#)

Do you consider the plan to be legally compliant? Yes / no **No**

Do you consider the plan to be sound? Yes / no **No**

Does it comply with the duty to co-operate? yes / no **No**

What are your comments? [Section: Chapter 6 - Housing](#)

[Summary:](#)

Our garden has been excluded from the PLD, which is clearly wrong. It should be included in the PLD as the land is within the curtilage of our residential buildings. With the development of the land to the rear of our garden (), the regularisation of the boundary to the rear of our house makes further sense.

[Full Text:](#)

My family own and reside at . We object to the alignment of the proposed PLD in Braunston in the Rutland – planned limits to development review 2023. In particular, to the rear of our property is our residential garden but it

is currently shown as excluded from the PLD. Table 1 of the document clearly sets out criteria for inclusion of land in the PLD: reference In.B references developed sites included curtilages outside and adjoining the 2014 PLD. Our garden falls into this criteria and, therefore, should be included. The line as currently drawn is not different to the 2014 PLD – In.F states that land within curtilage of residential buildings should be included. Furthermore, addition of the adjacent [REDACTED] agricultural premises (Bra3) adds further sense to the regularisation of the boundary to the rear. Please revise the local plan accordingly.

Please set out how you think the plan should be changed? RCC has responded to my query by stating "On balance it was concluded that the residential curtilage of the original dwelling remained the most appropriate boundary for the PLD rather than more recent extension of the garden into open countryside. this conclusion was reached using Google historical aerial images and planning records and ensures a consistency in reporting with other areas of extended garden on settlement edges".

It seems strange that RCC has taken an "on balance" opinion going back this far, especially when newer development is included. The allocation of the boundary does not follow the rules applied by RCC previously, I believe.

I ask only that "on balance" I hope that common sense prevails in assigning the PLD on the boundary of my garden/property and not close to the house. I am neither a planning expert nor a planning lawyer, so I am not in a position to comment on the legalities of RCC's planning department's thought processes.

However, on the basis that significant housing on green belt has been allowed in Oakham and a significant parcel of land has been submitted as suitable for housing in Braunston, allowing my garden to be tidied up as part of the local plan only seems reasonable to a layman like myself.

If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)? Yes/no **Yes**

Kind regards,

Andrew

The Local Plan Team | Planning Policy

Rutland County Council

Catmose, Oakham, LE15 6HP

t: 01572 722577 | e: localplan@rutland.gov.uk

www.rutland.gov.uk

Details regarding your data protection rights and how the Council processes your data can be found at:
www.rutland.gov.uk/my-council/data-protection

From: Tony Liddar [REDACTED]
Sent: 26 November 2024 13:51
To: Local Plan <Localplan@Rutland.gov.uk>
Subject: Re: [EXTERNAL] [REDACTED]

Warning: This email originates outside of Rutland County Council.
Do **NOT** click on links or attachments unless you recognise the sender and know the content is safe.
Please report any issues or concerns to the IT Service Desk.

Thanks Andrew.

I have asked for the password reset link twice but nothing is coming through (Not in spam). Can you sort please?

On Tue, 26 Nov 2024 at 13:32, Local Plan <Localplan@rutland.gov.uk> wrote:

Good afternoon, Mr Liddar,

Thank you for your email.

I do appreciate your views here.

The ongoing consultation on the Regulation 19 Plan is your opportunity to put forward your comments, setting out whether you think the boundary as it stands makes the plan unsound. The current Local Plan consultation is the final statutory consultation before the Local Plan and the representations made about it are submitted for independent examination, as such this consultation follows a set format which requires the provision of essential information required by the Planning Inspectorate to enable the appointed Inspector to address all issues raised.

Therefore, the boundary itself will remain as proposed in the Regulation 19 Plan, unless the Inspector finds the evidence to support the proposed PLD boundary is not sound.

Therefore, if you wish to provide a formal response to this consultation to set this out, please do so, using the online portal [here](#).

I can see that you have an account on here, but this would have only been setup to assign you to the comment, rather than you inputting the comment yourself at Regulation 18 stage.

Therefore, you will need to use [this link](#) to reset your password. Once you have done this, you should be able to access your account and provide your comments.

By using the portal, you will be able to provide all the necessary information required by the Inspector to consider your representation. This includes your contact details, whether you consider the Local Plan is sound and legally made and if not which parts of the plan you believe are not sound, why you think they are not sound and what changes need to be made to make it sound. You will also need to advise the inspector whether you wish to appear at the examination or have your representation addressed through written representations.

I hope this helps answer your query. Please do not hesitate to get in touch again if you need further assistance in relation to this matter.

Kind regards,

Andrew

The Local Plan Team | Planning Policy

Rutland County Council

Catmose, Oakham, LE15 6HP

t: 01572 722577 | e: localplan@rutland.gov.uk

www.rutland.gov.uk

Details regarding your data protection rights and how the Council processes your data can be found at:
www.rutland.gov.uk/my-council/data-protection

From: Tony Liddar [REDACTED]
Sent: 26 November 2024 12:41
To: Local Plan <Localplan@Rutland.gov.uk>
Subject: [EXTERNAL] [REDACTED]

Warning: This email originates outside of Rutland County Council.
Do **NOT** click on links or attachments unless you recognise the sender and know the content is safe.
Please report any issues or concerns to the IT Service Desk.

Dear Andrew,

Many thanks for your response below.

I write only to ask that "on balance" I hope that common sense prevails in assigning the PLD on the boundary of my garden and not close to the house. I am neither a planning expert nor a planning lawyer, so I am not in a position to comment on the legalities of your department's thought processes.

However, on the basis that significant housing on green belt has been allowed in Oakham and a significant parcel of land has been submitted as suitable for housing in Braunston, allowing my garden to be tidied up as part of the local plan only seems reasonable to a layman like myself.

Kind regards.

Tony Liddar

From: Local Plan <Localplan@Rutland.gov.uk>
Sent: Tuesday, October 22, 2024 2:49 PM
To: Tony Liddar [REDACTED]
Subject: RE: Latest draft local plan

Good afternoon, Mr Liddar,

Thank you for your email.

Since the close of the previous consultation in January 2024, Council officers have responded to all comments made during the Regulation 18 consultation.

The full officer response to your comment is available to view [here](#).

However, to summarise the officer response sets out:

‘On balance it was concluded that the residential curtilage of the original dwelling remained the most appropriate boundary for the PLD rather than more recent extension of the garden into open countryside. this conclusion was reached using Google historical aerial images and planning records and ensures a consistency in reporting with other areas of extended garden on settlement edges’.

If you wish to make further comments on this matter, this can be done via the Consultation Portal, available [here](#).

However, it should be noted at this stage representations should focus on whether it is legally compliant and meets the tests of 'soundness' as set out in the [[http://whether%20it%20is%20legally%20compliant%20and%20meets%20the%20tests%20of%20'soundness'%20as%20set%20out%20in%20the%20National%20Planning%20Policy%20Framework%20\(NPPF\),%20paragraph%2035](http://whether%20it%20is%20legally%20compliant%20and%20meets%20the%20tests%20of%20'soundness'%20as%20set%20out%20in%20the%20National%20Planning%20Policy%20Framework%20(NPPF),%20paragraph%2035)]National Planning Policy Framework (NPPF), paragraph 35. This is also set out on the Council's website [here](#).

If you do choose to comment on this matter your representation will need to state why the Regulation 19 Local Plan isn't sound without the change to the boundary which you refer to.

Kind regards,
Andrew

The Local Plan Team | Planning Policy
Rutland County Council
Catmose, Oakham, LE15 6HP
t: 01572 722577 | e: localplan@rutland.gov.uk
www.rutland.gov.uk

Details regarding your data protection rights and how the Council processes your data can be found at: www.rutland.gov.uk/my-council/data-protection

Rutland County Council
Customer Service Centre: 01572 722 577

Visitor Parking Information & Map: <https://www.rutland.gov.uk/my-community/parking/council-car-parks/>
Email Enquiries: enquiries@rutland.gov.uk
Council Website: <http://www.rutland.gov.uk>
Visiting Rutland? <http://www.discover-rutland.co.uk>

The views expressed in this email are those of the author and may not be official policy. Internet email should not be treated as a secure form of communication. Please notify the sender if received in error.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

--

Kind regards.

Tony Liddar

Rutland County Council
Customer Service Centre: 01572 722 577

Visitor Parking Information & Map: <https://www.rutland.gov.uk/my-community/parking/council-car-parks/>
Email Enquiries: enquiries@rutland.gov.uk
Council Website: <http://www.rutland.gov.uk>
Visiting Rutland? <http://www.discover-rutland.co.uk>

The views expressed in this email are those of the author and may not be official policy. Internet email should not be treated as a secure form of communication. Please notify the sender if received in error.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

--

Kind regards.

Tony Liddar