

7 September 2026



Development Management
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Dear Sir / Madam,

Response to Rutland Local Plan Main Modifications Consultation

On behalf of our client, The Society of Merchant Venturers (SMV), we write to respond to the current Rutland Local Plan Main Modifications Consultation which is currently being undertaken by Rutland County Council (RCC).

Context

The SMV is a private organisation, incorporated under the Royal Charter, which is the endowment trustee of the St. Monica Trust, a registered charity that owns and manages land within the charity's ownership at Oakham. The income generated from the holding is used to help fund the work of the charity, and any proceeds generated are similarly held for the benefit of the charity.

The SMV is the landowner of Land south of Stamford Road, Oakham, which is proposed for allocation for residential development under Policy H1.1 of the submitted draft Local Plan (February 2025). The Site has been promoted for development through the preparation of the draft Local Plan and attendance at the Examination hearing sessions held in September 2025. This followed the agreement of a Statement of Common Ground (SoCG) (August 2025) signed between SMV and the Council ahead of the Examination hearings, which included particular focus on Policy H1.1. The SMV also provided a response to the Post Examination Hearings Consultation in February 2026).

SMVs commitment to delivering the proposed allocation and developing the Stamford Road site is further demonstrated by the submission of an application for outline planning permission in June 2026 for "...erection of up to 70 residential dwellings (including 30% affordable housing), with the creation of a new vehicular access from Stamford Road, pedestrian and cycle routes, drainage works, landscaping and public open space." (Application Ref: 2026/0776/MAO). A decision on this application is currently pending.

Response

We have reviewed the schedules of Proposed Main Modifications (July 2026) and Proposed Additional (Minor) Modifications (July 2026) and provide the following response on matters relevant to SMV's interest.

Proposed Main Modification MM31 – Policy H1.1 Land south of Stamford Road

SMV strongly support the changes proposed in this Main Modification which mostly reflect the changes agreed to Policy H1.1 in the SoCG (August 2025). This includes minor changes for clarification to references to affordable housing, housing mix, site access and boundary treatment, and the removal of reference to the Cordon Sanitaire (as also requested by the Inspector in the post-hearings letter (30 March 2026)). SMV has engaged positively with the Council and Anglian Water to establish that the extent of the necessary Cordon Sanitaire will not affect the proposed development on this site.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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However, one minor discrepancy remains in the wording compared with the changes agreed in the SoCG:

Main Modification MM31 wording	Agreed changes in SoCG (August 2025)
i) <i>Ensure 2% of site capacity to be provided as serviced self-build/custom build plots</i>	This criterion is deleted to respond to earlier representations, preventing duplication of other policies in the Plan

Whilst this discrepancy is minor SMV would still request that the wording of Policy H1.1 is further amended to reflect the SoCG previously agreed by the Council. SMV remains of the opinion that a flexible policy approach is needed to take into account matters such as viability, construction and health and safety for example. SMV also note that individuals can register on multiple housing registers and therefore the register alone is not necessarily an accurate representation of self-build need.

Proposed Additional (Minor) Modifications to Policy H1.1

SMV strongly supports the Additional (Minor) Modifications AM23 and AM24 as they amend the wording of Policy H1.1 to reflect the changes agreed within the SoCG. These changes provide clarification regarding the provision of site access and reflect previous representations by Historic England.

Other Proposed Main Modifications

- MM1 (Introduction) and MM2 (Vision and Objectives) – SMV welcome the clarity offered by MM1 and MM2 to ensure consistency with the NPPF and acknowledge the need for early review of the Plan as required by the Town and Country Planning (Local Planning) (England) Regulations 2026.
- MM11 (Policy CC13: Parking) – SMV supports MM11, which will correctly ensure the provision of all forms of cycle parking, as required by Policy CC13, aligns with the Council's parking standards at Appendix 5 of the Plan. This is consistent with SMV's previous representations.
- MM12 (Policy CC14: Flood Risk) – SMV supports MM12 which includes amendments to criterion b of Policy CC14: Flood Risk to read: *"...through the application of the sequential and exception test, as well as the guidance set out in NPPF and PPG, development is located in areas of the lowest flood risk within the application site"*, as per previous SMV representations.
- MM25 (Policy H1: Housing) – SMV welcomes MM25 as it offers clarity and confidence that the Plan commits to delivering sufficient houses to meet the minimum requirements for Rutland provided by the Standard Method.

Summary

Overall, SMV strongly support the Main Modifications (July 2026) and Additional (Minor) Modifications (July 2026) proposed in respect of the allocation of Land South of Stamford Road (Policy H1.1). The allocation of the site through the amended Policy H1.1 will play a key role in helping to deliver identified local housing needs and the strategic objectives of the new Local Plan. The proposed amendments will help to further support the delivery of development at the site in the early years of the Plan period. SMV look forward to the formal adoption of the Plan in due course.

Yours faithfully



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Associate Director