



EDITH WESTON PARISH COUNCIL

24 Coniston Road, Edith Weston LE15 8HP

5th February 2025

Attn: Nick Thrower, Principal Planning Officer
Rutland County Council Planning Department
Catmose
Oakham LE15 6HP

Dear Mr Thrower

Appeal Ref: APP/A2470/W/23/3323586

Appeal By: Mr Philip Davies

For: Outline application for up to 62 no. dwellings, landscaping and open space with all matters reserved except access

Site: Land to the East of Normanton Road, Edith Weston, Rutland

We refer to the February 18 appeal relating to the planning application for 62 dwellings in Edith Weston.

Since the original deadline for submission of documents, the emerging Edith Weston Neighbourhood Plan as progressed significantly. It is the subject of a referendum on February 20. We believe this means its policies are a material consideration in the decision making process, and that the Plan carries full weight.

The Neighbourhood Plan caters for the projected level of housing growth as indicated in a recent, independent examination, and detailed below.

The proposed development is contrary to policy EW-SG01 of the Plan, and there is no material reason to depart from these policies.

A copy of these evidence based documents are available to view on the Parish Council website, and for your convenience we reprint here extracts from pages 16-17 of the document:

Edith Weston Housing Needs Assessment, AECOM, July 2022

The independent Housing Needs Assessment (HNA) calculated an objectively assessed housing need figure. The HNA concluded an overall housing need figure of 21 new dwellings in the Plan period to 2041. This reflects the rural status of the settlement with limited services.

Rutland County Council have also provided an indicative housing figure of 51 for the Plan period. The council makes clear that:

"It will be for Neighbourhood Plans to consider an appropriate buffer on top of the indicative housing supply figure to ensure choice and competition in the market for land and allow for

contingency and any other factors. Again, there should be compelling evidence to justify the scale of any proposed buffer or the non-inclusion of a buffer."

(Appendix 1 Advice Note to Neighbourhood Plans, Rutland County Council 2nd February 2023)

The more recent HNA from AECOM provides that robust evidence base required which clearly indicates there is no additional buffer required to meet the housing need of the Neighbourhood Area as the indicative figure from RCC far exceeds their projection of need.

It may also be of interest to note that RCC has since approved an outline planning application to build 85 dwellings on the now-vacated Officers' Mess of St George's Barracks. Therefore, our future housing needs have been exceeded, and are in line with revised targets set by government.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Sara Glover'.

Sara Glover, Parish Clerk
On behalf of Edith Weston Parish Council