



# Rutland County Council

Rutland County Council  
Catmose  
Oakham  
Rutland  
LE15 6HP

telephone: 01572 722 577  
fax: 01572 758 307  
email: [FOI@rutland.gov.uk](mailto:FOI@rutland.gov.uk)  
web: [www.rutland.gov.uk](http://www.rutland.gov.uk)  
DX: 28340 Oakham

27 September 2018

## FREEDOM OF INFORMATION REQUEST – 1179/18

Dear Sir/Madam

Your request for information has now been considered and the information requested is provided below.

Request / Response:

Please accept my following FOI Request:

Extract from St Georges Advisory Group Meeting Item 8 – Housing Need (OAN)

- A document was tabled at the meeting by Mr Newton in regards to housing need. When will Rutland Councillors decide whether they want Rutland to grow organically or expand massively? What arguments are the Councillors going to adopt when the site gets to the planning submission/examination stage that are compelling to have such a massive excess of houses over and above what the Government expects of the Authority.
- Cllr Gordon Brown stated that historically Local Authorities were required to go out and obtain a Strategic Market Housing Assessment. RCC's was done on a sub-regional basis including South Kesteven, Rutland, Peterborough and Boston. The assessment over the last 4 years produced a range of 150 – 171. Cllr Brown explained that the new National Planning Policy Framework (NPPF) is clear and states to use the new formulate approach except those compelling reasons not to. Cllr Brown stated that many Local Plan's objectively assessed needs are well below the formula identified in the new NPPF. Rutland's objectively assessed needs states that Rutland County needs to do more. The number is based on the average house price and income. Cllr Brown explained that Rutland has a high proportion of people who have retired to Rutland with high pensions and a high number of people who are well paid which makes the average income for Rutland artificially high and the prices high which does not give you the actual assessed need for Rutland. Cllr Brown stated that 160 was the right number for Rutland under the old methodology. This was done prior to St George's. Cllr Brown advised that Rutland had a demographic problem in its younger age group and housing needed to be provided for that group. Cllr Waller asked if the 160 was a figure across the other Authorities. Cllr Brown stated this was purely for Rutland.
- A discussion took place in regards to the Quarry Farm site. Quarry Farm has 600 dwellings earmarked within the Rutland boundary. Cllr Brown and Mrs Briggs stated that the 600 dwellings would not work without the other part of the development due to not having the necessary infrastructure in place to support. Mrs Briggs explained that it was



in Rutland's best interests to work around the duty to co-operate to make sure that the school provision and the road network provision was appropriate for the whole of the site and not just Rutland.

## Questions

1. Cllr Waller asked if the 160 was a figure across the other Authorities. Cllr Brown stated this was purely for Rutland. What are the figures for our neighbouring Authorities?

Answer: We do hold this information for those authorities in the SHMA area – these are already published on the Council's website as part of the Local Plan evidence base, under the 2017 update to the SHMA. Details available through the link below:

<https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-evidence-base/housing/>

As the information is already published then this should suffice as a Response to the FOI but if we want to give the actual figures in the SHMA update then they are:

Peterborough – 981  
Rutland – 159  
South Holland – 445  
South Kesteven – 624  
Total for the Peterborough HMA – 2,209  
Boston – 295  
Total for the study area – 2,504  
Boston & South Holland combined – 740

2. Cllr Brown stated that 160 was the right number for Rutland under the old methodology. What is the figure under the current methodology?

Answer: I presume by "current methodology" the enquirer is referring to the Government's standardised methodology for assessing housing need.

As part of the consultation issued on 14<sup>th</sup> September 2017, the Government published an indicative figure based on the application of their proposed formula for assessing housing need set out in their consultation "Planning for the right homes in the right places" – details below.

<https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals>

The calculation for Rutland set out in this consultation is 128 dwellings per annum, although this only applies to the period 2016 to 2026.

The proposal to introduce a standardised methodology for housing need has now been taken forward in the new Planning Policy Framework although it should be noted that:  
"In the [housing white paper](#) the government was clear that reforms

set out (which included the introduction of a standard method for assessing housing need) should lead to more homes being built. In order to ensure that the outputs associated with the method are consistent with this, we will consider adjusting the method after the household projections are released in September 2018. We will consult on the specific details of any change at that time.”

We are still awaiting this consultation to confirm what the figure will be for Rutland using the Government’s consultation applied to the latest household projections.

3. If the proposed number of St G dwellings are built, If the houses are of the size identified (2/3 bedroom), If the houses are mixed stock to include shared ownership, starter homes and social housing, If the number of jobs needed are found within Rutland, what will the data do to the forecasting and that figure of 160?

Answer: This is set out in Rutland County Council’s Draft Local Plan which can be found at [www.rutland.gov.uk](http://www.rutland.gov.uk)

If you are dissatisfied with the handling of your request please contact the Head of Corporate Governance, Rutland County Council, Catmose, Oakham, Rutland LE15 6HP

You can also complain to the Information Commissioner at:

The Information Commissioner's Office  
Wycliffe House, Water lane  
Wilmslow, Cheshire  
SK9 5AF  
Tel: 01625 545700

Yours faithfully

FOI Administrator  
Business Support Team  
Rutland County Council