

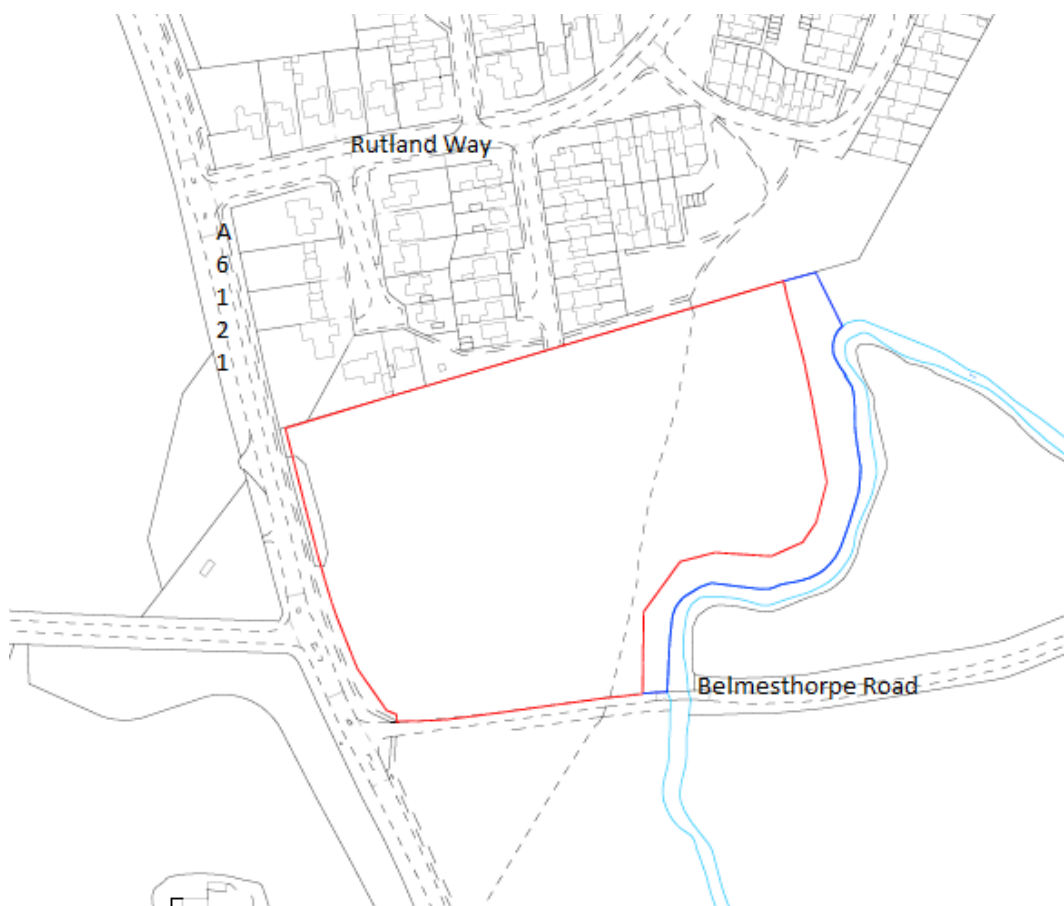


Proposed Development at Land South of Meadow Lane, Ryhall

Manor Oak Homes will shortly be submitting an outline planning application at Land South of Meadow Lane, Ryhall for the construction of:

‘Up to 63 dwellings, together with associated public open space, a Local Equipped Area for Play, landscaping, highways and drainage infrastructure works.’

This leaflet provides outline details of the scheme and seeks views and comments from the local community about the proposal.



The site was previously identified as a residential allocation by Rutland County Council (RCC) in an early draft of the Local Plan. RCC has recently withdrawn its emerging Local Plan from Examination.

The application will seek to respond to the significant need for new homes in Rutland. RCC confirmed in May 2022 that it cannot demonstrate a required 5 year housing land supply. Therefore, there is an urgent need for suitable sites to come forward to deliver the much needed new housing.

The proposal offers a wide range of benefits including:

- ♦ Delivery of a range of house types and sizes in a sustainable location.
- ♦ Provision of 30% affordable housing which will assist in meeting the local need for affordable housing.
- ♦ Creation of new open space with a play area providing opportunities for recreation and connections between new and existing communities.
- ♦ Through retention and enhancement of key habitat features, and delivery of sustainable urban drainage systems there will be an opportunity for a net gain in biodiversity.
- ♦ The site is well related to existing public transport and the proposal incorporates opportunities for walking and cycling.



It is proposed to submit the planning application to Rutland County Council at the end of Summer 2022. Access to the full suite of documents comprising the application will be available to view on the Council's website shortly afterwards.

Manor Oak Homes welcomes your views on their proposals.

You can email comments to: Cambridge.planning@savills.com

Or post them to: Planning, Savills (UK) Ltd, Unex House, 132-134 Hills Road, Cambridge, CB2 8PA.

All comments to be received by 5th August 2022.