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Oakham Town Council
ROL House
Long Row
Oakham
Rutland
LE15 6LN

27 July 2021

BY EMAIL ONLY:
enquiries@oakhamtowncouncil.gov.uk

Dear Sir/Madam,

Land North of Braunston Road, Oakham – Proposed residential development comprising the construction of up to 120 new homes

We act on behalf of Jeakins Weir Ltd and are writing to you to inform you of our planning proposals at the above site and our current public consultation exercise.

Jeakins Weir Ltd is an independent construction company operating throughout the East Midlands. They are a family-owned business, established in 1973, with operations covering construction, property development and repairs and maintenance. Jeakins Weir Ltd have an excellent record of delivering high quality residential housing schemes in line with expected timeframes and a proven record within the Oakham community. As demonstrated by the positive reception of the Spinney Hill development west of Uppingham Road which was delivered and developed by Honwood Homes Limited (an associated company of Jeakins Weir Ltd).

The proposed site extends to approximately 8.2 hectares of agricultural land on the western side of Oakham. The site is predominantly bounded by hedgerows and trees with the site bounding additional agricultural land to the north and west. Braunston Road runs along the southern boundary and residential gardens are adjacent to the eastern side. A planning application for the construction of 62 dwellings south of Braunston Road (2020/1473/MAO) was granted approval subject to signing the S106 at Planning Committee.

There are no environmental or physical constraints which would prevent development at this site, subject to mitigation measures where appropriate. The scale of development proposed is wholly appropriate in the town in order to support the viability and vitality of existing town services and amenities. These include Catmose College, Harrington School, Tesco, Aldi, Lidl, Oakham School, Rutland Memorial Hospital, Oakham train station, All Saints Church, cafes, pubs and shops. The nearest bus stop is located within 230m of the site providing a bus service connecting to the town centre. Oakham Train Station is approximately 1.3km from the site and offers connections to Birmingham New Street, Cambridge, Stansted and London.

Rutland County Council are advancing their Local Plan 2018-2036 which is currently at Examination and identifies Oakham as the main town where the majority of allocations of land to deliver new homes, employment land and other uses are focused, which is reflected in Policy H1. Strategic Objective 3 of the new Local Plan seeks to support the vibrant and prosperous market town of Oakham by encouraging sustainable development that supports its function as a service centre. The proposal meets this strategic objective.

The Land North of Braunston Road, Oakham, adjoining the urban area, would represent a logical, appropriate and sustainable location for high quality, well designed and environmentally friendly housing and can significantly boost the supply of homes that is available, achievable and deliverable. The site will be delivered in the short term.

The development would create an enhanced and attractive green edge to Oakham through green infrastructure planting on the western and northern boundaries alongside the significant provision of open space. The proposals have been landscape led and in design terms will include a high-quality landscape scheme to include new tree and hedgerow planting to enable redevelopment of the site to contribute to biodiversity gain in accordance with current Government guidance. It will also create a new leisure and recreational opportunity on land not currently publically available. The reinstatement of a historic hedgerow and limiting of development to lower ground all act to create a suitable addition and positive sustainable, heritage and environmental legacy for Oakham and would align with the development south of Braunston Road (2020/1473/MAO).

Jeakins Weir Ltd are preparing an outline planning application for 120 new homes at the site, which will include 30% of the new homes being affordable homes for those in need in Oakham and Rutland. The Indicative Site Layout is provided for review.

The key elements of the proposals are as follows:

- A development comprising 120 new homes of which 30% will be affordable;
- A mix of house types in varying sizes;
- Provision of much needed Affordable Housing;
- Vehicular and pedestrian access from Braunston Road;
- The proposals have been landscape led in design terms including limiting development to areas below the 135m contour and will include a high-quality landscape scheme to include new tree and hedgerow planting, particularly on the western and northern boundaries;
- Retention of existing trees and hedges;
- Reinstatement of the historic hedgerow on the site;
- The ability to deliver a biodiversity net gain alongside additional recreational opportunity on land not currently publically available;
- The creation of an attractive green edge to Oakham.

The proposals have been designed sensitively to reinforce the built form of Oakham. The scheme design will be of a high quality and will respect the character of the town. The property design and external materials would reflect local vernacular and nearby residential amenities.

The recent changes within National Planning Policy seek to achieve the creation of high quality, beautiful and sustainable buildings and places. New streets are expected to be tree-lined and opportunities should be taken to incorporate trees elsewhere in developments. The scheme will actively respond to these design objectives and provide a high quality, attractive and distinctive housing development with pedestrian connectivity, and a high level of landscaping and Green Infrastructure. The development will leaving a positive legacy for Oakham and, in the same vein as the recent Spinney Hill development by Honwood Homes, will encapsulate the ethos of being a well-designed, sustainable and beautiful place to live.

We are currently in the process of preparing an outline planning application which will be submitted in early-September 2021 to Rutland County Council. As part of this process we have commenced a public consultation exercise by way of a leaflet drop and dedicated website for the local community. I enclose a copy of the leaflet which has been issued to local residents on Tuesday 27th January 2021 requesting comments for consideration by the 17th August. The public consultation website (<http://www.landnorthofbraunstonroad.co.uk/>) provides additional details about the proposal alongside providing members of the public with an opportunity to comment. All comments will be considered in advance of the submission of a planning application.

In due course, the application will also be accompanied by a comprehensive suite of environmental and technical studies submitted to Rutland County Council. Jeakins Weir Ltd wholly intend to deliver a scheme that is right for the local area and consequently it is very important that we deliver something which is desirable for the local community and the local market.

We do hope that the above information provides you with the comfort to support our proposal and will fully consider any comments you may have as the scheme continues to be developed.

Yours sincerely,

This letter is unsigned as it is electronically forwarded

Alasdair Thorne
Senior Planner
Marrons Planning

alsdair.thorne@marrons-planning.co.uk



Land north of Braunston Road, Oakham - Illustrative Layout (Aerial)

1. Drawn by: JS | Approved by: JS | Date: 19/07/24 | Scale: 1:1250 @ A1 | DRG: 221-1314_202 Sheet No: 2 Rev: 0 | Client: Jasmine West Ltd

The Site and Surroundings

The proposed site extends to approximately 8.2 hectares of agricultural land on the western side of Oakham. The site is predominantly bounded by hedgerows and trees with the site bounding additional agricultural land to the north and west. Braunston Road runs along the southern boundary and residential gardens are adjacent to the eastern side. A planning application for the construction of 62 dwellings south of Braunston Road (2020/1473/MAO) was granted approval subject to signing the S106 at Planning Committee.

There are no environmental or physical constraints which would prevent development at this site, subject to mitigation measures where appropriate. The scale of development proposed is wholly appropriate in the town in order to support the viability and vitality of existing town services and amenities. These include Catmose College, Harrington School, Tesco, Lidl, Oakham School, Rutland Memorial Hospital, Oakham train station, All Saints Church, cafes, pubs and shops. The nearest bus stop is located within 230m of the site providing a bus service connecting to the town centre. Oakham Train Station is approximately 1.3km from the site and offers connections to Birmingham New Street, Cambridge, Stansted and London.

Background and context

The country is currently experiencing a national housing shortage and the government is committed to boosting significantly the supply of housing.

It is the responsibility of Rutland County Council (RCC) to plan for its housing need. The development plan for RCC currently consists of the Core Strategy which was adopted in July 2011 and the Site Allocations and Policies Development Plan Document adopted in October 2014. Those policies are most important for determining housing applications within the Local Plan must be considered out of date given the Core Strategy is now approaching its 10 year anniversary and relies upon an out of date housing requirement and a time-expired evidence base.

The Council are advancing their Local Plan 2018-2036 which is currently at Examination and identifies Oakham as the main town where the majority of allocations of land to deliver new homes, employment land and other uses are focused. Land North of Braunston Road, Oakham would represent an appropriate and sustainable location for additional housing and can significantly boost the supply of homes.

PLEASE SEND US YOUR VIEWS

Your response will help us shape the finalised proposals that will be submitted in the planning application to Rutland County Council.

The website will go live on

Monday 26th July 2021.

www.landnorthofbraunstonroad.co.uk

Please use the online form on the website to provide comments or post them to:

Land North of Braunston Road, Oakham Consultation

Marrons Planning

Shakespeare Martineau

Waterfront Plaza, Waterfront House

35 Station St

Nottingham NG2 3DQ

The deadline for comments is the
17th August 2021.

PLANNING APPLICATION SUBMISSION

Jeakins Weir Ltd aim to submit an outline planning application to Rutland County Council for development of the site in September this year. The Council will notify local people when the application has been registered and will request formal views on the submitted scheme.

We look forward to receiving your comments on our proposals.

Jeakins Weir



Marrons Planning



Jeakins Weir

HONWOOD
Housing & Planning Consultants

PUBLIC CONSULTATION

Land North of Braunston Road, Oakham



Marrons Planning

The Proposals

Jeakins Weir Ltd are preparing an outline planning application for 120 new homes at the site.

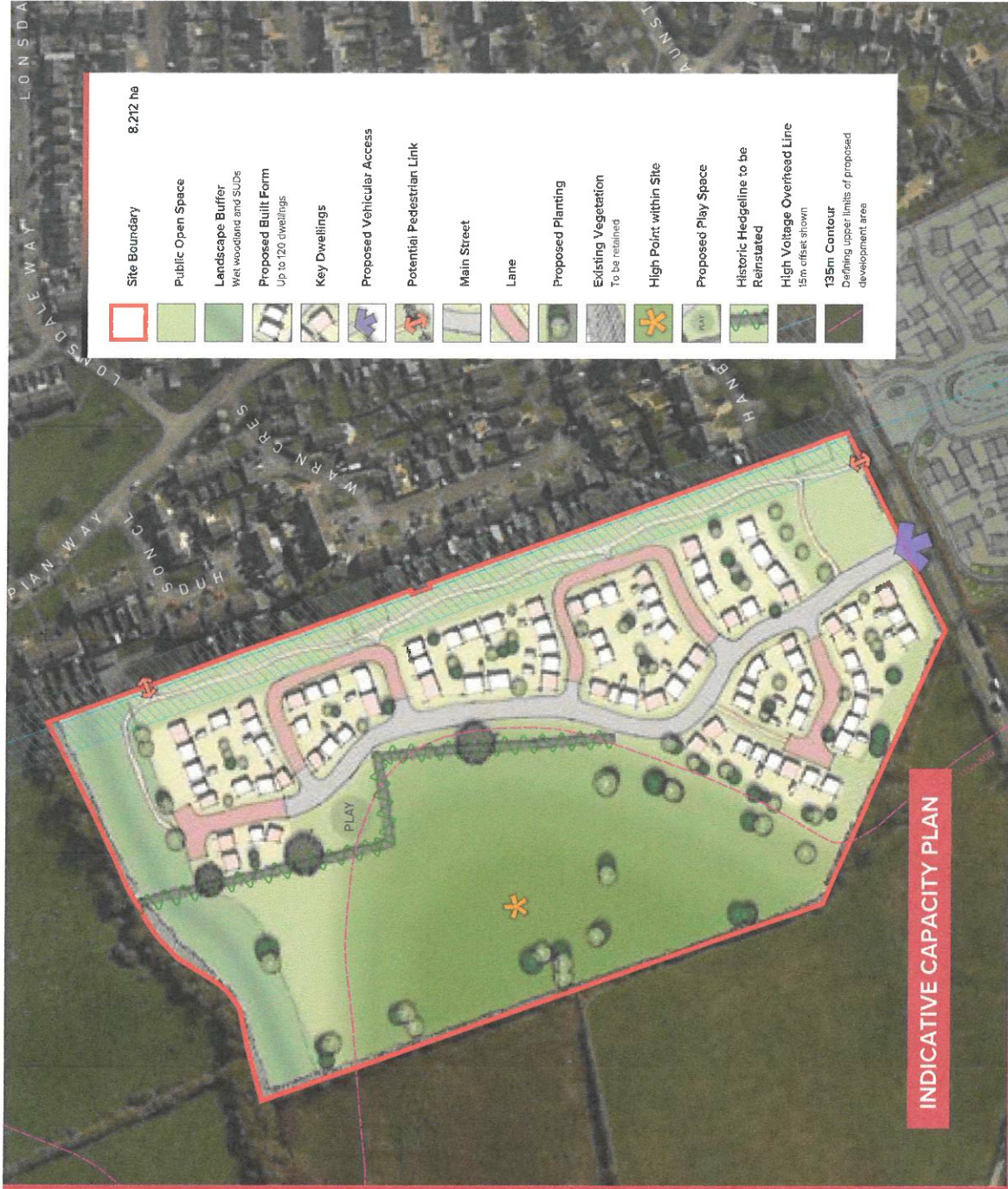
The key elements of the proposals are as follows:

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- Retention of existing trees and hedges;
- Reinstatement of the historic hedgerow on the site;
- The ability to deliver a biodiversity net gain alongside additional recreational opportunity on land not currently publically available;
- The creation of an attractive green edge to Oakham.

The proposals have been designed sensitively to reinforce the built form of Oakham. The scheme design will be of a high quality and will respect the character of the town. The property design and external materials would reflect local vernacular and nearby residential amenities. In summary, the scheme will provide a high quality, attractive and distinctive housing development with pedestrian connectivity, and a high level of landscaping and Green Infrastructure leaving a positive legacy for Oakham.

ABOUT JEAKINS WEIR LTD

Jeakins Weir Ltd is an independent construction company operating throughout the East Midlands. They are a family-owned business, established in 1973, with operations covering construction, property development and repairs and maintenance. Jeakins Weir Ltd have an excellent record of delivering high quality residential housing schemes in line with expected timeframes and a proven record within the Oakham community as demonstrated by the positive reception of the Spinney Hill development west of Uppingham Road which was delivered and developed by Honwood Homes Limited (an associated company of Jeakins Weir Ltd).



INDICATIVE CAPACITY PLAN



Jeakins Weir



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