



Ms Penny Sharp
Director of Places
Rutland County Council

28 July 2021

Dear Penny

Ketton Parish Council wishes to bring to the attention of Rutland County Council what it considers to be one of the unintended consequences of the county council's rejection of its portion of the Housing Infrastructure Fund earlier this year. This rejection will have its impact on villages throughout the county that appears not to have been fully considered. Ketton could see an increase in population, in order to contribute to the requirements of the county council's five year housing supply. The village of Ketton is classified as one of the ten Local Service Centres in Rutland, but in reality its services and infrastructure are limited, both as a result of the historic layout of the village, and a lack of public facilities.

At the time of writing there are four planning applications for housing development in Ketton. Three are in the local plan: the Crescent, Chater Field, Home Farm. The other one is not: land behind Luffenham Road. The county council has recently refused outline planning permission for 75 houses on land off Timbergate and Bartles Hollow. These developments are likely to add about 20 per cent to the population of Ketton. The village is already struggling with problems of speeding and parking. These problems and others will be exacerbated by the sheer number of new houses and cars. It is important to stress that none of these planning proposals brings any increase in public services or facilities.

The planning sub-committee of the parish council has devoted considerable time and effort to assess and comment in detail on each of these proposals as the members realise that often well founded local knowledge can be the key to the county council making the right decision. A serious problem with the possible increase in the population of the village is that there is nothing like the addition to local resources that is needed to accommodate the increase. Although the county council has designated Ketton as one of its service centres, the village already lacks essential services. For example, there is no doctors' surgery, the library operates on two and a half days a week, the school is almost full now and the bus service is poor. The one shop in the village lacks sufficient parking near it. The parish council is also concerned about issues relating to drainage and sewage from the proposed developments, especially given the flooding and the serious problems with sewage disposal in December 2020 and January 2021.

Ketton Parish Council

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The Parish Office is open 09.00 to 16.00 on Wednesdays and Thursdays

Ketton Parish Council remains deeply concerned about the possibility of yet more developments in the village and the lack of any accompanying infrastructure that will help all its new and established residents to benefit from living a happy and fulfilled life in Rutland.

Yours sincerely

A handwritten signature in black ink, which appears to read "Sinclair Rogers". The signature is somewhat stylized and has some ink bleed-through from the reverse side of the paper.

Dr Sinclair Rogers JP Lic Port BA PhD FRSH

Ketton Parish Council Chairman

cc

Justin Johnson, Development Manager

C.Cllrs Gordon Brown, Karen Payne and all RCC C.Cllrs