



## PLANNING POLICY CONTEXT

Development in Rutland has historically been focused on Oakham and Uppingham with some development in the more sustainable villages.

In July 2018, Rutland County Council released a consultation paper for the emerging Local Plan Review, which will set out the planning policies for the County for the period to 2036.

As part of this consultation the Council identified a new strategy for the distribution of housing across the County, which included a new Garden Village development at St. George's Barracks.

Woolfox Garden Village is proposed as a more suitable alternative to the St. George's Barracks site for the development of a new Garden Community for allocation in the Local Plan Review.

Due to the size of the potential scheme, the delivery of the site will be appropriate phased to meet the housing needs of the County within the current plan period, with development beyond the plan period capable of addressing both Rutland's and the wider sub-region's housing needs.

