



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Officer Delegated Decision

18 January 2024

Karen Bradford, Chief Executive

Stamford North Statement of Common Ground

South Kesteven District Council and Rutland County Council Stamford North Statement of Common Ground.

Contact

Shaza Brannon , Planning Policy Officer

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Decision made by:	Karen Bradford
Decision:	To agree to the signing of the Stamford North Statement of Common Ground between South Kesteven District Council and Rutland County Council
Public or Exempt:	Public
Reasons for exemption:	N/A
Conflicts of interest:	No
Policy compliant:	Yes
Details of delegation:	Constitution: The Chief Executive is delegated under the constitution Part 3 (c) Statutory Officer Powers ref. 17 Cabinet Decision - 10 October 2023 : 10 October 2023 Cabinet authorised the Chief Executive to be signatory to the Stamford North Statement of Common Ground.

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance

- 1.1 The Statement of Common Ground is an agreement between the two authorities that developer contributions collected from the proposed development will be spent on the delivery of essential infrastructure to mitigate the impact of the development.

Completed by: Alison Hall-Wright, Deputy Director (Finance & ICT) and Deputy S151 Officer

Legal and Governance

- 1.2 The Council has a legal duty to engage constructively, actively and on an ongoing basis to maximise the effectiveness of its Local Plan in the context of strategic cross boundary matters. The duty to cooperate was created in the Localism Act 2011 and amends the Planning and Compulsory Purchase Act 2004.
- 1.3 The duty to cooperate is not a duty to agree. But local planning authorities should make every effort to secure the necessary cooperation on strategic cross boundary matters.

Completed by: (Mandy Braithwaite, Legal Executive)

2. The Purpose of the Report

- 2.1 The South Kesteven Corporate Plan (2020-2023) sets out how South Kesteven District Council intends to meet its potential. To achieve the vision to be the "best district in which to live, work and visit", the Corporate Plan includes several priority areas including:

- growth and economy;
- housing that meets the needs of all residents;
- healthy and strong communities; and
- clean and sustainable environment and high performing council.

- 2.2 In January 2020, the Council adopted the Local Plan. With the inclusion of policies which shape development and protect and enhance our environment, the Local Plan is a key vehicle to help meet the priorities identified in the Corporate Plan. The Local Plan allocates land for housing and employment to meet the housing

needs of all residents and enable economic growth. The Local Plan includes environmental policies which seek to ensure a clean and sustainable environment.

- 2.3 The Local Plan includes a housing allocation for 1,350 houses at Stamford North which extends into Rutland County, providing an additional 650 homes. The section of the development within Rutland is necessary for the deliverability of the development to come forward, due to a facilitating link road.
- 2.4 The Rutland Local Plan submission included the 650 homes at Quarry Farm (known as Monarch Park) as a proposed allocation. However, Rutland's Local Plan was withdrawn in 2021. Rutland County Council published a new Draft Local Plan for public consultation in November 2023. The draft Rutland Local Plan includes a draft allocation at Quarry Farm, Stamford (also known as Monarch Park) for 650 homes. South Kesteven and Rutland Councils have a legal duty to cooperate as both authorities prepare their respective new Local Plans.
- 2.5 A Statement of Common Ground has been prepared by officers at South Kesteven District Council and Rutland County Council (**Appendix A**). The Statement of Common Ground takes into account legal advice, which agrees to the following broad principles:
- Housing development within the separate two local authority areas of Stamford North (totalling 2,000 dwellings) will contribute to each respective authority's housing needs (i.e. the proposed development of 1,350 dwellings within South Kesteven District Council would contribute to South Kesteven's housing needs and the proposed development of 650 dwellings within Rutland County Council would contribute to Rutland's needs). There is therefore no requirement on either authority to meet the unmet needs of the other.
 - Acknowledges that there will likely be an impact on the existing infrastructure of Stamford. To this end, Rutland County Council has agreed to prioritise expenditure of CIL (Community Infrastructure Levy) receipts generated by the Stamford North development to ensure the development, as a whole, mitigates its impact on infrastructure.
- 2.6 On 10 October 2023, Cabinet approved the statement of common ground and authorised the Chief Executive to sign it. The Cabinet report is attached at **Appendix B**. This report delegates the decision to sign the statement of common ground to the Chief Executive. The Statement of Common Ground has been signed by the Chief Executive of Rutland County Council.

3. Available Options Considered

- 3.2 To sign the Stamford North Statement of Common Ground. The Statement has been signed by the Chief Executive of Rutland County Council.
- 3.2 The alternative of not signing the Statement of Common Ground may contravene

our current duty to cooperate with the neighbouring authorities. It may also lead to a less sustainable development at Stamford North.

- 3.3 The alternative option of not signing the statement was proposed at Cabinet on 10 October 2023 and was discounted.

4. Preferred Option

- 4.1 To sign the statement of common ground as authorised by Cabinet on 10 October 2023.

5. Reasons for the Decision

- 5.1 The reason for the recommendation is to help to enable both local planning authorities to work together on the delivery of a comprehensive cross boundary development at Stamford North. This approach will include the provision of infrastructure to mitigate any impact on the local area through the collection and expenditure of developer contributions by both councils.

6. Consultation

- 6.1 Consultation on the Stamford North Statement of Common Ground is not a regulatory requirement. The preparation of the Statement of Common Ground has been undertaken in consultation with Rutland County Council Planning Officers in accordance with Duty to Cooperate.
- 6.2 Current and future planning applications will be subject to public and stakeholder consultation, in accordance with the Council's published Statement of Community Involvement.

7. Appendices

- 7.1 List any Appendices:

Appendix A: Statement of Common Ground

Appendix B: Stamford North Cabinet Report 10 October 2023

Signed by:

Karen Bradford

Date:

26.01.24