



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

5 December 2024



### S22/0502

Proposal:	Outline application for residential development (up to 650 dwellings), a local centre (up to 3,000 sq. metres of gross floorspace for uses within Class E (a-g), and F2(a) and F2(b)), open space including country park, access, link road between Old Green North Road and Little Casterton Road, drainage and landscaping (Access only) (Rutland County Council Ref: 2022/0227/MAO)
Location:	Land at Quarry Farm, Old Great North Road, Little Casterton, Rutland
Applicant	Allison Homes
Application Type:	Adjoining Authority Consultation (Rutland County Council)
Reason for Referral to Committee:	Major development proposal with planning obligations
Key Issues:	<ul style="list-style-type: none"> <li>• Principle of Development</li> <li>• Access and Highways Impacts</li> <li>• Design Quality and Visual Impact</li> <li>• Meeting All Housing Needs</li> <li>• Infrastructure for Growth</li> </ul>
Technical Documents:	<ul style="list-style-type: none"> <li>• Environmental Statement including chapters on: <ul style="list-style-type: none"> <li>○ Transport and Access</li> <li>○ Noise and Vibration</li> <li>○ Air Quality</li> <li>○ Ecology</li> <li>○ Hydrology and Flood Risk</li> <li>○ Landscape and Visual</li> <li>○ Cultural Heritage and Archaeology</li> <li>○ Geology and Contamination</li> <li>○ Socio-Economics and Human Health</li> </ul> </li> <li>• Design and Access Statement</li> <li>• Concept Document – Proposed Country Park</li> <li>• Planning Statement</li> <li>• Utilities Assessment</li> <li>• Travel Plan</li> </ul> <p><u>Additional Information submitted</u></p> <ul style="list-style-type: none"> <li>• Environmental Statement Addendum (submitted May 2024)</li> <li>• Illustrative Masterplan</li> <li>• Arboricultural Assessment</li> <li>• Biodiversity Net Gain Statement</li> </ul>

## Report Author

Adam Murray – Principal Development Management Planner



01476 406080



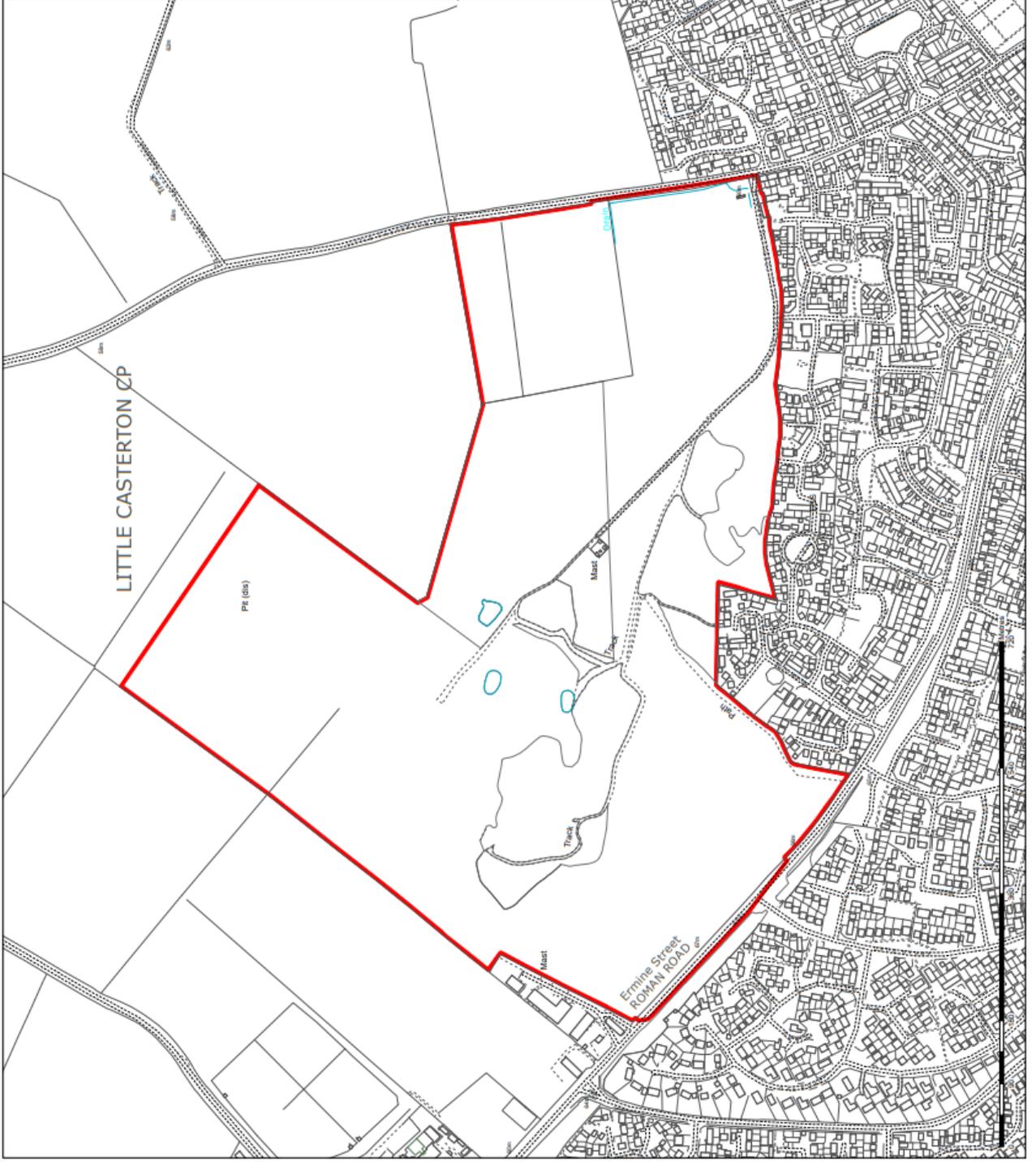
Adam.Murray@southkesteven.gov.uk

Corporate Priority:	Decision type:	Wards:
Growth	Regulatory	Two or more Wards

## Recommendation (s) to the decision maker (s)

That the Committee endorse the draft revised response to Rutland County Council and delegate authority to the Assistant Director – Planning & Growth, in consultation with the Portfolio Holder, to issue the final response.

S22/0502 – Land at Quarry Farm, Old Great North Road, Little Casterton, Rutland



Site Location Plan

Legend



Proposed Development Site



Drawing Number: B.17.091b  
Date: 09/02/2022  
Scale: 1:5,422 @ A3  
O.S. Ref: TF 0108



## **Executive Summary**

In May 2022, South Kesteven District Council (SKDC) resolved to submit a holding objection to Rutland County Council (RCC) in relation to an outline planning application for development on land at Quarry Farm to the north of Stamford.

Whilst SKDC are not the determining authority for the application, in view of the location and nature of the application proposals, SKDC provided comments in relation to the strategic cross-boundary implications of the development proposal and matters which would have impacts on the delivery of SKDC's objectives; in particular the delivery of the wider Stamford North development. In this regard, the following concerns were raised:

- Insufficient evidence to confirm that the proposals would not have an unacceptable impact on the strategic and local highways network
- The absence of an agreed masterplan / development brief for the wider Stamford North development
- Insufficient evidence that the proposals would accord with the established hierarchy to avoid, mitigate, or as a last resort, compensate for impacts on ecological assets.
- The absence of a legal agreement to secure the quantum and mix of affordable housing, which SKDC considered should be allocated in a manner prioritizing the needs of Stamford; and
- The absence of a Section 106 agreement to ensure the proposals would make a proportionate contribution towards mitigating the impacts of the Stamford North development as a whole.

SKDC reserved the right to request the Secretary of State call in the application for determination, if RCC resolved to approve the application before the above issues were addressed.

Since that time, an application has been submitted for the land allocated within the South Kesteven Local Plan (SKDC Application Ref: S23/0055), which is subject to consideration by the SKDC Planning Committee on 5 December 2024. In addition, extensive discussions have taken place between Officers, Members and Applicants across both applications; the Stamford North Joint Strategic Board has met; and further technical information has been submitted, including the preparation of a Stamford North Illustrative Masterplan, Main Street Design Brief and Joint Infrastructure Planning Agreement (JIPA).

In light of the above, it is Officer's recommendations that an updated response to the Quarry Farm application should be submitted, which supersedes the comments made in May 2022.

In short, it is Officers recommendation that the revised response should be as follows:

*South Kesteven District Council has no objections to the Quarry Farm application, subject to the following conditions / requirements:*

- *The completion of the Joint Infrastructure Planning Agreement requiring the landowners for the whole Stamford North development to complete the east-west link road in accordance with the necessary timescales, and in accordance with the design principles contained within the submitted Main Street Design Brief.*
- *Rutland County Council securing appropriate financial contributions towards the extension of the existing bus services in accordance with the proposed Stamford North public strategy agreed with the local bus operators; and*

- *The imposition of conditions relating to foul water drainage and a clean water strategy, which are to be replicated on both Stamford North applications.*

*With regard to the affordable housing delivered at Quarry Farm, as part of the wider Stamford North development, the Council's position is that this should be delivered in a manner which responds to the local needs of Stamford, as evidenced through a local housing needs assessment, and should be subject to an allocation / nomination agreement, which prioritises the needs of Stamford residents and / or those with a local connection to Stamford in the first instance.*

*The Council welcomes criterion f of Policy H2 – Stamford North in the draft Rutland Local Plan which requires appropriate community infrastructure to support the scale of development included on the site, through the payment of CIL and either by direct on-site provision or as a site-specific financial contribution to off-site provision serving the wider Stamford North development. However, the Council is concerned that RCC have not applied for relief from CIL for the Quarry Farm application or entered into any agreement to allow CIL receipts to be spent on infrastructure projects within Stamford to assist in meeting the education and healthcare needs of the wider Stamford North development and are therefore currently unclear how this important policy criterion will be met.*

# 1 Introduction

1.1 Members will recall that the Quarry Farm application was previously discussed by the South Kesteven District Council (SKDC) Planning Committee on 13 May 2022. At that meeting, the Committee resolved to endorse the draft consultation response to the application. The relevant minutes of the meeting stated:

*“It was proposed, seconded and AGREED to endorse the draft response to Rutland County Council and delegate authority to the Assistant Director of Planning, in consultation with the Portfolio Holder, to issue the final response. Nonetheless, the Council will reserve the right to request that the Secretary of State call’s in the application for determination in the event that Rutland County Council are minded to approve the application, prior to the concerns highlighted within SKDC’s holding objection being formally addressed, which include the following reasons outlined in the Case Officer’s report.*

- There is currently insufficient evidence to confirm that the proposals would provide suitable junction improvements to mitigate the impact on the A1 Strategic Highways Network. As a result, there is the potential that the proposals could result in consequential unacceptable adverse impacts on the local highway network insofar as it falls within SKDC’s administrative boundaries due to constraints at the A1.*
- The current application has not been accompanied by an agreed masterplan / development brief for the wider Stamford North development. As such, there are a number of matters relating to the design of the spine road and the provision of suitable pedestrian and cycle connection, which require amendment / agreement between all parties, to ensure that the current scheme forms part of a well-designed and coherent cross-boundary development proposal.*
- There is currently insufficient information to demonstrate that the application proposals would accord with the established hierarchy to avoid, mitigate, or as a last resort, compensate for potential impacts on ecological assets. In particular, the current application fails to demonstrate sufficient measures to compensate for the loss of a significant area of candidate Local Wildlife Site that falls within the application site, and similarly, there is insufficient evidence to ensure that the proposals would achieve a biodiversity net gain, when taken as a whole.*
- There is currently no legal agreement to secure the quantum and mix of affordable housing, as well as making suitable allocation / nomination arrangements for the occupation of any affordable housing provided on site. It is noted that the application proposals indicate that they would provide 30% affordable housing on site, which falls short of the policy obligations set out within the adopted Development Plan. Furthermore, in view of the nature and location of the development proposal, and the acute need for affordable housing in Stamford, SKDC would respectfully suggest that any affordable housing on site should be allocated in a manner that prioritises meeting the needs of Stamford in the first instance.*
- Similarly, in the absence of a Section 106 agreement, there is currently insufficient evidence to ensure that the application proposals would make a proportionate contribution towards mitigating the impacts of the Stamford North development, including making sufficient financial contributions towards education provision (including the delivery of the proposed Primary School forming part of the eastern part of the wider development), healthcare improvements and enhancements to local*

*public transport connections. Likewise, further clarification is required in relation to the application of the CIL charging schedule by RCC as part of the application, and whether an exemption / relief will be applied to reflect the cross-boundary nature of the development scheme.*

- 1.2 A full copy of the previous consultation response is enclosed at **Appendix 1**.

## **2 Updates since May 2022**

- 2.1 Since the application was discussed at the May 2022 Committee meeting, there has been substantial updates in the consideration of the wider Stamford North development. Most notably, an application has been submitted for the land allocated within the South Kesteven Local Plan (SKDC Application Ref: S23/0055); which is due to be considered by the Planning Committee alongside this revised response to Rutland County Council (RCC).
- 2.2 Throughout the intervening period, extensive discussions have taken place between Officers and Members at SKDC and RCC, as well as between the Applicants on both the Quarry Farm and Stamford North applications. This has involved joint meetings between the Officers and Applicants in relation to the preparation of a Joint Infrastructure Planning Agreement (JIPA), which will be entered into by both Local Planning Authorities and all the Applicants, to secure the provision of any cross-boundary infrastructure. In addition, the first meeting of the Stamford North Joint Strategic Board was held at South Kesteven District Council on 27<sup>th</sup> February 2024. A copy of the formal minutes of that meeting are enclosed at **Appendix 2**.
- 2.3 In addition, the Applicant's have also liaised directly with each other to produce a Main Street Design Brief, which sets out a shared design vision for the east-west link road. This document will be appended to the JIPA as an approved document and secures an obligation for all future reserved matters application relating to the link road and the active travel route from the Country Park to the River Gwash and includes the proposed Valley Park on the Stamford North site, to adhere to the principles contained within the document. This document is intended to ensure a co-ordinated and comprehensive approach to the cross-boundary infrastructure; and has been supported by the submission of an Illustrative Masterplan for the whole Stamford North development, which demonstrates the alignment of the east-west link road at the shared boundary of the sites.
- 2.4 Furthermore, it is noted that further technical information has also been submitted directly to Rutland County Council in relation to the Quarry Farm application. This has included the submission of two Environmental Statement Addendums together with supporting evidence, including a Landscape and Environmental Masterplan, Arboricultural Assessment, Biodiversity Net Gain Assessment, as well as the results of additional highways modelling completed using the latest Stamford Traffic Model.

## **3 Evaluation**

- 3.1 As previously noted, Rutland County Council are the Local Planning Authority for the Quarry Farm application and therefore will be the determining body. RCC will be required to determine the application in accordance with the adopted Development Plan for the area, unless material considerations indicate otherwise.
- 3.2 South Kesteven District Council are a consultee on the application, and in view of the location and nature of the application proposals, and the likely cross-boundary implications of the development scheme, SKDC have reviewed the application details and assessed the

potential for strategic, cross-boundary implications arising from the development proposals, which may impact on assets falling within SKDC's administrative control.

3.3 The comments contained within this report are intended to supersede the formal response issued by SKDC in May 2022.

### 3.4 **Principle of Development**

3.4.1 As previously identified, it is appreciated that the application site is located wholly within Rutland County Council's administrative area and as such, falls to be assessed against the adopted Development Plan for Rutland.

3.4.2 Notwithstanding this, it is acknowledged that the application proposals comprise part of the wider Stamford North development site, for which the area to the east of the current application site is allocated through the adopted South Kesteven Local Plan (LP Ref: STM1-H1). This policy identifies the allocation to include the provision of approximately 1,300 dwellings (including land extending into Quarry Farm, Rutland, which has an additional capacity for 650 dwellings); an east-west road to be provided through from Old Great North Road to Ryhall Road; a new primary school; a local centre; and open space.

3.4.3 It is appreciated that the current application site is not allocated within the adopted Development Plan and, therefore, forms Open Countryside. Nonetheless, the policies and provisions contained within the National Planning Policy Framework (NPPF) (Published December 2023) are a relevant material consideration in the determination of the application. In this respect, Paragraph 74 of the Framework states *"the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities* [emphasis added] *(including a genuine choice of transport modes)"*.

3.4.4 In addition, it is noted that the application site is identified as a draft allocation within the Regulation 19 consultation document for the new Rutland Local Plan (October 2024), which is currently subject to public consultation. The draft allocation (LP Ref: Policy H2 – Cross-boundary development opportunity – Stamford North) identifies that the land will only be brought forward for development in conjunction with the land in South Kesteven as part of a comprehensive mixed-use development and that the proposal would only be supported where it is in accordance with an agreed Masterplan or Development Brief or as part of a comprehensive planning application for the whole Stamford North area. The site is proposed to include no more than 650 homes within the current application site; a country park; and a distributor road facilitating the connection of Old Great North Road, Little Casterton Road, and Ryhall Road.

3.4.5 It is acknowledged that the emerging Local Plan is at Regulation 19 stage, and therefore, can only be attributed very limited weight in the determination of the current application. However, the draft allocation does demonstrate RCC's continued intention to support the principle of development on this site as part of the wider Stamford North development.

3.4.6 In the context of the above, SKDC do not raise any objections to the principle of development on the application site. In particular, it is acknowledged that the application proposals form part of the wider Stamford North development proposal and would provision for part of the east-west link road, which is intended to connect Old Great North Road and Ryhall Road, as part of the wider development scheme. The application also includes the

provision of a local centre and country park, which were also identified as a key component part of the wider allocation.

- 3.4.7 It is appreciated that the draft allocation policy requires the development to be in accordance with an agreed Masterplan or Development Brief, or as part of a comprehensive planning application for the whole Stamford North area. In this regard, it is acknowledged that SKDC are currently considering an application for the land allocated within the South Kesteven Local Plan; and therefore, it is evident that the expectation for a single planning application for the whole Stamford North area is not going to be achieved. In light of the above, it is of great importance that South Kesteven District Council and Rutland County Council co-operate effectively to ensure that a comprehensive and co-ordinated development proposal is realised.
- 3.4.8 In this context, SKDC note the joint submission of a Stamford North Illustrative Masterplan and Main Street Design Brief by the Applicant's at Quarry Farm and Stamford North; which demonstrates how the east-west link road would be delivered through the two applications, including alignment at the shared boundary on Little Casterton Road, and a consistent design vision for this critical element of cross-boundary infrastructure. This document is discussed in further detail below.

### 3.5 **Access & Highways Impacts**

- 3.5.1 It is noted that the description of development for the application has been revised to include specific reference to the provision of the link road, with the inclusion of the following wording "*link road between Old Great North Road and Little Casterton Road*". In view of the strategic importance of this cross-boundary infrastructure, SKDC welcomes the express reference to the link road within the description of development.
- 3.5.2 In connection with the above, It is noted that a Joint Infrastructure Planning Agreement has been drafted which requires the following:
- Quarry Farm Link Road
    - Completion before first occupation of 300 dwellings or 8 years from the commencement of either development (whichever is the sooner)
  - Stamford North Link Road
    - Completion before first occupation of 500 dwellings or 8 years from the commencement of either development (whichever is the sooner)

In addition, the JIPA requires all reserved matters application relating to the Main Street to be in compliance with the principles contained within the Main Street Design Brief.

- 3.5.3 SKDC considers that it is essential that the co-ordinated and timely delivery of this strategic infrastructure improvement is secured as part of any planning permissions granted for the wider Stamford North development. As such, SKDC will require the Applicant's for Quarry Farm and RCC to formally enter into the JIPA, and for this agreement to be completed prior to any planning permission being granted for the Stamford North site.
- 3.5.4 Furthermore, it is noted that the Applicant has submitted an Environmental Statement Addendum (May 2024), which includes a Transport Assessment Addendum (TAA), which includes the results of the additional modelling completed using the most recent Stamford Traffic Model. Notably, this modelling assesses the cumulative impact of the whole Stamford North proposals i.e., the Quarry Farm application and the Stamford North (SKDC)

application. SKDC endorse the submission of this up to date modelling and acknowledge that this ensures that highways impacts of both applications are being assessed in a consistent and cumulative manner.

3.5.5 In short, the results of the modelling identify the following key conclusions:

- There will be additional traffic from the development of around 1,000 vehicles per hour (vph) in the AM and PM peak, these will be spread across the network due to the multiple access points from the development and there is clear tidal flow to / from the A1 in the AM / PM peaks.
- The traffic modelling also shows this dispersal with limited increases in peak hours of trips on existing roads, whilst the modelling also estimates that around 300 vph will transfer from existing links and use the proposed Main Street.
- Modelling results of the individual 17 junctions across the network show that for 12 junctions, the RFC (Ratio of Flow to Capacity) will remain below the theoretical capacity.
- Of the 6 junctions that would go over 100% capacity, all 6 would be over capacity in the 2041 Do Minimum without any development scenario, and the additional development traffic does not make the situation unacceptably worse.

3.5.6 In respect of the above, SKDC have consulted with Lincolnshire County Council (as Local Highways Authority) in relation to the potential impacts of the development on the local highway network in the surrounding area, insofar as it falls within the administrative boundaries of SKDC, as well as the acceptability of the proposed link road. LCC have provided a formal response in relation to the Stamford North (SKDC) application, which considers the results of the cumulative modelling, and therefore, the comments made in relation to the impact on the local highway network are equally applicable to the Quarry Farm application. A full copy of their comments is enclosed at **Appendix 2**.

3.5.7 In respect of the above, it is acknowledged that LCC Highways have accepted that all 6 junctions that are predicted to operate over 100% capacity with the development flows included, would operate over capacity by 2041 without the development taking place. Therefore, the Developers are not required to provide mitigation for what will be an existing capacity issue. As such, it is accepted that there will be no unacceptable impacts on the local highways network in respect of safety and capacity.

3.5.8 In connection with the above, SKDC's previous holding objection included a request for financial contributions towards additional bus services to connect the development to existing facilities in Rutland and Lincolnshire, as well as planning conditions to ensure that appropriate pedestrian and cycle connections are made to connect the site with the existing residential areas of Stamford.

3.5.9 With regards to this, it is noted that the Applicant's for the Stamford North application under consideration by SKDC have worked with local bus operators to develop a deliverable public transport strategy for the wider Stamford North allocation. The proposed extension would provide a new public transport link across the whole Stamford North development, including the land at Quarry Farm, connecting the site to the town centre. SKDC are seeking to secure appropriate financial contributions through a Section 106 Agreement for the Stamford North application, and requests that RCC secures appropriate contributions to delivering the identified public transport strategy insofar as it relates to Quarry Farm. It is appreciated that this will require the proposed public transport strategy to be included within RCC's

Infrastructure Delivery Plan to enable CIL receipts collected from the development to be used to deliver this strategy.

- 3.5.10 In relation to the previous request for planning conditions securing appropriate pedestrian and cycle connections to the existing residential areas of Stamford, SKDC accepts that these are matters of detailed design, which are not subject to determination as part of the current application. However, SKDC would wish to be consulted on any future reserved matters applications for the site to ensure that these matters are appropriately addressed.
- 3.5.11 In respect of the impact of the development on the strategic road network, SKDC's previous holding objection identified that further information was required to demonstrate that the scheme would not give rise to any unacceptable impacts on the strategic highway network.
- 3.5.12 With regards to this, it is noted that National Highways (as strategic highways authority) have now confirmed to both LPAs that the whole Stamford North development would not have any unacceptable impacts on the strategic road network and, therefore, no mitigation measures are required.
- 3.5.13 Taking the above into account, **SKDC has no objections in relation to the impact of the development on the local and strategy highway network, subject to the completion of the Joint Infrastructure Planning Agreement securing the timely and co-ordinated delivery of the east-west link road, and subject to RCC securing appropriate financial contributions towards the extension of existing bus services as part of the proposed Stamford North public transport strategy.**

### 3.6 Design Quality and Visual Impact

- 3.6.1 SKDC previously raised a holding objection on the basis that the application was not accompanied by an agreed masterplan / development brief for the wider Stamford North development. As a result, there were a number of issues relating to the design of the spine road and provision of appropriate pedestrian and vehicle connectivity, which would preclude the creation of a well-designed and coherent cross-boundary development scheme, and therefore, these matters required formal agreement.
- 3.6.2 In this respect, SKDC acknowledges the joint submission of a Stamford North Illustrative Masterplan and Main Street Design Brief by the Applicant's at Quarry Farm and Stamford North; albeit it is noted that the Main Street Design Brief has not been uploaded to RCC's public application file. The submitted documents demonstrate how the east-west link road would be delivered across both the current applications, including alignment at the shared boundary on Little Casterton Road and appropriate interconnectivity at this boundary. The Main Street Design Brief sets out a shared vision for the east-west link road.
- 3.6.3 These documents have been reviewed by SKDC's Urban Design Officer, who has confirmed that they are satisfied that they are sufficient to ensure a co-ordinated approach to these key cross-boundary elements of the development proposals. As such, despite the absence of a Development Brief for the whole site, SKDC are satisfied that there is sufficient information to ensure that the wider Stamford North development is delivered in a coherent manner.
- 3.6.4 In light of the above, it is important that the Main Street Design Brief is secured as an approved document across both planning applications. It is noted that the draft JIPA is proposed to include obligations requiring both developers to build the link road in accordance with the approved design brief. Subject to formal completion of this document,

SKDC are satisfied that this provides an appropriate mechanism for ensuring the development proposals are consistent and coherent across the administrative areas.

3.6.5 Taking the above into account, **SKDC have no objections in relation to the design quality and visual impact of the development, subject to the completion of the Joint Infrastructure Planning Agreement which obligates the developers to complete the east-west link road in accordance with the design principles contained within the submitted Main Street Design Brief.**

3.6.6 Nonetheless, SKDC would welcome continued consultation with RCC in relation to any reserved matters applications for the site to ensure that further matters of detailed design i.e., the approach to parking design and boundary treatments can be applied consistently across the development, together with an agreement in relation to the interface of the development at Little Casterton Road.

### 3.7 Meeting All Housing Needs

3.7.1 SKDC's previous holding objection required the submission of an appropriate legal agreement to secure the quantum and mix of affordable housing, as well as an allocation / nomination agreement, which ensures that affordable housing provision is allocated towards meeting the needs for Stamford in the first instance.

3.7.2 In this respect, SKDC acknowledges that the application falls to be assessed against the current adopted Development Plan for Rutland. Policy CS11 (Affordable Housing) of the Rutland Core Strategy DPD (Adopted July 2011) sets out the current RCC policy position for affordable housing, which identifies an obligation for a minimum of 35% of affordable housing on all new housing developments and should include a mix of affordable rent and intermediate housing.

3.7.3 In the context of the above, the submitted Planning Statement indicates that the application has been prepared on the basis of 30% affordable housing and the indicative housing mix included within the proposals is reflective of the needs identified in Figure 4 of the RCC Strategic Housing Market Assessment (SHMA) (2019). It is stated that the exact mix and size of the affordable housing provision, will be subject to negotiation with the LPA having regard to the evidence in the SHMA.

3.7.4 In this regard, the proposed development fails to accord with the identified policy obligations in the adopted Development Plan.

3.7.5 Whilst Officers at SKDC have sought to engage with RCC during the course of the consideration of the planning applications, it is noted that matters relating to affordable housing have not been addressed.

3.7.6 However, SKDC notes that Policy H2 (Cross boundary development opportunity – Stamford North) within the Regulation 19 draft consultation document on the new Rutland Local Plan identifies that the development of Quarry Farm should include “30% of the site capacity as affordable housing to meet the needs arising in Rutland” [emphasis added]. Whilst this draft policy carries very limited weight at the current time, it is a clear indication of RCC's position in relation to the provision of affordable housing on the site.

3.7.7 As previously stated, in view of the nature and location insofar as it forms part of a wider Stamford North development scheme which immediately abuts the existing built-up area of Stamford (a settlement which falls within the South Kesteven District), **SKDC would respectfully re-affirm their position that the affordable housing delivered at Quarry**

**Farm, as part of the wider Stamford North development, should be subject to an allocation / nomination agreement, which prioritises the needs of Stamford residents and / or those with a local connection to Stamford in the first instance.** Despite the administrative boundaries, future residents of the site will look to Stamford to access services and facilities and will consider themselves to be Stamford residents rather than Rutland residents and, therefore, it is appropriate that the affordable housing is allocated in response to this position.

3.7.8 Furthermore, **SKDC would respectfully request that the property type, size and tenure mix delivered at Quarry Farm are also devised in a manner which responds to the local needs of Stamford, as opposed to the strategic needs contained within the Housing Market Assessment.**

3.7.9 In this respect, SKDC notes that the Applicant's for the Stamford North application under consideration by SKDC have submitted an Affordable Housing Proposals Report (Savills) (August 2023), which contains the results of a local housing needs for Stamford, including direct engagement with Stamford Town Council to understand the localised housing needs.

3.7.10 The results of this service have identified that there is an existing imbalance whereby the number of affordable rent units in Stamford is disproportionately high in comparison to affordable ownership options. As such, the Heads of Terms for the Stamford North application will secure a tenure split of 45% affordable rent and 55% affordable ownership to seek to address this imbalance. Therefore, **SKDC would respectfully request that the affordable housing tenure mix at Quarry Farm is also responsive to this localised housing need.**

3.7.11 Notwithstanding the above, **SKDC acknowledges that the allocation of affordable housing at Quarry Farm is a decision for Officers and Members at RCC and, despite the identified concerns with the current application, SKDC accepts that they cannot advise refusal of the application on that basis.**

### 3.8 Infrastructure for Growth

3.8.1 SKDC have previously registered a holding objection until such time that an appropriate cross-boundary agreement has been entered into to secure the necessary infrastructure improvements and further clarification was provided in relation to the application of the CIL charging schedule by RCC.

3.8.2 As previously stated, it is imperative that the Quarry Farm application is assessed with a view to ensuring that it makes a proportionate contribution towards meeting the infrastructure requirements of the wider Stamford North development, as well as securing the timely delivery of additional infrastructure provision within the site itself. Whilst the Quarry Farm site is located wholly within Rutland County Council's administrative boundaries, future residents of the site would be largely reliant upon services and facilities located within the main built-up area of Stamford. This would undoubtedly place additional strain on these facilities, which fall outside of the control of RCC, and under SKDC or LCC's remit. As such, it is critical to ensure that the appropriate contributions are sought from the Applicant to ensure that the local infrastructure can support the needs of residents from this site.

3.8.3 In this context, it is noted that draft allocation within the Regulation 19 consultation document for the new Rutland Local Plan states that the Quarry Farm development will be required to provide "appropriate community infrastructure to support the scale of the development

included on the site, through the payment of CIL and either by direct on-site provision or as a site-specific financial contribution to off-site provision serving the wider Stamford North development". SKDC would welcome further engagement with RCC regarding the provision of financial contributions towards infrastructure improvements within Stamford. However, it is noted that this would require the Quarry Farm site to be exempted from the adopted CIL charging schedule.

- 3.8.4 In respect of the above following discussions between Officers and Members of both authorities, including the meeting of the Stamford North Strategic Board, it is understood that RCC will not be making an application to relieve / exempt the Quarry Farm development from the CIL charging schedule, as part of the current application to allow a SUE-wide Section 106 Agreement to be pursued. Similarly, RCC have refused to enter into any agreement to allow funds collected by RCC under the CIL charging schedule to be used to fund infrastructure within South Kesteven.
- 3.8.5 SKDC wishes to place on record their disappointment with the above position that has been adopted by RCC, which has undoubtedly resulted in unnecessary issues in terms of securing a co-ordinated and rational position in relation to healthcare and education provision as part of the wider Stamford North development.
- 3.8.6 With regards to education provision specifically, Policy STM1:H1 of the adopted South Kesteven Local Plan identifies that the development should make provision for a new primary school, and contributions towards the expansion or improvement of the adjacent secondary school [Stamford Welland Academy]. Furthermore, it is appreciated that the draft Development Brief, which was being progressed to support the wider Stamford North development, identified that the proposed Primary School was to be sited within the SKDC / LCC administrative area but on the boundary with Little Casterton Road to allow for appropriate accessibility for future residents across the whole SUE.
- 3.8.7 In the context of the above, Lincolnshire County Council made a formal request for a financial contribution of £1 million from the Quarry Farm development towards the cost of building the primary school. However, as stated above, RCC have refused to enter into an agreement to allow for a site wider Section 106 Agreement to be pursued or to agree to transfer funds collected under the CIL regime to be used for funding the delivery of the school. It is noted that during the Stamford North Strategic Board meeting, RCC stated that they have sufficient existing capacity within their schools to meet the needs generated by the Quarry Farm development, and therefore, it is not necessary for the current application to contribute towards the cost of building the primary school.
- 3.8.8 In this respect, whilst it is possible that there is available capacity within Rutland schools, future residents of the Quarry Farm development are highly likely to admit their children to the nearest available school, which will be the newly built primary school adjacent to Little Casterton Road. Consequently, it is possible that the capacity of the proposed primary school will need to be increased to ensure that there remains sufficient spaces for children of the Stamford North development, as well as accommodating the children from the Quarry Farm development. As a result, Lincolnshire County Council have had to accept potential liability for the costs of expanding the school to accommodate children from the Quarry Farm development or an appropriate admissions policy will need to be imposed for the school, which will restrict admissions from Quarry Farm. SKDC considers that both scenarios are not reflective of the principles of good planning.

- 3.8.9 In respect of healthcare provision, at the time SKDC's previous comments were made, the Lincolnshire Integrated Care Board (LICB) and Leicester, Leicestershire and Rutland Clinical Commissioning Group (LLR CCG) were working together to agree a suitable way forward. However, since that time, LLR CCG withdrew from the joint working group, and the LICB have been engaged in a protracted strategic review. This has resulted in continued uncertainty regarding the delivery of a new health centre as part of the wider Stamford North development; whereby both applicants are making land available within their respective local centres for a new health centre. RCC have confirmed that there is a request for a CIL contribution for £450,000 to mitigate the impacts of the Quarry Farm development, but that these funds could be used on a new facility on Quarry Farm or expansion of existing facilities in Empingham. However, at present, the catchment area boundary of the Empingham GP has been reduced to exclude Stamford and the Quarry Farm site.
- 3.8.10 In the event that this boundary is not redressed to include the Quarry Farm site, SKDC considers it likely that future residents will be reliant upon health services within Lincolnshire rather than Rutland. The alternative scenario whereby a new facility is built on Quarry Farm and on the eastern side of the Stamford North development could result in unnecessary duplication of facilities, and reaching agreement of a co-ordinated approach would be preferable. Whilst it is appreciated that the actions of the two ICB's and the Empingham GP are outside of the control of the two LPAs, the current situation in respect of healthcare provision does not demonstrate a co-ordinated approach to the delivery of the wider Stamford North development.
- 3.8.11 Notwithstanding the above, in light of the requirement to reach a resolution on the current applications, SKDC does not object to the Quarry Farm application, subject to the completion of the JIPA which secures the necessary controls on the delivery of the east-west link road.

### 3.9 **Flood Risk and Drainage**

- 3.9.1 It is appreciated that matters of flood risk and drainage were not identified as a concern within SKDC's previous holding objection. However, as part of the consultation process for the Stamford North application currently under consideration by SKDC, cross-boundary capacity issues have been identified by Anglian Water; and this is reflected in their comments dated 4<sup>th</sup> April 2024.
- 3.9.2 In short, Anglian Water have confirmed that there is insufficient localised foul drainage capacity to accommodate the whole Stamford North development, and therefore, a new connection will be required to a new foul water sewer in Uffington Road via a pumping station in the SKDC Stamford North site. Similarly, Anglian Water have also advised that there is insufficient clean water supply to accommodate the wider Stamford North proposals. A capital investment project has been identified and is being progressed, however the delivery of the development will need to be appropriately phased to ensure that properties are not occupied until the capital investment project has been delivered. As such, Grampian planning conditions will need to be replicated on the Stamford North and Quarry Farm applications to ensure that the necessary foul water drainage arrangements are implemented, and that the development is phased to allow for adequate clean water supplies to be made available.
- 3.9.3 Following discussions between Officers at SKDC and Anglian Water, the following conditions have been agreed as being appropriate and necessary:

#### Foul Water Strategy

*No development shall commence until a strategic foul water strategy has been submitted to and approved in writing by the Local Planning Authority, in consultation with Anglian Water. This should identify the connection point to the 1050mm sewer network along Uffington Road, unless otherwise agreed in writing by the Local Planning Authority, in consultation with Anglian Water.*

*Prior to the occupation of any phase of the development, the foul drainage works relating to that phase must have been carried out in complete accordance with the approved scheme, or any variation to the approved scheme submitted to and approved in writing by the Local Planning Authority.*

*Reason: To reduce the impacts of flooding and potential flood risk.*

#### Water Supply Strategy

*Before any development hereby permitted is occupied / brought into use, a potable water strategy shall be submitted to, and approved in writing by the Local Planning Authority, in consultation with Anglian Water. This strategy shall provide confirmation that there is sufficient potable water to supply each phase of the development.*

*Thereafter, the approved development shall be carried out in accordance with the approved strategy.*

*Reason: To ensure a supply of potable water to new and existing customers; and to ensure new and existing customers do not suffer from low water pressure.*

3.9.4 Taking the above into account, **SKDC has no objections in relation to flood risk and drainage, subject to the imposition of the above conditions.**

#### 3.10 **Other Matters**

3.10.1 As stated elsewhere, SKDC acknowledges that RCC are the Local Planning Authority responsible for determining the current application and, as such, the current response has focused on those matters which are considered to have cross-boundary implications. The acceptability of material considerations relating to the application site in isolation are for RCC to assess. Nonetheless, it is noted that SKDC's previous holding objection raised concerns on the basis that there was insufficient evidence to demonstrate that the application proposals would accord with the established hierarchy contained within the Framework to avoid, mitigate, or as a last resort, compensate for potential impacts on ecological assets. These matters are commented on below:

#### 3.11 **Ecology and Biodiversity**

3.11.1 SKDC's previous objection relating to ecology and biodiversity were in relation to an absence of information to demonstrate sufficient measures to compensate for the loss of a significant area of the candidate Local Wildlife Site, and there was also insufficient evidence to demonstrate that the proposals would achieve a biodiversity net gain when taken as a whole.

3.11.2 Subsequently, a revised Illustrative Masterplan and Illustrative Landscape and Environmental Masterplan has been submitted, which have sought to respond to concerns raised in relation to ecology and arboriculture. The land adjacent to the area of the existing woodland, to the south of the proposed link road, which was previously proposed for residential development will now be left undeveloped and form part of the green

infrastructure of the site. In addition, a greater area of woodland is retained to the north with the MUGA / sports facilities relocated to a position adjacent to the proposed local centre.

- 3.11.3 The revised plans have been subject to assessment as part of an Environmental Statement Addendum, as well as through the submission of additional technical evidence in the form of an Outline Mitigation and Management Strategy (“OMMS”) (FPCR) (November 2022) and Biodiversity Net Gain Assessment (FPCR) (December 2022)
- 3.11.4 The submitted OMMS sets out the approach to mitigating and compensating for the ecological impacts of the development. The OMMS sets out a strategy which references seven habitat creation / enhancement areas, which are identified on the Landscape and Environmental Masterplan; for each area, a description of the habitat creation / enhancement proposals are detailed together with initial supervision and longer-term management arrangements.
- 3.11.5 In this respect, SKDC notes the revised comments that have been submitted to Rutland County Council on behalf of Leicestershire County Council ecology service, which has confirmed that there are no objections, subject to the imposition of conditions requiring a detailed Mitigation Strategy for protected species and local rare plants to be submitted and approved prior to commencement, and for a detailed Habitat Creation and Management Plan based on the OMMS to be submitted and approved prior to commencement of the development.
- 3.11.6 With regards to biodiversity, the updated Biodiversity Net Gain Assessment (FPCR) (December 2022) concludes that, based on the Illustrative Masterplan provided as part of the outline planning application, and the high level proposals for the Country Park, the development is capable of achieving a 18.14% net gain in habitat units and a 13.96% net gain in hedgerow units. As such, the development proposals would accord with the relevant development plan policies in relation to net gain.
- 3.11.7 In light of the above, **SKDC are satisfied that sufficient information has been provided, or can be secured via planning conditions, to ensure that the established hierarchy to avoid, mitigate, and as a last resort, compensate for the impact of development ecological assets is adhered to.** In addition, sufficient evidence has now been provided to demonstrate that the proposals are capable of achieving a biodiversity net gain.
- 3.11.8 Nonetheless, as stated above, SKDC acknowledges that these material planning considerations do not have cross-boundary implications and, therefore, are a matter for RCC to assess.

## **4 Crime and Disorder**

- 4.1 It is concluded that the proposals would not result in any significant crime and disorder implications.

## **5 Human Rights Implications**

- 5.1 Article 6 (Right to fair decision-making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is concluded that no relevant Article of the Act will be breached in making this decision.

## **6 Conclusion**

- 6.1 To summarise, South Kesteven District Council acknowledges that the application proposals comprise part of the wider Stamford North development proposals and seeks

permission for a development proposal consistent with the wider allocation, including provision of part of the east-west link road that will connect Old Great North Road to Ryhall Road as part of the wider scheme.

- 6.2 Nonetheless, in May 2022, SKDC submitted a formal holding objection to the application on the basis that there was insufficient evidence to confirm that the proposals would not result in unacceptable impacts on the strategic and local highways network; the application was not accompanied by an agreed masterplan for the wider Stamford North development resulting in concerns relating to the design of the spine road; insufficient evidence to confirm that the development would adhere with the established hierarchy in relation to ecological impacts; and the absence of a legal agreement securing the necessary level of affordable housing, and proportionate contributions to mitigating the impacts of the development on local infrastructure.
- 6.3 In the intervening period, an application has been submitted for the land allocated within the SKDC Local Plan, and extensive discussions have taken place between Officers and Members at SKDC and RCC, as well as between the respective applicants. This has resulted in the submission of further joint documents, including a joint Illustrative Masterplan and Main Street Design Brief, together with progress on the preparation of a Joint Infrastructure Planning Agreement.
- 6.4 In light of the above, South Kesteven District Council submits the following updated response to the Quarry Farm application; this response supersedes the comments made in May 2022.
- 6.5 South Kesteven District Council has no objections to the Quarry Farm application, subject to the following conditions / requirements:
- The completion of the Joint Infrastructure Planning Agreement requiring the landowners for the whole Stamford North development to complete the east-west link road in accordance with the necessary timescales, and in accordance with the design principles contained within the submitted Main Street Design Brief.
  - Rutland County Council securing appropriate financial contributions towards the extension of the existing bus services in accordance with the proposed Stamford North public strategy agreed with the local bus operators; and
  - The imposition of the following conditions, which are to be replicated on both Stamford North applications:

#### Foul Water Strategy

*No development shall commence until a strategic foul water strategy has been submitted to and approved in writing by the Local Planning Authority, in consultation with Anglian Water. This should identify the connection point to the 1050mm sewer network along Uffington Road, unless otherwise agreed in writing by the Local Planning Authority, in consultation with Anglian Water.*

*Prior to the occupation of any phase of the development, the foul drainage works relating to that phase must have been carried out in complete accordance with the approved scheme, or any variation to the approved scheme submitted to and approved in writing by the Local Planning Authority.*

*Reason: To reduce the impacts of flooding and potential flood risk.*

## Water Supply Strategy

*Before any development hereby permitted is occupied / brought into use, a potable water strategy shall be submitted to, and approved in writing by the Local Planning Authority, in consultation with Anglian Water. This strategy shall provide confirmation that there is sufficient potable water to supply each phase of the development.*

*Thereafter, the approved development shall be carried out in accordance with the approved strategy.*

*Reason: To ensure a supply of potable water to new and existing customers; and to ensure new and existing customers do not suffer from low water pressure.*

- 6.6 With regard to the affordable housing delivered at Quarry Farm, as part of the wider Stamford North development, the Council's position is that this should be delivered in a manner which responds to the local needs of Stamford, as evidenced through a local housing needs assessment, and should be subject to an allocation / nomination agreement, which prioritises the needs of Stamford residents and / or those with a local connection to Stamford in the first instance.
- 6.7 The Council welcomes criterion f of Policy H2 – Stamford North in the draft Rutland Local Plan which requires appropriate community infrastructure to support the scale of development included on the site, through the payment of CIL and either by direct on-site provision or as a site-specific financial contribution to off-site provision serving the wider Stamford North development. However, the Council is concerned that RCC have not applied for relief from CIL for the Quarry Farm application or entered into any agreement to allow CIL receipts to be spent on infrastructure projects within Stamford to assist in meeting the education and healthcare needs of the wider Stamford North development and are therefore currently unclear how this important policy criterion will be met.

## **Appendices**

### **Appendix 1 – SKDC Consultation Response (May 2022)**

- **Officer Report to Committee**
- **Committee Report Additional Items**
- **Committee Report Addendum**
- **Committee Minutes**

### **Appendix 2 – Lincolnshire County Council (Highways & SuDS) – Stamford North Consultee Response**