



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

13 May 2022



Additional Information Report

This reports set out additional information in relation to planning applications for consideration at the Planning Committee on 13 May 2022 that was received after the Agenda was published.

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, drainage and landscaping (Access only) (Rutland County Council Ref: 2022/0227/MAO)

Site Address: Land at Quarry Farm, Old Great North Road, Little Casterton, Rutland

Additional Information Received

2 further letters of public representation have been received, all of which have raised objections to the application proposals. The points raised can be summarised as follows:

- Loss of a valued open space
- Insufficient information in relation to climate change, specifically that the development would contribute towards meeting the objectives of achieving a net-zero carbon footprint.
- Impact on ecology and biodiversity.
- Impacts on Stamford's infrastructure capacity.

Officer Evaluation

As identified within the main Committee Report, the current application site is located wholly within Rutland County Council's administrative boundaries and as such, the role of South Kesteven District Council is to provide a consultation response to Rutland County Council in relation to the strategic, cross boundary implications of the development proposal. In this regard, it is the duty of Rutland County Council, as Local Planning Authority for the application, to assess the site-specific impacts of the development.

Notwithstanding the above, it is appreciated that as a matter of principle, the application proposals comprise of development of an area of land which has been previously identified as a proposed cross-boundary allocation for a mixed-use sustainable urban extension to the north of Stamford, which is identified in the South Kesteven Local Plan as being a sustainable location for growth. The current application proposals involve the construction of the initial phase of an east-west distributor road, which is intended to extend throughout the wider Stamford North development to connect Old Great North Road to Ryhall Road. The proposed distributor road would alleviate the existing traffic pressure on Stamford Town Centre, and in this respect, has been assessed to reduce the level of carbon emissions in the area by reducing the idle time of vehicles.

Furthermore, it is also noted that the application has been submitted in outline with only access for approval. As such, matters relating to the detailed design of properties are reserved for future determination, at which point the sustainability credentials of the proposed buildings against the obligations set out within the Rutland County Council development plan.

In relation to matters of ecology and biodiversity and infrastructure capacity, it is considered that these material considerations have been assessed in detail as part of the main committee report, and the additional letters of representation do not introduce any new information to justify any change in the current assessment.

Taking the above into account, the recommendation remains the same as set out in the main committee, report.

Financial Implications reviewed by: Not applicable

Legal Implications reviewed by: Not applicable