



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

13 May 2022



Additional Information Report – Addendum 13.05.22

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 and the Additional Information Report 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

An additional petition comprising 1,667 signatories have been received, which has raised the following concerns in respect of the development proposals:

- Loss of candidate Local Wildlife Site and impacts on biodiversity
- Impacts on Stamford's infrastructure capacity.
- Objection to the application being determined by Rutland County Council.

Furthermore, a late representation has been received by Councillor Harrish Bisnauthsing, which has raised the following points:

- Absence of a comprehensive masterplan for the site.
- Impact on Stamford's infrastructure, including healthcare
- The application scheme should include local employment opportunities.
- The need for appropriate footpath and cycle connections to integrate the site with the wider Stamford North allocation and the existing community.

Officer Evaluation

1. Determination of the application by Rutland County Council

As previously identified, the current application site is located wholly within Rutland County Council's administrative boundaries and as such, they are the Local Planning Authority who are responsible for undertaking the necessary statutory consultation with neighbours and stakeholders as part of the assessment of the application. Nonetheless, in view of the nature and location of the application proposals, and the likely

cross-boundary implication of the development scheme, South Kesteven District Council have been invited to submit comments on the application as an adjoining authority. In this respect, SKDC's response is focused on those matters which will impacts on SKDC's objectives and interests, rather than assessing any site-specific issues, which is the role of the Local Planning Authority.

2. Impact on Stamford's infrastructure capacity, including healthcare

The main Committee Report sets out in detail, Officers' assessment of the current application proposals and expresses clear reservations that, on the basis of the current information, there is insufficient evidence that the application would make a proportionate contribution towards mitigating the impact of the development on local infrastructure capacity, including education, healthcare and public transport.

3. Loss of candidate Local Wildlife Site and overall impact on biodiversity

As above, this matter has been assessed in detail as part of the main Committee Report. Officers' assessment as that the current application provides insufficient evidence that it will compensate for the loss of the candidate Local Wildlife Site and achieve a biodiversity net gain as a whole.

4. Absence of a comprehensive masterplan for the site, and the need for the application to include appropriate footpath and cycle connectivity.

Similarly, the main Committee Report highlights the concerns relating to the absence of a comprehensive masterplan / development brief for the wider Stamford North development, and the consequential impacts that this has in securing appropriate agreement on matters relating to the design of the spine road and provision of adequate pedestrian and cycle connectivity between the site and the wider Stamford North allocation, as well as the existing built-up area of Stamford.

5. The need to include employment opportunities as part of the application proposals.

Members will fully appreciate the obligation to assess the acceptability of the application proposals as they have been submitted and are currently presented.

Nonetheless, as set out within the initial Committee Report, it is noted that the draft allocation of the site within the former Rutland Local Plan (which has subsequently been withdrawn from Examination) identified the site for development of no more than 650 homes, a country park, and a distributor road linking Old Great North Road to Little Casterton Road, and as such, did not set out any requirement to provide dedicated employment land.

However, it is acknowledged that the current application scheme includes proposals for a Local Centre of up to 3,000 sq. metres, which would include uses falling within Class E (a-g), which comprises of Commercial, Business and Service Uses, and also uses within Class F2(a) (Local Community – Shops) and F2(b) (Local Community – Halls and Meeting Places). These proposed uses within the Local Centre would therefore be expected to generate a level of employment opportunities for the existing and proposed local community.

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