



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 27 November 2025 that was received after the Agenda was published.

S25/1082

Proposal: Hybrid Application for Full Planning Permission for the conversion of the infirmary and casualty ward together with associated demolition and external alterations to form 11no. dwellings (Use Class C3), and Outline planning permission for the erection of 16 no. residential dwellings (Use Class C3) with matters reserved for appearance and landscaping

Site Address: Stamford And Rutland Hospital, Ryhall Road, Stamford, PE9 1UA

Summary of Changes to Officer Report

- Condition 17 of the schedule of conditions for the full application has been removed and replaced with a financial contribution for the provision of 2 bus stops, which will be payable to Lincolnshire County Council as the Local Highway Authority. The financial contribution is based on the costs incurred by LCC Highways in delivering a similar scope of works elsewhere within the County recently and are considered to be proportionate to the development. The change from a planning condition to Section 106 financial contribution does not alter the nature of infrastructure to be provided; rather it is a revision to the mechanism through which it will be delivered.
 - **Highways (Bus Stops)** - £16,000.00 towards the installation of 2 bus stops on Ryhall Road to serve the development.
- Furthermore, the schedule of conditions has been updated to allow for the appropriate phasing of the development. The revisions to the conditions, whilst appearing substantial, do not alter the ethos or requirements in terms of the information to be provided. The changes are intended to allow for the works for the conversion of the Infirmary building and Casualty Ward building to take place at the earliest opportunity, in order to safeguard the long-term future of these buildings, and to confirm that the majority of information required to be submitted under conditions relates to the new build elements of the proposal, and therefore, are more appropriately secured through the outline element of the permission only.

Officer Evaluation

The information provided does not materially alter the Officers assessment within the Officers delegated report.

As such, the recommendation remains as per the Officer Report, with the exception of the amendments to the conditions and Section 106 heads of terms, detailed within this report.

Updated Schedule of Condition(s)

FULL PLANNING PERMISSION

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended)

Approved Plans

- 2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:

Drawing No.2140-01 Location Plan
Drawing No.2140-04 Proposed Site Plan
Drawing No.2140-06 Construction Management Plan – Demolition Phase
Drawing No.2140-07 Construction Management Plan Infirmary Works Phase
Infirmary Building:
Drawing No.2140-14A Proposed Ground Floor and Basement Plan
Drawing No.2140-15A Proposed First and Second Floor Plan
Drawing No.2140-16B Proposed Elevation Plan
Drawing No.2140-17B Proposed Section Plan
Casualty Building:
Drawing No.2140-19 Proposed Floor Plans, Sections, Elevations
Drawing No.21400-20A Traffic and Pedestrian Connectivity Plan

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Before Development is Commenced

Archaeological Investigation

- 3) Prior to the commencement of any works at the site including demolition, a written scheme of investigation shall be submitted to and approved in writing by the local planning authority. The scheme shall include, but not limited to,
 - programme of archaeological building recording.

The works to be carried out in accordance with the agreed scheme and the report to be submitted in accordance with the approved phasing.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan and Section 16 of the NPPF..

Construction Management Plan

- 4) The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;
- the phasing of the development to include access construction;
 - the on-site parking of all vehicles of site operatives and visitors;
 - the on-site loading and unloading of all plant and materials;
 - the on-site storage of all plant and materials used in constructing the development;
 - wheel washing facilities;
 - the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and;
 - strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

Surface Water Drainage Strategy

- 5) Before the development hereby permitted is commenced, save for demolition, a scheme for the treatment of surface water drainage shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall:
- Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
 - Provide flood exceedance routing for storm events greater than the 1 in 100 year event;
 - Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing drainage infrastructure and watercourse system without exceeding the runoff rate for the undeveloped site;
 - Provide attenuation details and discharge rates which shall be restricted;
 - Provide details of the timetable for and any phasing of the implementation of the drainage scheme; and
 - Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

Thereafter, no dwelling shall be occupied until the approved scheme has been completed or provided on site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

Contamination Remediation

- 6) No part of the development hereby permitted shall be occupied, until a detailed scheme of remediation works and measures to be undertaken to avoid the risks from contaminants and / or gases when the site is development and proposals for future maintenance and monitoring. Such a scheme shall include all recommendations set out in the Phase 2 Ground Investigation Report (RPS) (April 2024) and shall also include the nomination of a competent person to oversee the works.

Thereafter, the works shall be completed in accordance with the approved details.

Reason: Previous activities associated with the site may have caused, or had the potential to cause, land contamination and to ensure that the future occupiers of the site are not subject to any unacceptable risks of pollution; in accordance with Policy EN4 of the adopted South Kesteven Local Plan.

During Building Works

Construction Hours

- 7) Construction work on site shall only be carried out between the hours of 0730 and 1800 Monday to Friday, and 0800 to 1300 on Saturdays. Construction work shall not be carried out on Sundays or Public Holidays; unless otherwise agreed in writing by the Local Planning Authority.

The term “construction work” shall include all mobile plant and machinery, radios and the delivery of construction materials.

Reason: To minimise noise impacts on the adjacent residential dwellings.

Delivery Hours

- 8) Deliveries of construction materials shall only take place between the hours of 0730 and 1700 Monday to Friday, and 0900 and 1700 on Saturdays. Deliveries shall not take place on Sundays or public holidays.

Reason: To minimise noise impacts on the adjacent residential dwellings.

Soft Landscaping Details

- 9) The development shall not be occupied until details of all soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. Details shall be in broad

accordance with the approved Boundary Treatment Plan (Drawing No.2140-23A) and shall include:

- a. Planting plans;
- b. Written specifications (including cultivation and other operations associated with plant and grass establishment);
- c. Schedules of plants, noting species, plant sizes and proposed numbers / densities where appropriate.
- d. Phasing of implementation

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy LV-H3, EN1 and DE1 of the adopted South Kesteven Local Plan.

Ecological Mitigation

- 10) All works on site, including construction and delivery works, shall be carried out in accordance with the recommendations contained within the Preliminary Ecological Appraisal and Bat Surveys (Archer Ecology) (Dated September 2024), unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of best ecological practice and in accordance with Policy EN2 of the adopted South Kesteven Local Plan.

Tree Protection

- 11) All works on site, including construction and delivery works, shall be carried out in accordance with the recommendations contained within the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan (East Midlands Tree Surveys Ltd) (29 May 2025), unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of best ecological practice and in accordance with Policy EN2 of the adopted South Kesteven Local Plan

Materials Details

- 12) Before any of the works on the external elevations for the building(s) hereby permitted are begun, samples of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Before the Development is Occupied

Existing Access

- 13) Within seven days of the final occupation of the development, the existing access onto Uffington Road shall be permanently closed in accordance with details to be agreed in writing with the Local Planning Authority.

Reason: To reduce to a minimum, the number of individual access points, in the interests of road safety

Vehicular Access – Construction Method

- 14) Prior to first occupation of the site further details relating to the three vehicular access to the public highway, including materials, specification of works, construction method and phasing shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented in accordance with the approved phasing on site before the respective phase of the development is first occupied and thereafter retained at all times.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site

Contamination Verification

- 15) Before any part of the development hereby permitted is occupied/brought into use, a verification report confirming that remedial works have been completed shall have been submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the nominated competent person approved, as required by condition above. The report shall include:

A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;

- ii. As built drawings of the implemented scheme;
- iii. Photographs of the remediation works in progress; and
- iv. Certificates demonstrating that imported and/or material left in situ is free from contamination.

The scheme of remediation shall thereafter be maintained in accordance with the approved scheme.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policies EN2 and EN4 of the adopted South Kesteven Local Plan and national guidance contained in the NPPF paragraphs 178 and 179.

Sustainable Building

- 16) Prior to occupation of each dwelling, the measures contained within the approved sustainable building report: Sustainability Statement Ref P1363 (June 2025) shall have been completed in full, in accordance with the agreed scheme hereby permitted.

Reason: To ensure that the development mitigates against, and adapts to, climate change in accordance with Policy SB1 of the South Kesteven Local Plan.

Materials Compliance

- 17) Before the dwellings hereby permitted are first occupied, the external materials must have been completed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted Local Plan.

Hard Landscaping Implementation

- 18) Before any part of the development hereby permitted is occupied, all hard landscaping works shall have been completed in accordance with Drawing No.2140-23A Proposed Landscape and Boundary Treatments, in accordance with the approved phasing.

Reason: Hard landscaping makes an important contribution to the development and its assimilation with its surroundings, and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Landscape and Ecological Management Plan

- 19) Before any part of the development hereby permitted is occupied, a Landscape and Ecological Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- a. Long term design objectives
- b. Management responsibilities; and
- c. Maintenance schedules for all landscaped areas, other than privately owned, domestic gardens.

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 and EN2 of the adopted South Kesteven Local Plan.

Ongoing Conditions

Soft Landscaping Implementation

- 20) Before the end of the first planting / seeding season following the first occupation of the development hereby permitted, all soft landscaping works shall have been carried out in accordance with the approved soft landscaping details.

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings, and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Soft Landscaping Protection

21) Within a period of five years from the first occupation of the final dwelling of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme that die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping, in accordance with the approved designs and in accordance with Policy DE1 and EN2 of the adopted South Kesteven Local Plan.

Landscape Management Plan Compliance

22) The development hereby permitted, shall have been carried out in accordance with the approved Landscape Management Plan.

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings, and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

OUTLINE PLANNING PERMISSION

Time Limit for Commencement

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission, or two years from the approval of the last reserved matters, whichever is the latter.

Reason: In order that development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended).

Time Limit for Reserved Matters

- 2) Details of the reserved matters set out below shall have been submitted to the Local Planning Authority for approval within three years from the date of this permission:
 - i. Appearance
 - ii. Landscaping

Approval of all reserved matters shall have been obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and in order that the development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended)

Approved Plans

- 3) The development hereby permitted shall be carried out in accordance with the following list of approved plans (in relation to the site layout, and access only):
 - a. Planning Layout (Drawing No.2140 04)
 - b. Traffic and Pedestrian Connectivity Plan (Drawing No.2140 20A)

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Scale

- 4) No part of the development hereby permitted shall exceed the height shown on the site section plan (Drawing Number 2140 05 Proposed Site Sections) and for the avoidance of doubt this shall not exceed the spot height (46.08) of the existing Infirmary Building.

Reason: To define the permission and for avoidance of doubt. .

Before Development is Commenced

Archaeological Investigation

- 5) Prior to the commencement of any works at the site, a written scheme of investigation shall be submitted to and approved in writing by the local planning authority. The scheme shall include, but not limited to,
- a programme of trial trenching.
 - a programme of phasing of archaeological investigations and reporting.

The works to be carried out in accordance with the agreed scheme and the report to be submitted in accordance with the approved phasing.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan and Section 16 of the NPPF..

- 6) No development other than the demolition hereby approval shall take place until an archaeological mitigation strategy report has been submitted to and agreed in writing by the local planning authority. The work shall be carried out in accordance with the approved details.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan and Section 16 of the NPPF.

CEMP

- 7) No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan and Statement shall include measures to mitigate the adverse impacts during the construction stages of the permitted development and shall include:
- The phasing of the development, including access construction and build routes.
 - The on-site parking of all vehicles of site operatives and visitors.
 - The on-site loading and unloading of all plant and materials.
 - The on-site storage of all plant and materials used in constructing the development.
 - Dust suppression measures
 - Wheel washing facilities.
 - A strategy stating how surface water runoff on and from the development will be managed during construction, and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during all construction works.

The Construction Management Plan and Statements shall be strictly adhered to throughout the construction period.

Reason: In the interests of residential amenity of occupiers of the site and the surrounding area.

Materials Details

- 8) As part of any reserved matters application(s) relating to appearance, details of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Sustainable Building Measure

- 9) Prior to occupation of each dwelling, the measures contained within the approved sustainable building report: Sustainability Statement Ref P1363 (June 2025) shall have been completed in full, in accordance with the agreed scheme hereby permitted.

Reason: To ensure that the development mitigates against, and adapts to, climate change in accordance with Policy SB1 of the South Kesteven Local Plan.

Surface Water Drainage Strategy

- 10) Before the development hereby permitted is commenced, a scheme for the treatment of surface water drainage shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- a. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
- b. Provide flood exceedance routing for storm events greater than the 1 in 100 year event;
- c. Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing drainage infrastructure and watercourse system without exceeding the runoff rate for the undeveloped site;
- d. Provide attenuation details and discharge rates which shall be restricted;
- e. Provide details of the timetable for and any phasing of the implementation of the drainage scheme; and
- f. Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

Thereafter, no dwelling shall be occupied until the approved scheme has been completed or provided on site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development.

Contamination Remediation

- 11) No part of the development, except demolition, hereby permitted shall commence until a detailed scheme of remediation works and measures to be undertaken to avoid the risks from contaminants and / or gases when the site is development and proposals for future maintenance and monitoring. Such a scheme shall include all recommendations set out in the Phase 2 Ground Investigation Report (RPS) (April 2024) and shall also include the nomination of a competent person to oversee the works.

Thereafter, the works shall be completed in accordance with the approved details.

Reason: Previous activities associated with the site may have caused, or had the potential to cause, land contamination and to ensure that the future occupiers of the site are not subject to any unacceptable risks of pollution; in accordance with Policy EN4 of the adopted South Kesteven Local Plan.

During Building Works

Existing Access

- 12) Within seven days of the final occupation of the development, the existing access onto Uffington Road shall be permanently closed in accordance with details to be agreed in writing with the Local Planning Authority.

Reason: To reduce to a minimum, the number of individual access points, in the interests of road safety

Construction Hours

- 13) Construction work on site shall only be carried out between the hours of 0730 and 1800 Monday to Friday, and 0800 to 1300 on Saturdays. Construction work shall not be carried out on Sundays or Public Holidays; unless otherwise agreed in writing by the Local Planning Authority.

The term “construction work” shall include all mobile plant and machinery, radios and the delivery of construction materials.

Reason: To minimise noise impacts on the adjacent residential dwellings.

Delivery Hours

- 14) Deliveries of construction materials shall only take place between the hours of 0730 and 1700 Monday to Friday, and 0900 and 1700 on Saturdays. Deliveries shall not take place on Sundays or public holidays.

Reason: To minimise noise impacts on the adjacent residential dwellings.

Ecological Mitigation

15) All works on site, including construction and delivery works, shall be carried out in accordance with the recommendations contained within the Preliminary Ecological Appraisal and Bat Surveys (Archer Ecology) (Dated September 2024), unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of best ecological practice and in accordance with Policy EN2 of the adopted South Kesteven Local Plan.

Landscape and Ecological Management Plan

16) Before any part of the development hereby permitted is occupied, a Landscape and Ecological Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- a. Long term design objectives
- b. Management responsibilities; and
- c. Maintenance schedules for all landscaped areas, other than privately owned, domestic gardens.

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 and EN2 of the adopted South Kesteven Local Plan.

Tree Protection

17) All works on site, including construction and delivery works, shall be carried out in accordance with the recommendations contained within the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan (East Midlands Tree Surveys Ltd) (29 May 2025), unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of best ecological practice and in accordance with Policy EN2 of the adopted South Kesteven Local Plan

Prior to Occupation

Contamination Verification

18) Before any part of the development hereby permitted is occupied/brought into use, a verification report confirming that remedial works have been completed shall have been submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the nominated competent person approved, as required by condition above. The report shall include:

A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;

- i. As built drawings of the implemented scheme;
- ii. Photographs of the remediation works in progress; and
- iii. Certificates demonstrating that imported and/or material left in situ is free from contamination.

The scheme of remediation shall thereafter be maintained in accordance with the approved scheme.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policies EN2 and EN4 of the adopted South Kesteven Local Plan and national guidance contained in the NPPF paragraphs 178 and 179.

Number of dwellings

19) The total number of dwellings to be constructed on the application site shall not exceed 16 in total.

Reason: To define the permission and for the avoidance of doubt.