

Roger Ranson  
Rutland County Council  
Catmose House  
Catmose Street  
Oakham  
Rutland  
LE15 6HP

2 December 2024

Dear Mr. Ranson,

South Kesteven District Council's Consultation Response to Rutland County Council's Regulation 19 Pre-Submission Local Plan

Thank you for formally consulting South Kesteven District Council ('the Council') on the Rutland Pre-Submission Local Plan. In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, representations should focus on whether the Local Plan is legally compliant and meets the tests of 'Soundness' as set out in the NPPF.

The Council considers that the Regulation 19 Pre-Submission Rutland Local Plan is legally compliant and meets the tests of Soundness; however, the Council wishes to make the following comments:

Chapter 2 Spatial Portrait

The Council welcomes the Spatial Portrait's reference to Stamford and its provision of a range of community and leisure facilities including shopping, education and health services. As well as the surrounding villages within South Kesteven, the Spatial Portrait rightly acknowledges that Stamford acts as a service centre to villages on the eastern side of Rutland.

Policy SS1 Spatial Strategy for New Development

The Council is particularly interested in any proposed growth in Rutland towards South Kesteven District. The Council welcomes the inclusion of land adjacent to Stamford as a focus for development, in addition to Rutland's towns and larger villages. The policy's associated text makes clear that the development is only acceptable as part of a comprehensive cross boundary development at Stamford North.

Criterion d of Policy SS1 permits the reuse/or redevelopment of land within the defined Woolfox Opportunity Area where it accords with the requirements of policy SS4 and the principles and requirements of any adopted masterplan, SPD or DPD for the site. The Council notes that

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whilst the site is not currently a proposed allocation, the site will be considered through future review of the Local Plan.

The Council is mindful that the site is circa 3.7 miles from the boundary of South Kesteven District, with Stamford as the nearest town. Impact on South Kesteven District Council must be considered, and the Council will work collaboratively with Rutland County Council under the legal Duty to Cooperate, and in accordance with the terms of reference of the South Kesteven District Council & Rutland County Council Joint Board on Strategic Planning Matters of Mutual Interest.

### Policy H1 Sites Proposed for Residential Development

The Council welcomes the inclusion of Quarry Farm/Monarch Park within Policy H1 as a site proposed for 650 dwellings to be provided as part of a comprehensive Sustainable Urban Extension to Stamford. The Council notes that the 650 homes is shown within Table 3 as counting towards Rutland's housing needs, reducing the requirement for new housing elsewhere in Rutland.

### Policy H2 Cross-boundary development opportunity – Stamford North

The Council welcomes the inclusion of a specific policy for the cross-boundary development opportunity at Stamford North, and its identification as a 'Strategic Policy' within Appendix 1. The Statement of Common Ground, as agreed at respective cabinets, requires that the portion of land within Rutland be brought forward for development as part of a comprehensive scheme, and this is reflected in Policy H2.

Policy H2 rightly requires the proposal for the development of the Quarry Farm site to be in accordance with an agreed Masterplan or Development Brief or as a comprehensive planning application for the whole of the Stamford North development area.

As indicated through the Council's response to the Rutland Regulation 18 Draft Local Plan, the Council considers that Policy H2 should reflect the Statement of Common Ground which acknowledges that there is likely to be an impact on the existing infrastructure of Stamford, including schools, public transport, the town centre, and health facilities.

Policy H2 should therefore echo the Statement of Common Ground and stipulate that Rutland County Council will prioritise expenditure of CIL receipts generated by the Stamford North development on projects that are either critical to enable the development to go ahead or are essential to mitigate the impact of the development on infrastructure, including infrastructure to be wholly located within South Kesteven District.

Comments on Policy H2's criteria are as follows:

Regarding criterion bi) the Council notes that the 650 homes to be delivered within the Rutland part of the comprehensive Sustainable Urban Extension to Stamford is shown within Table 3 as counting towards Rutland's housing needs and so reduce the requirement for new housing elsewhere in Rutland. As set out in the Council's response to Rutland County Council's

consultation on the Quarry Farm/Monarch Park planning application, the Council expects the affordable housing contribution to meet Stamford's needs, as the development is Stamford facing.

Criterion d) requires junction improvements and increased capacity at the A1/A606 junction, however, the assumption that mitigation is required is incorrect. The results of the joint developer commissioned Transport Assessment, which have been accepted by National Highways, shows that improvements to the A1 are not required. Criterion d should therefore be amended as follows:

*d) a distributor road facilitating the connection of the Old Great North Road, Little Casterton Road and Ryhall Road and any associated junction improvements arising from this new road. ~~including increasing capacity at the A1/A606 junction.~~ **The development will provide appropriate mitigation measures to the Strategic Road Network, to be agreed with Highways England***

Criterion f) refers to site-specific financial contributions to off-site provision serving the wider Stamford North development. The agreed South Kesteven District Council and Rutland County Council Statement of Common Ground states that Rutland County Council will prioritise expenditure of CIL receipts generated by the Stamford North development on projects that are either critical to enable the development to go ahead or are essential to mitigate the impact of the development on infrastructure, including infrastructure to be wholly located within South Kesteven District.

The addition of criterion f is welcomed, and we look forward to continuing discussions about infrastructure requirements to meet the needs of the whole development. However, it is understood that CIL cannot be used to fund infrastructure outside of Rutland County. Rutland County Council should therefore exempt the site from CIL to enable financial contributions to fund essential infrastructure wholly located within South Kesteven District, in line with criterion f and the agreed Statement of Common Ground.

Criterion j) goes beyond the requests made by Anglian Water through the planning application process. Whilst connection to the foul sewer via Uffington Road is desirable, this would require agreement between the site developers. The grampian condition that is to be imposed to the planning applications refer to connection to the sewer at Uffington Road or any other arrangement which has been agreed in writing by the LPA in consultation with Anglian Water. Criterion j should therefore be amended as follows:

*j. ~~Foul drainage connection via the 1050mm foul sewer in Uffington Road, a pumping station or any other arrangement which has been agreed in writing by the LPA in consultation with Anglian Water.~~ A foul drainage pre-commencement planning condition will be necessary to ensure the sewer network upgrades are in place and the sewer flooding is avoided.*

The Council agrees that Rutland County Council, South Kesteven Council and Lincolnshire County Council have been working together over a number of years to ensure that the future

development of Stamford is carefully planned, and that the collaborative work will continue to ensure the authorities meet their duty to cooperate.

Policy WST1 – Capacity requirements and spatial strategy for waste development

The Council acknowledges that Rutland County Council is a waste and minerals planning authority. Policy WST1 specifically mentions that the proposed development on the edge of Stamford would be considered for waste related development where consistent with the role of the locale in accordance with the spatial strategy and hierarchy.

The Council expects Lincolnshire County Council to be consulted on the proposal and any comments to be taken into account.

South Kesteven Council will continue to work positively with Rutland County Council, under our duty to cooperate. Please keep South Kesteven District Council updated on progress with the Local Plan and any other future policy consultations. South Kesteven is currently reviewing its Local Plan and will continue to liaise with Rutland County Council on cross boundary issues.

Yours sincerely

Shaza Brannon  
**Planning Policy Manager**