

Rutland Local Plan



Rutland
County Council



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

PETERBOROUGH



S O U T H



H O L L A N D

DISTRICT COUNCIL

**Statement of Common Ground between Rutland County Council,
Peterborough City Council, South Holland District Council and
South Kesteven District Council**

**Peterborough Housing Market Area / Functional Economic Market
Area**

December 2020

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been developed in order to address Strategic Planning Matters between the parties consisting of Rutland County Council, Peterborough City Council, South Holland District Council and South Kesteven District Council. The four Authorities constitute the Peterborough Sub-Regional Housing Market Area (HMA) and Functional Economic Market Area (FEMA). A map of the area is shown in section 4.
- 1.2 The Statement has been prepared in the context of paragraphs 24 to 27 of the National Planning Policy Framework and Planning Practice Guidance relating to Maintaining Effective Cooperation.
- 1.3 The Statement sets out the confirmed points of agreement between the parties with regard to:
- Defining the Housing Market Area and Functional Economic Market Area
 - The Quantity and distribution of housing and unmet need in the HMA including cross boundary housing delivery
 - The Provision of Employment Land and unmet need in the FEMA
 - St George's Barracks New Garden Village
 - Cross boundary transport issues
 - Other issues including Water supply and waste water disposal, Flood risk, Bio-diversity, Provision of infrastructure (Including social and utilities infrastructure) and Climate Change
- 1.4 The purpose of the Statement of Common Ground is to inform the Inspector of the Rutland Local Plan and other parties about the areas of agreement between Rutland County Council, Peterborough City Council, South Holland District Council and South Kesteven District Council in relation to key strategic matters contained in the Rutland Local Plan (2016 - 2036).
- 1.5 The Statement of Common Ground builds on a Memorandum of Understanding (MoU) signed by the partners in April 2017 and updated in January 2018. It updates changes in circumstance in relation to progress on each partner's Local Plans including the introduction of the Standard Method for calculating housing need introduced through revised National Planning Policy Framework in 2018¹. The main purpose of the MoU was for the partners to 'seek to ensure the development requirements of the HMA are met'. The MoU states:

¹ Now contained in the NPPF 2019 and in Planning Practice Guidance

“The MOU sets out the agreed position between the four local authorities with respect to objectively assessed housing need. The MOU provides a clear demonstration that the four authorities have effectively cooperated to plan for issues related to objectively assessed housing need and cross boundary impacts”

- 1.6 The Statement of Common Ground (SoCG) addresses strategic matters and shared issues between the parties. It provides a framework for the delivery of the Duty to Co-operate duties and obligations arising from Section 110 of the Localism Act 2011 and paragraphs 24 to 27 of the National Planning Policy Framework (2019). The statement is prepared in accordance with the Planning Practice Guidance.

2. Background

- 2.1 Rutland County Council, Peterborough City Council, South Holland District Council and South Kesteven District Council are public bodies that are the Local Planning Authority (LPA) for their respective administrative areas. They are prescribed Bodies for the purposes of the Duty to Cooperate.
- 2.2 The development of the Local Plans for each County, City and District has involved ongoing cooperation between the parties in order to ensure that strategic issues are appropriately addressed. This has resulted in the production of some key evidence documents for the wider area including a Strategic Housing Market Area Assessment (SHMA) in 2014 with updates in 2015 and March 2017.
- 2.3 This Statement of Common Ground reflects the agreed position between Rutland County Council, Peterborough City Council, South Holland District Council and South Kesteven District Council for submission to the Inspector for the Rutland Local Plan Examination.
- 2.4 At the time of signing this SoCG, the Peterborough Local Plan the South Kesteven District Local Plan and the joint South Holland District Council - Boston Borough Council ('South East Lincolnshire') Local Plan have all been recently adopted. The housing requirements for all authorities was based on the Objectively Assessed Needs contained in the SHMA. The Rutland Local plan housing requirements are based on the Standard Method introduced through the National Planning Policy Framework and associated Planning Practice Guidance in 2018 but are mindful of the SHMA.

3. Areas of Common Ground

Defining the Housing Market Area and Functional Economic Market Area

- 3.1 The Local Authority parties of Rutland County Council, Peterborough City Council, South Holland District Council and South Kesteven District Councils are currently all part of the Peterborough Sub-Regional Housing Market Area and Functional Economic market Area. The parties have worked jointly to assess and seek to deliver housing and employment needs.

The parties agree that:

- 3.1.1 They are currently all part of the Peterborough Sub-Regional Housing Market Area and that this is an appropriate area to plan strategically for the delivery of housing;
- 3.1.2 They will work collectively as a Housing Market Area to seek to deliver the objectively assessed requirement for housing and employment for each of the constituent Local Authorities and those of the wider Housing Market Area;
- 3.1.3 The role of the Housing Market Area will be reviewed from time to time in order to assess whether it is fit for purpose or requires amendment or review. In particular, the role of South Holland District Council within the HMA will be re-assessed in order to ensure that it reflects the most appropriate Housing Market Area.

Quantity and distribution of housing and unmet needs

- 3.2.1 The Strategic Housing Market Assessment update (March 2017) identified an annual housing requirement of 2,209 homes across the HMA up to 2036 (the distribution is set out in table 1 below). Peterborough CC, South Holland DC and South Kesteven DC used this as the basis for establishing the Full Objectively Assessed Need (FOAN) for Housing in their adopted Local Plans;
- 3.2.2 The standard method for calculating objectively assessed housing needs was introduced in the National Planning Policy Framework in September 2018. The standard method results in an annual housing requirement for Rutland County of approximately 130².

	Housing requirements
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² Rounded up from 128 per year.

	SHMA	Standard Method	Local Plans
Rutland	159	130	130 ³
Peterborough	981	942 ⁴	942 ⁵
South Kesteven	624	783	650
South Holland	445	416	467
Total	2,209	2,271	2,189

Table 1. Housing requirements based on SHMA, Standard method and Local Plan provision.

3.2.3 The emerging Rutland Local Plan identifies a minimum requirement of 130 dwellings per year but allows for some 2,925 houses over the plan period (160 dpa) to provide flexibility. RCC consider the 25% buffer above the 'minimum' requirement is appropriate in order to: provide choice and contingency to the market, to reflect current housing market signals and address the issue of affordability. It would help to provide flexibility and boost the supply of housing.

All parties agree that:

3.2.4 Each authority has met the need for housing without generating any unmet need.

3.2.5 The 130 houses per year target contained in the Rutland Local Plan is not objected to by any party.

3.2.6 Stamford North is a strategic allocation for 1,950 homes to create a comprehensive sustainable urban extension to Stamford. As part of the allocation 650 houses at Stamford North lie within the administrative area of Rutland County. The 650 houses will contribute to South Kesteven's, rather than Rutland's, assessed housing need⁶.

Provision of Employment Land

3.3 The provision of employment land and meeting the economic needs of individual Local Authorities and the wider Functional Economic Market Area is a key strategic matter. The boundaries of the Functional Economic Market Area contain the administrative areas of Rutland County, Peterborough City, South Holland District and South Kesteven District. There are influences beyond these administrative areas including parts of Corby, Melton Borough, Harborough District and parts of Cambridgeshire.

All parties agree that:

³ The Rutland Local Plan seeks to accommodate some 160 dwellings per year in order to provide flexibility.

⁴ At the time of preparing the Local Plan. The requirement may have changed subsequently.

⁵ Takes account of completions 2016 - 2018

⁶ The issue has been considered and agreed as part of the examination of the South Kesteven Local Plan.

- 3.3.1 Rutland County Council, Peterborough City Council, South Holland District Council and South Kesteven District are all part of the same Functional Economic Market Area but with wider economic influences;
- 3.3.2 The appropriate requirement and identified supply for employment land in each of the Local Planning Authorities within the FEMA is set out in table 2 below:

	Employment (B1a & B1b, B1c, B2 and B8)	
	Required (ha)	Supply and allocations (ha)
Rutland	29	44
Peterborough	76	158
South Kesteven	47 – 79 ⁷	179.2
South Holland	82	127
Total	234 – 266	484

Table 2. Employment land requirements and provision.

- 3.3.3 All parties are able to demonstrate sufficient sites to meet identified requirements for employment land during their respective plan periods (up to 2036).
- 3.3.4 Total completions, commitments and proposed allocations result in a substantial over-provision of some 200 hectares of employment land when compared against identified needs. An oversupply across the FEMA during the plan period is an appropriate response which allows sufficient flexibility should: any sites fail to deliver; changing market circumstances; or slower than anticipated rates of delivery.
- 3.3.5 The partners are satisfied that sufficient employment land can be provided in Rutland County and the wider Functional Economic Market Area collectively during the respective Local Plan periods.

St George's Barracks New Garden Village

- 3.4 Rutland County Council is seeking to allocate land for a New Garden Community at the former St George's Barracks site (Edith Weston). The allocation, which includes provision of some 2,215 houses, 14 hectares of employment land and supporting infrastructure, forms a key part of Rutland County Council's approach to delivering growth and is a Strategic Matter.

The parties agree that:

- 3.4.1 They have no objection to the proposed New Garden Community;

⁷ Figures for South Kesteven are expressed as a range and have been rounded.

- 3.4.2 No material adverse impacts resulting from the proposed allocation have been identified by the HMA partners in terms of environmental, social and economic considerations.

Cross boundary transport issues

- 3.5 The cross boundary transport implications resulting from proposed levels of growth are a key Strategic Matter. Growth in each of the Local Authority areas has the potential to result in adverse cross-boundary impacts in another partner's administrative area.

- 3.5.1 Rutland County Council and HMA partners have all produced Transport Assessments to understand the implications of growth on the local and wider network. In addition, evidence has sought to understand the transport implications of growth arising from the proposed New Garden Community at St Georges Barracks, Edith Weston.

- 3.5.2 The A1 trunk road falls within the administrative areas of both Rutland County and South Kesteven District. Proposed growth in both authorities (and in particular at Stamford North) has the potential to increase vehicular movements that access the strategic and local highway network.

All parties agree that:

- 3.5.3 All Local Authorities have assessed the transport implications of planned levels of growth within their emerging Local Plans and shared the information with the other HMA partners, the respective Local Highway Authorities⁸ and Highways England;
- 3.5.4 The findings of the transport assessments have not identified any material or insurmountable impacts or constraints on the transport network within the HMA arising from proposed levels of growth in Rutland;
- 3.5.5 All parties have cooperated with Highways England and adjoining Local Highway Authorities throughout the process and no 'show-stopping' transport constraints have been identified by these organisations;
- 3.5.6 South Kesteven DC and Rutland CC will work together with the Highways England to identify and apply mitigation measures to manage traffic demand along the A1 arising from the proposed growth at Stamford North. Contributions

⁸ Rutland County Council, Peterborough City Council and Lincolnshire County Council.

from new development towards the necessary mitigation requirements will be sought where necessary.

Other issues - Water supply and waste water disposal, Flood risk, Bio-diversity, Provision of social and utilities infrastructure and Climate Change.

- 3.6 The HMA partners have identified other cross boundary issues resulting from proposed growth that require ongoing engagement, along with other partners. The issues, which are Strategic Matters include: water supply and waste water disposal; Flood risk; Bio-diversity; provision of social and utilities infrastructure and Climate Change.
- 3.6.1 Infrastructure delivery partners have been engaged in the development of the Rutland local Plan including: Environment Agency (Flooding); Severn Trent and Anglian Water (water supply and waste water disposal); Western Power (utilities infrastructure); Natural England (Bio-diversity), and; The Local Education Authority and Clinical Commissioning Group (social infrastructure).
- 3.6.2 Rutland County Council have engaged with the relevant organisations in the preparation of its Local Plan in the context of water supply and waste water disposal; Flood risk; Bio-diversity; Provision of social and utilities infrastructure and Climate Change.
- 3.6.3 The formal responses of Severn Trent & Anglian Water, The Environment Agency, Natural England, Local Education Authority and Clinical Commissioning Groups have been shared between the partners. The formal responses demonstrate that planned levels of growth in the Rutland Local Plan would not result in adverse impacts or are capable of being satisfactorily mitigated in relation to flooding, bio-diversity, utilities provision and social infrastructure.
- 3.6.4 No insurmountable bio-diversity, flooding, social or utilities infrastructure issues have been identified for the respective partner's administrative areas arising from development within Rutland.
- 3.6.5 All Local Authorities within the HMA will continue to engage with the relevant infrastructure providers to understand the implications of proposed growth on the delivery of necessary infrastructure within their emerging Local Plans.
- 3.6.6 In the context of Climate change, all Local Authorities within the Housing Market Area are committed to addressing the causes and impacts of climate change and all emerging and future Local Plans within the HMA will contain policies which contribute to the mitigation of, and adaptation to, climate change, in line with the Climate Change Act.

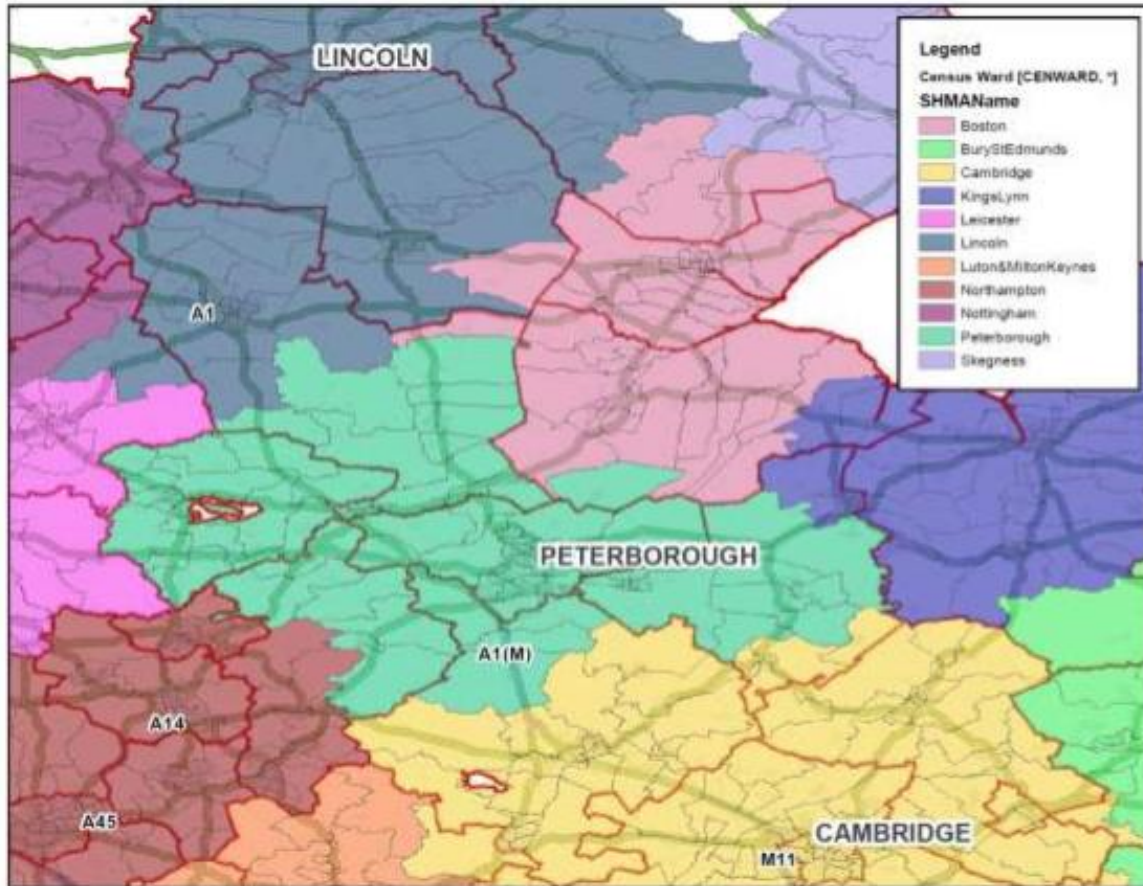
4. Governance

4.1 All parties agree that the Statement of Common Ground will be monitored, reviewed and kept up to date.

4.2 In addition, the parties agree to:

- To keep each other well informed on both an informal and formal basis of matters arising which are likely to have significant cross-boundary implications;
- Work together to achieve identified outcomes in relation to strategic matters;
- Review and update the Statement of Common Ground in light of any material change in circumstance such as: Amended housing, employment or other requirements; material changes to legislation, policy or guidance; and proposed changes to policy and strategy in Local Plans;
- To adopt positive principles of cooperation.

5. Map of Housing Market Area

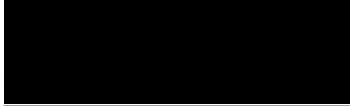


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Agreement

Signed on behalf of Rutland County Council

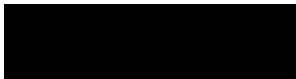
Mark Andrews



Chief Executive

Signed on behalf of Peterborough City Council

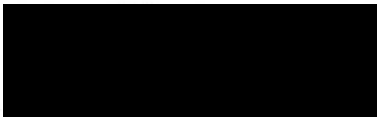
Gemma Wildman



Principal Planning officer

Signed on behalf of South Holland District Council

Phil Norman



Interim Executive Manager

Signed on behalf of South Kesteven District Council

Ken Lyon



20/1/2021

Assistant Chief Executive