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Dear Mark & Rachel

Rutland Local Plan Submission: Stamford North Housing Allocation

The South Kesteven Local Plan has been adopted by the Council and includes allocating the development site Stamford North. The allocation spans the administrative boundary shared by SKDC and Rutland County Council. 1300 dwellings have been allocated within South Kesteven, with the remaining 650 Quarry Farm to be allocated in Rutland, with the Local Plan due to be Examined later in 2021.

Throughout the development of the respective Local Plans there has been collaboration and a joint aim of achieving and supporting the growth of Stamford as a market town. There is agreement on the suitability of land, which spans the county boundary, being included within the allocation at Stamford North, delivering a sustainable urban extension. The site has progressed through both Local Plans and to date the Duty to Cooperate has been met.

The Rutland approach proposes that the masterplan for the site will be adopted by the Council as SPD, whereas the South Kesteven Local Plan is less specific on this issue. Rutland's proposed Local Plan policy also seeks to require a single comprehensive planning application for the whole site, whereas the South Kesteven Local Plan does not require this. There is an emerging Development Brief, being developed by the site promoters. The Development Brief sets out the strategic principles that will guide the delivery of the site, including amongst other things, a vision and a masterplan for the site. Subject to meeting Local Plan requirements, to support the timely delivery of homes, SKDC are supportive of accepting the Development Brief to guide the future development of the site.

However, should the Development Brief not meet the requirements of both respective Local Plans, both parties will work collaboratively to put in place the mechanisms to ensure that a high standard of development comes forward comprehensively on the site.

SKDC welcome the inclusion of the Development Brief within the Statement of Common Ground and that both parties adopt the principles of open communication and the sharing of information and continue to work together. This includes collaborating on an agreement on the Memorandum of Understanding to ensure that overall a comprehensive sustainable urban extension is delivered at Stamford.

Yours sincerely



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Rutland Local Plan
Statement of Common Ground
Rutland County Council & South Kesteven District Council
January 2021

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been developed in order to address Strategic Planning Matters between the parties of Rutland County Council and South Kesteven District Council. A map of the area is shown in section 4.
- 1.2 The two Authorities are part of the Peterborough Sub-Region Housing Market Area (HMA) and Functional Economic Market Area (FEMA). A separate Statement of Common Ground has been prepared in relation to the whole HMA.
- 1.3 A separate Statement of Common Ground is considered necessary in order to address specific issues that relate to the two authorities.
- 1.4 The Statement sets out the confirmed points of agreement between the parties with regard to:
 - Development of a Strategic Development Area at 'Stamford North' that crosses the administrative boundaries of Rutland County and South Kesteven District;
 - The distribution of housing requirements between Rutland CC and South Kesteven DC and in particular a portion of South Kesteven's Objectively Assessed Housing Need being met by Rutland County Council (as part of the development of Stamford North); and
 - Transport implications arising from growth in the respective Local Authority areas, in particular impacts on the A1 and Local Highway network arising from growth in both authorities.
- 1.5 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 and South Kesteven District Council in relation to strategic matters contained in the Rutland Local Plan (2016 - 2036).
- 1.6 The Statement of Common Ground (SoCG) provides a framework for the compliance 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 and South Kesteven District Council are public bodies that are the Local Planning Authorities (LPA) for their respective administrative areas. They are prescribed Bodies for the purposes of the Duty to Cooperate.
- 2.2 The development of 'Local Plans' for each Authority has involved ongoing cooperation between the parties in order to ensure that cross boundary and strategic issues are appropriately addressed. Both Authorities have been involved in jointly developing key evidence for both Local Plans.
- 2.3 This Statement of Common Ground reflects the agreed position between Rutland County Council and South Kesteven District Council for submission to the Inspector for the Rutland Local Plan Examination.
- 2.4 At the time of drafting this SoCG the South Kesteven District Local Plan had recently been adopted (January 2020) following completion of a Local Plan examination. The housing requirement for South Kesteven was based on the SHMAA 2017. The housing requirement for Rutland is based on the 'Standard Method' introduced through the National Planning Policy Framework and associated Planning Practice Guidance, but is mindful of the SHMAA findings.
- 2.5 The Stamford North Urban Extension is a strategic development area that comprises a 153 hectare site, of which approximately 84 hectares is within South Kesteven District and approximately 69 hectares in Rutland County. The South Kesteven Local Plan allocates some 1,300 dwellings on the site with no more than 650 proposed to be allocated within Rutland County.
- 2.6 A draft Memorandum of Understanding (MoU) between Rutland County Council (RCC), South Kesteven District Council (SKDC) and Lincolnshire County Council (LCC) was prepared in June 2019 to assist the South Kesteven Local Plan examination but is unsigned at December 2020. This broadly agreed a joint position regarding: the context for the joint planning process; the objectives of that process; development of a joint evidence base; development of co-ordinated planning policies; governance of the planning process (including roles and responsibilities); mitigation of risks; and implementation of the joint planning process. In addition, a Memorandum of Understanding has been agreed with respective landowners and development interests to work together.
- 2.7 With regard to 'Stamford North', the purpose of this SoCG is to confirm ongoing co-ordination between the parties. The MoU (2019) sought to agree that all parties would agree to work within the context of a joint Development Brief and site masterplan.

- 2.8 With regard to housing requirements and distribution, the SoCG seeks to agree the position between the parties regarding the identified Full Objectively Assessed Need for Housing and the redistribution of part of the housing need from South Kesteven District to Rutland County Council.
- 2.9 With regard to the transport implications of the proposed Stamford North development on the A1 trunk road, the SoCG agrees the position between the Authorities that proposed development within the respective authorities can be satisfactorily addressed and that each of the partners are seeking the necessary infrastructure to mitigate any adverse impacts. A separate SoCG has been signed between Rutland County Council and Highways England.

3. Areas of Common Ground

Development of a Strategic Development Area at 'Stamford North'

- 3.1 The South Kesteven Local Plan (SKLP) allocated a site of some 153 hectares of land at Stamford North. The allocation sought to deliver some 1,950 houses as well as the necessary supporting infrastructure..
- 3.1.1 The parties agree that:
- 3.1.2 The principle of development and associated infrastructure at Stamford North as set out in draft policy H4 of the emerging Rutland Local Plan and STM1 of the South Kesteven Local Plan is acceptable to both authorities.
- 3.1.3 The proposed quantity (1,300 houses within South Kesteven District and no more than 650 houses within Rutland County's administrative area) and extent of the total 1,950 houses is agreed.
- 3.1.4 Development within Rutland County's administrative area will include: a country park; a link road facilitating the east / west connection of the Old Great North Road, Little Casterton Road and Ryhall Road.
- 3.1.5 Necessary community infrastructure to support the scale of development proposed will be provided within the administrative areas of Rutland County and South Kesteven District and identified as part of a jointly prepared Development Brief. Provision of infrastructure will be secured either by direct 'on-site' provision or through financial contributions via Section 106/Community Infrastructure Levy (CIL) for off-site provision.

- 3.1.6 Joint working will take place at locations outside the immediate site boundary of Stamford North, where necessary, to support and / or enable development within that boundary (for example, necessary infrastructure upgrades).
- 3.1.7 A single Development Brief for the whole site shall be sought through the policies of the respective Local Plans. The Development Brief will provide a cross boundary strategic planning framework to guide the preparation of planning applications to ensure a sustainable and comprehensive development comes forward. The development brief will, amongst other things, set out a vision, objectives and a site masterplan. It will also provide detail on the transport and infrastructure delivery, timing and funding.
- 3.1.8 Measures to mitigate environmental impacts will be jointly pursued. These include: surface water flooding; ecology & biodiversity; geotechnical issues; the existing movement network across the site, including public footpaths; views to and from heritage assets; and landscape and visual impacts.
- 3.1.9 Measures will be pursued to limit and mitigate any transport impacts, particularly in relation to the A1 which runs to the west of the proposed development.
- 3.1.10 Ongoing discussions will take place between the partners during the development and consideration of planning applications if any material cross boundary issues or impacts are identified in relation to the proposal.

The distribution of Housing between Rutland County and South Kesteven District

- 3.2 The distribution of housing arising from the Stamford North site was considered as part of the South Kesteven Local Plan. Evidence submitted to the Inspectorate as part of the examination indicated that some 650¹ of South Kesteven's housing requirements would be accommodated in Rutland County and would count towards the housing requirements of South Kesteven District Council.

The parties agree that:

- 3.2.1 No more than 650 houses at Stamford North within the administrative area of Rutland County will contribute to South Kesteven's housing requirements² and not Rutland County's.

¹ Expressed as 'no more than 650' in the emerging Rutland Local Plan.

² The issue has been considered and agreed as part of the examination of the South Kesteven Local Plan.

- 3.2.2 Any CIL contributions arising from the proposed development that fall within Rutland County will be received by Rutland County Council.
- 3.2.3 There is no 'unmet' housing needs arising within the administrative areas of South Kesteven or Rutland County Council that need to be addressed in neighbouring Local Planning Authorities. Notwithstanding paragraph 3.2.1 above, the parties will make provision to meet their Fully Objectively Assessed Housing Needs within their respective Local Plans.

Transport implications for the A1 and Local Highway network

- 3.3 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) have the potential to increase vehicular movements that access the strategic and local highway network. Both South Kesteven District Council and Rutland County Council have carried out transport assessments in order to understand the impacts of proposed growth. The assessments have identified that highway improvement schemes are required to mitigate potential impacts. The findings of the transport assessments have been shared with Highways England, Lincolnshire County Council and Rutland County Council Local Highway Authority. None of the parties have raised objections to the Local Plan based on transport grounds and are satisfied that any adverse impacts are capable of being mitigated.

The parties agree that:

- 3.3.1 Based on available transport evidence, the impact of proposed growth identified within the Rutland Local Plan, when considered cumulatively with growth proposed in the South Kesteven Local Plan, is capable of being mitigated through improvements to links and junctions including improvements to the A1 / A606 junction and provision of a link road facilitating the east / west connection of the Old Great North Road, Little Casterton Road and Ryhall Road.
- 3.3.2 The proposed New Garden Community at St George's Barracks, Edith Weston³ will result in modest impacts on the A1 and other local roads within South Kesteven and any potential adverse impacts are capable of being mitigated.

4.0 Governance

- 4.1 This SoCG commits the strategic planning and democratic resources of both Councils to work together in the joint planning process.

³ Including 2,215 houses and 14 ha of employment land.

4.2 In terms of governance arrangements the two authorities agree to adopt the principles of open communication and the sharing of information. More specifically both Councils agree:

- That both parties will continue to work together to reach agreement regarding a development brief, phasing plan and MoU/Position Statement regarding the proposed development of a sustainable urban extension to the north of Stamford;
- To produce a Project Plan showing key work stages and timetable to align and co-ordinate policy and evidence;
- Align decision-making;
- 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;
- To work together to achieve identified outcomes in relation to strategic matters;
- To review and update this Statement in light of any material change in circumstance such as: major changes to legislation or guidance; material changes to policy and strategy in the emerging plans;
- To adopt positive principles of cooperation; and
- Establish a bipartite structure of a Sponsors' Board and a Project Board for the purposes of the joint planning exercise.

5.0 Map of Strategic Planning Area



Agreement

Signed on behalf of Rutland County Council



Mark Andrews

Chief Executive

Signed on behalf of South Kesteven District Council



Karen Bradford

Chief Executive