

Our Ref:  
Your Ref:

Ketton Parish Council  
2 Stock's Hill  
Ketton  
Stamford  
PE9 3TW

**Martin Seldon**  
**Assistant Spatial Planner**

National Highways  
The Cube  
199 Wharfside Street  
Birmingham  
B1 1RN  
Direct Line: 0300 470 3345  
[www.nationalhighways.co.uk](http://www.nationalhighways.co.uk)

Via Email: [Clive.Keble@btopenworld.com](mailto:Clive.Keble@btopenworld.com)

08 March 2022

Dear Clive Keble,

### **Consultation on the Draft Ketton and Tinwell (Joint) Neighbourhood Plan**

National Highways welcomes the opportunity to comment, in accordance with Regulation 14, on the Ketton and Tinwell Joint Neighbourhood Plan consultation draft which covers the period from 2022 to 2036. We note that this document aims to shape and influence future development whilst safeguarding and enhancing the area.

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is the role of National Highways to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to this consultation, our principal interest is in safeguarding the A1 which routes through Tinwell parish.

We understand that a Neighbourhood Plan is required to conform with the relevant national and borough-wide planning policies. Accordingly, the Ketton and Tinwell Neighbourhood Plan is required to conform with the Rutland Local Plan, which is acknowledged within the submission. It is noted that the Rutland Local Plan (2018-2036) was withdrawn in September 2021. Consequently, the Adopted Local Plan, which looks forward to 2026, is being utilised as a framework to inform the Neighbourhood Plan.

At present, the new Rutland Local Plan is in its early stages of development. We understand from the Neighbourhood Plan that it is likely that additional sites will be allocated within the Neighbourhood Plan area that could increase pressures on the A1. As the Local Plan progresses, National Highways will engage with Rutland County Council to ensure development pressures are managed appropriately and mitigation is considered where appropriate.

From our review of the Ketton and Tinwell Neighbourhood Plan we note that employment and housing allocations align to those provisions set out in the Site Allocations and Policies Development Plan Documents (DPD) of the Adopted Rutland Local Plan.

We understand that Ketton is a Local Service Centre able to accommodate small-scale allocated sites. At present, committed development in Ketton encompasses 4 allocated sites, totalling 106 dwellings, including:

- Land adjacent to Chater House, High Street (1.22ha providing 34 dwellings)
- Home Farm, High Street (1.2ha providing 19 dwellings)
- Land at the Crescent, Stamford Road (0.75ha providing 20 dwellings)
- Land adjacent to Empingham Road (1.1ha providing 33 dwellings)

However, only 86 new dwellings are likely to come forward in the next five years across the above sites. In addition, new planning applications have come forward since the withdrawal of the Rutland Local Plan which amount to 168 dwellings. Overall, it is expected that a total of 254 dwellings will come forward in Ketton during the Neighbourhood Plan period.

This is considered to be a significant amount of growth located in close proximity to the SRN which will likely affect the operation of the A1. We will continue to engage with Rutland Country Council to understand the cumulative impacts of future development in the area as well as recommend suitable mitigations. We have also noted that we have not been consulted on the above-mentioned planning applications and we hope to resolve these matters with future engagement.

Tinwell is a Smaller Village able to cater for small-scale development on infill sites with an additional focus on redeveloping existing sites. At present, 14 dwellings are undergoing construction and a further 4 dwellings are committed for development as part of a plan to redevelop the Crown Inn Site.

It is understood that the Neighbourhood Plan is in favour of sustainable development and will contribute to improvements to reduce or offset any potential adverse effects arising from development proposals. However, it is noted that due its close proximity to Stamford and the A1, it is likely that this area experiences pressure to develop.

The Neighbourhood Plan acknowledges, in Policy KT 20, *Commercial development, including agricultural*, that additional employment sites would need to demonstrate that they do not detrimentally affect the operation of existing transport infrastructure. National Highways supports this policy and requires that any developments with the potential to impact the SRN, including allocated sites, are subject to the development of Transport Assessments. This would be considered through the development management process to ensure impacts are appropriately assessed.



Policy KT 22, *Impact of A1 development*, acknowledges the importance of infrastructure improvements to the A1 which are likely to materialise during the plan period, and we welcome this. National Highways is currently in the early stages of investigating improvement options at A1 junctions around Stamford. While it is unlikely that these improvements would take place during the plan period, we would welcome engagement and partnership with Rutland County Council to inform potential option development.

Yours sincerely,

A handwritten signature in black ink, appearing to read "M Seldon".

Martin Seldon  
Assistant Spatial Planner  
Email: [Martin.Seldon@highwaysengland.co.uk](mailto:Martin.Seldon@highwaysengland.co.uk)