

FREETHS

PLANNING STATEMENT

**MONARCH PARK, QUARRY FARM, LAND TO NORTH OF OLD GREAT
NORTH ROAD/CASTERTON ROAD (B1081) AND WEST OF LITTLE
CASTERTON ROAD, STAMFORD**

**OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (UP TO 650
DWELLINGS) A LOCAL CENTRE (UP TO 3000M2 OF GROSS FLOOR
SPACE FOR USES WITHIN CLASS E (a-g) AND F.2 (a) AND (b)), OPEN
SPACE INCLUDING A COUNTRY PARK, ACCESS, DRAINAGE AND
LANDSCAPING**

PREPARED ON BEHALF OF

ALLISON HOMES LTD

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1. EXECUTIVE SUMMARY

- 1.1. This application seeks outline planning permission for residential development for up to 650 dwellings, a country park, a local centre, open space, access, drainage infrastructure and landscaping. All matters bar access is reserved for further consideration. The site is within the administrative boundary of Rutland County Council (“RCC”).
- 1.2. The application is supported by an Environment Impact Assessment “EIA” which covers a range of technical chapters, seeking to establish whether the proposed development would have ‘significant’ environmental impacts. The conclusions of the Environmental Statement (“ES”) and summarised in the Non-Technical Summary, is that subject to mitigation, there are no residual significant effects, except to views from two localised viewpoints, as identified, within the Landscape and Visual Impact Chapter.
- 1.3. The site was formerly proposed for allocation in the Rutland Local Plan (“RLP”) (2018-2036) as part of the wider Stamford North Sustainable Urban Extension (“SUE”) for 1950 dwellings. However, RCC resolved to withdraw the RLP from examination in September 2021 and start work on a fresh Local Plan. The reasons for the withdrawal of the RLP were unrelated to the proposed allocation of the site.
- 1.4. The balance of Stamford North, ie: 1300 dwellings, is already allocated for development in the adopted South Kesteven District Council (“SKDC”) Local Plan (adopted, 2020). The application site facilitates this wider SUE through the provision of a link road.
- 1.5. Although the site is located in open countryside, the LPA’s housing supply policies are out of date through an inability to demonstrate a five-year housing supply. Accordingly, the presumption in favour of sustainable development and the tilted balance of Paragraph 11 of the NPPF is engaged.
- 1.6. The scheme would make a substantial contribution towards housing supply including within the next five years and beyond significantly assisting RCC in remedying their housing supply deficit. Further, the site is critical to the delivery of Stamford North as a whole through the provision of a link road that will mitigate traffic from the wider scheme. Without the delivery of this site, the spatial strategy and

housing delivery for SKDC will be compromised and will therefore have cross boundary implications.

- 1.7. The application is capable of mitigating any infrastructure requirements through either on-site or off-site provision or through the Community Infrastructure Levy.
- 1.8. The scheme will deliver a number of significant economic, social and environmental benefits which include job creation both in the construction industry and through operational development, additional spending capacity in the local economy, a substantial boost to housing supply through both market and affordable units and the creation of a highly attractive environment including the provision of a 35ha Country Park.
- 1.9. In the planning balance it is considered that the benefits of the scheme far outweigh any adverse impacts and on this basis the application should be approved.

2. INTRODUCTION

- 2.1. This Planning Statement has been prepared on behalf of Allison Homes Limited (“the Applicant”) to support an outline planning application for residential and associated development. The application seeks permission for up to 650 dwellings, a country park, a local centre, open space, access, drainage infrastructure and landscaping. The application forms development on the western portion of the SUE entitled Stamford North. The application site is within the administrative boundary of RCC, with the remaining part of the SUE, not subject to this application, within SKDC’s boundary.
- 2.2. With the exception of access, all other matters (layout, appearance, scale and landscaping) are reserved for further consideration.
- 2.3. This Statement contains the following sections:
- Section 3 - Description of the site and its surroundings;
 - Section 4 – A summary of the development proposal;
 - Section 5 - An overview of the planning history;
 - Section 6 - Summary of the public consultation exercise;
 - Section 7 - Identification of relevant local and national planning policy;
 - Section 8 – Review of the Council’s Five Year Housing Supply Position;
 - Section 9 - An appraisal of the planning merits of the scheme including compliance with the Development Plan and other material considerations;
 - Section 10 - Planning Balance; and
 - Section 11 – Conclusion
- 2.4. The application is accompanied by an EIA in accordance with the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017. The ES contains a range of Chapters covering the following matters;

Chapter	Name
Chapter 1	Introduction
Chapter 2	The Site and its Surroundings
Chapter 3	The Proposed Development
Chapter 4	Planning Policy Context
Chapter 5	Transport and Access
Chapter 6	Noise and Vibration
Chapter 7	Air Quality
Chapter 8	Ecology
Chapter 9	Flooding and Drainage
Chapter 10	Landscape and Visual
Chapter 11	Cultural Heritage & Archaeology
Chapter 12	Geology and Contamination
Chapter 13	Socio-Economic & Human Health
Chapter 14	Conclusion

2.5. The ES contains a range of technical documents as appendices to relevant chapters. These include the Transport Assessment; various Ecology reports; a Flood Risk and Drainage Assessment, a Landscape and Visual Impact Assessment, an Archaeology Assessment and Phase I and II Geo-Environment Assessments.

2.6. In addition to the ES and this Planning Statement the application documentation also includes the following drawings and documents:

- Site Location Plan (B.17,091b)
- Illustrative Masterplan (UDS46466-A1-0200 Rev A)
- Illustrative Layout (UDS46466-A1-0203A)
- Design and Access Statement
- Country Park Concept Document
- Biodiversity Impact Assessment
- Statement of Community Involvement
- Utilities Assessment
- Arboricultural Impact Assessment
- Travel Plan

3. SITE AND SURROUNDINGS

- 3.1. The site consists of 65ha of land to the northwest of Stamford known as Quarry Farm. It comprises of a former brickworks, clay and stone quarry pits and mature and scrub woodland and grasslands. The site falls within the administrative boundary of RCC. The site sits to the north of west of the built-up area of Stamford. The location and extent of the site is identified in the Site Location Plan provided as **Appendix A**.
- 3.2. The site's southwestern boundary with Old Great North Road/Casterton Road (B1081) is marked by a mature hedgerow which largely screens an open grassland field with informal routes across. To the north of this field is a significant area of woodland which comprises approximately 4.6ha and extends to the east. Beyond this the site extends in rectangular form to its northern extremity and is enclosed by hedgerows on all sides. This area, north of the woodland, is the area which contains the remains of the quarry.
- 3.3. Moving east of the woodland there is an area of scrub which includes a telecommunications mast. To the southeast of the woodland and adjacent to existing residential properties to the south is a secondary area of scrub woodland. The remaining area is a series of fields divided by hedgerows, with Little Casterton Road marking the eastern boundary of the site. The southeast portion of the site is open grassland and is again used informally for recreational walking purposes.
- 3.4. The site does not form part of a conservation area, nor does it contain any listed buildings. The site does not form part of any landscape designations. The site is located within Flood Zone 1. There are no national ecological designations on the site; nor does it contain a local wildlife site or a local nature reserve. Part of the site (central and eastern areas) is however a Candidate Local Wildlife Site ("CLWS"). A CLWS is defined in the adopted Development Plan as "*A site that meets the Local Wildlife Site (see below) criteria but which has not been through the formal notification process and may not have the landowner's permission to designate.*"
- 3.5. The Great Casterton Road Banks SSSI is located close to the site, situated to the west on the opposite side of the Old Great North Road. It is designated for calcareous grassland.

- 3.6. The site was proposed for allocation for residential development in the RLP, which was submitted for examination in February 2021 but withdrawn in September 2021.
- 3.7. To the south of the site is the built up area of Stamford with residential dwellings abutting the eastern half of the southern boundary. The residential estate to the immediate south of the site is a mix of detached, semi-detached and terraced dwellings, generally two storey in scale (with some bungalow and two and a half storey properties) and characterised by a series of cul-de-sacs which are accessed via Casterton Road to the south and Little Casterton Road to the east. On the south side of Old Great North Road/Casterton Road there is further modern housing, albeit this is separated by a significant landscaping belt adjacent to the road.
- 3.8. To the west of the site is a BP garage, and a small industrial estate, whilst beyond this is open countryside. The village of Great Casterton is approximately 1km to the north west of the site. To the north of the site is open agricultural land in a series of irregular shaped fields. Little Casterton is approximately 1km north of the northern boundary of the site.
- 3.9. To the east is further open countryside, although immediately to the east of the site is land allocated for residential development for 1300 dwellings in the SKDC Local Plan. Figure 2.2 of the ES shows the extent of this allocation. The administrative boundary between RCC and SKDC runs to the east of Little Casterton Road and the west side of Little Casterton Road marks, the eastern boundary of the site.
- 3.10. Stamford is the second largest town in South Kesteven behind Grantham. Stamford town centre is approximately 1.3km from the eastern boundary of the site. Stamford has a full range of facilities, including a hospital and several doctors' and dentists' practices. There are also a range of primary and secondary schools.
- 3.11. Running to the west and south of Stamford is the A1, which is circa 1km from the site, accessed via Sidney Farm Road and provides road connections to Grantham, Peterborough. Stamford train station has direct connections to Birmingham, Stanstead Airport and Cambridge and London is accessible through changing at Peterborough.

4. THE PROPOSAL

4.1. The planning application seeks outline planning permission for residential development for up to 650 dwellings, a country park, a local centre, open space, access, drainage infrastructure and landscaping.

4.2. The description of development is detailed below:

“Outline application for residential development (up to 650 dwellings), a local centre (up to 3,000m² of gross floor space for uses within Class E (a-g) and Class F.2(a) and F.2(b)), open space including a country park, access, drainage and landscaping.

4.3. All matters bar access is reserved for further consideration. There are two vehicular accesses proposed, via Old Great North Road (B1081) to the southwest of the site and via Little Casterton Road to the east. Detailed plans showing the proposed access points are contained within the Transport Assessment.

4.4. The proposed housing will comprise a mix of 1-5 bed housing, including 30% affordable housing. The Design and Access Statement contains an indicative housing mix which sets out that the scheme is based on the following mix:

- 1 bed – 0-32 (0-5%)
- 2 bed – 162-195 (25-30%)
- 3 bed – 228-325 (45-50%)
- 4+ bed – 162-260 (25-40%)
- Total: **650**

4.5. The scheme will be predominately two storey, with occasional use of two and half and three storey dwellings and the maximum parameter height for buildings will be 11.5m.

4.6. The illustrative masterplan provides a framework for the development of the site. This is provided as **Appendix B**. The illustrative masterplan shows that the residential development will be split into two principal areas. The land accessed off Old Great North Road/Casterton Road, to the south of the existing woodland and the eastern portion of the site. The illustrative layout is enclosed as **Appendix C**.

- 4.7. These areas will be connected via a west-east link road which will ultimately connect to the wider SUE, to the east of Little Casterton Road. The central area of the site in between woodland to the north and south, will be the position of the local centre. This is proposed for a range of potential uses to provide flexibility and has the scope to include any uses within Class E such as retail, café, financial/professional services, indoor sport/recreation/fitness, medical or health facilities, a nursery or office/light industrial use. In addition, the local centre could also include an educational use (Class F.1a) and a meeting hall for the community (Class F.2b). The local centre will have an upper floor space limit of 3,000m². For clarity the education use is not intended to be a primary school, which is to be located to the east of the site within the wider SUE.
- 4.8. The proposed development will incorporate a total of 40ha of public open space including a Country Park of 35ha (this figure includes existing woodland). The Country Park will encompass the northern area of the site and will provide a high-quality recreational facility with significant opportunity for biodiversity enhancement. As part of the local centre, it is proposed that there will be a visitor centre for the Country Park. The open space provision will include a Neighbourhood Equipped Area of Play (“NEAP”), adjacent to the local centre, 2x Local Areas of Equipped Play (“LEAP”) situated in the western and eastern parts of the site respectively and a Multi Use Games Area (“MUGA”). The position of these is indicatively shown on the Parameters Plan as part of the ES.

5. PLANNING HISTORY

- 5.1. Permission ref. no. 1999/0572 was granted in October 1999 as a Review of Old Mineral Planning Permission under the Environment Act 1995 – this planning permission ceases on 31st December 2025. This covers the majority of the site.
- 5.2. The 1999 permission was varied by permission ref. no. 2004/0112 to permit clay to be exported from the site, given the closure of the brickworks in 2002. The permission continues to limit development to 2025.
- 5.3. In 1992 (O/1992/0584) a planning application was submitted on the site for “use of land for business park, non-food retail park, residential development & recreations areas’. This was withdrawn in May 1996.
- 5.4. As is referenced throughout this Statement, the site was proposed for allocation in the RLP which was submitted for examination in February 2021 but was withdrawn by RCC in September 2021. Policy H4 of the RLP stated;

“Land at Quarry Farm, Little Casterton is allocated for development as part of a larger development opportunity extending eastwards known as Stamford North. The majority of this development site is allocated in South Kesteven District. The portion of land within Rutland is known as Quarry Farm and will only be brought forward for development in conjunction with the land in South Kesteven as part of a comprehensive mixed use scheme known as Stamford North”
- 5.5. The policy set out that the allocation covered residential development of no more than 650 homes of which 30% would be affordable housing. The policy also required (amongst other items); a country park incorporating the appropriate mitigation of potential harm to biodiversity and wildlife assets, including the translocation of the notable species and 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
- 5.6. The above is discussed in more detail in Sections 7 and 9 of this Statement.

6. COMMUNITY CONSULTATION

- 6.1. A Statement of Community Involvement (SCI) is submitted in support of the application. Consultation took place in the Summer of 2021 with a series of events for a range of stakeholders. Due to Covid 19 restrictions/guidance it was deemed that a physical exhibition was not appropriate and so the consultation was carried out digitally with material contained on a website (monarchpark.co.uk). There were also a series of digitally held events with local town/parish councils.
- 6.2. The consultation was widely promoted with letters sent to key stakeholders, a newsletter delivered to over 4,000 homes and businesses located closest to the proposed site for Monarch Park and the overall Stamford North sustainable urban extension, posters displayed in the local area, and an advertisement in the local press. A press release was also issued.
- 6.3. A total of 703 feedback surveys were completed, which represents strong participation. As an overview, 147 people (21%) indicated general support for the proposal, 396 (57%) indicated that they did not support the proposal, and 152 (22%) were undecided. Opposition to the proposal was based in the most part on concerns over:
- Loss of existing wild areas and impact on existing wildlife
 - Impact on Stamford's infrastructure (health, education, roads/traffic)
- 6.4. In addition to the survey, there were a number of meetings (both virtually and on-site) held with key stakeholders, including;
- Great Casterton Parish Council
 - Stamford Town Council
 - A local ward member
 - Local resident & local ward member
- 6.5. Details of the meetings are contained within the SCI
- 6.6. The SCI records in detail the comments received on the consultation, including analysis of responses to each of the survey questions. It also provides analysis of the stakeholder meetings. Section 6 of the SCI details the response to some of the key issues raised through the consultation.

- 6.7. The Applicant has committed to future consultation on the detailed design of the Country Park, with an emphasis on engaging the community to assist in shaping these proposals. This consultation will be held in due course.

7. PLANNING POLICY

Development Plan

- 7.1. The Development Plan comprises the Core Strategy (“CS”), adopted 2011, the Site Allocations and Policies Plan (“SAPP”), adopted 2014 and the Minerals Core Strategy and Development Control Policies (“MCSDCP”), adopted 2010. There are a number of made and emerging Neighbourhood Plans within Rutland but none include the application site.
- 7.2. This section identifies the key local and national planning policies. Section 8 of this Statement appraises how the proposed development performs against the relevant local and national planning policies and other material considerations. Below are listed the policies, both local and national, which are relevant to the proposed development.

Core Strategy (2011)

- 7.3. The relevant policies of the CS are as follows:
- CS1 – Sustainable Development Principles
 - CS2 – The Spatial Strategy
 - CS3 – The Settlement Hierarchy
 - CS4 – The Location of Development
 - CS7 – Delivering Socially Inclusive Communities
 - CS8 - Developer Contributions
 - CS9 – Provision and Distribution of New Housing
 - CS10 – Housing Density and Mix
 - CS11 – Affordable Housing
 - CS17 – Town Centres and Retailing
 - CS18 – Sustainable Transport and Accessibility
 - CS19 – Promoting Good Design
 - CS20 – Energy Efficiency and Low Carbon Energy Generation
 - CS21 – The Natural Environment
 - CS22 – The Historic and Cultural Environment
 - CS23 – Green Infrastructure, Open Space, Sport and Recreation

Site Allocations and Policies Plan (2014)

- 7.4. The relevant policies of the SAPP are as follows:
- SP1 – Presumption in Favour of Sustainable Development
 - SP5 – Built Development in the Towns and Villages
 - SP6 – Housing in the Countryside
 - SP9 – Affordable Housing
 - SP15 – Design and Amenity
 - SP19 – Biodiversity and Geodiversity Conservation
 - SP20 – The Historic Environment
 - SP22 – Provision of Open Space
 - SP23 – Landscape Character in the Countryside

Other Material Considerations

- 7.5. In addition to the Development Plan there are a range of other policy material considerations which are required to be considered as part of the determination of the application. These include the NPPF, the adopted South Kesteven Local Plan (specifically policy STM-H1) and both adopted and emerging Supplementary Planning Documents. We set out below relevant considerations.

National Planning Policy Framework (NPPF – July 2021)

- 7.6. A key material consideration in the determination of the application is the NPPF. These relevant policies, by reference to their paragraph numbers are listed below:
- Paragraph 2 – Introduction
 - Paragraph 8 - Achieving Sustainable Development
 - Paragraphs 11-12 – Presumption in Favour of Sustainable Development
 - Paragraphs 39-43, 47-50, 55-58 – Decision Making
 - Paragraphs 65, 73-76 – Delivering a Sufficient Supply of Homes
 - Paragraphs 87-91 – Ensuring the Vitality of Town Centres
 - Paragraphs 93, 95-97, 100 - Promoting Healthy and Safe Communities
 - Paragraphs 104-105, 110-113 –Promoting Sustainable Transport
 - Paragraphs 119, 120, 124, 125 – Making Effective Use of Land
 - Paragraphs 126, 130-132, 134 – Achieving Well Designed Places
 - Paragraphs 154, 157, 159, 162, 166, 167 and 169 – Meeting the Challenge of Climate Change, Flooding and Coastal Change.

- Paragraphs 174, 180, 183-186 – Conserving and Enhancing the Natural Environment
- Paragraphs 194-195, 197, 199, 202-203 – Conserving and Enhancing the Historic Environment
- Paragraph 212 – Facilitating the Sustainable Use of Minerals
- Paragraphs 218, 219 and 222 – Annex 1 – Implementation

7.7. In addition to the NPPF, there is the National Planning Policy Guidance (“PPG”) and the National Design Guide (“NDG”) and reference to relevant guidance is made at the appropriate position in this statement.

Rutland Local Plan (Withdrawn)

7.8. A new Rutland Local Plan (“RLP”) was submitted to the Secretary of State for examination in February 2021. This proposed the site for allocation for residential development under Policy H4. However, the RLP was withdrawn from examination in September 2021 and RCC resolved to commence work on a new Plan. Therefore, the policies within the withdrawn RLP, including the proposed allocation of the site, do not have any weight in decision making.

7.9. Although Policy H4 is not capable of weight in decision making, for context Policy H4 stated:

“Land at Quarry Farm, Little Casterton is allocated for development as part of a larger development opportunity extending eastwards known as Stamford North. The majority of this development site is allocated in South Kesteven District. The portion of land within Rutland is known as Quarry Farm and will only be brought forward for development in conjunction with the land in South Kesteven as part of a comprehensive mixed use scheme known as Stamford North.

A proposal for the development of the Quarry Farm site will only be supported where it is in accordance with an agreed Development Brief (to be adopted as SPD) and as part of a single comprehensive planning application for the whole of Stamford North development area.”

7.10. The policy set out in detail the expectations of development, including that it should comprise no more than 650 dwellings; a country park and a distributor road

facilitating the connection of the Old Great North Road, Little Casterton Road and Ryhall Road, amongst other matters. The policy confirmed that the entire Stamford North proposal can accommodate 1950 homes, including land within South Kesteven and that the intention was that the development would contribute to meeting the SKDC housing need.

- 7.11. A consequence of the withdrawal of the RLP is that RCC is now unable to demonstrate a five year housing supply. This position was identified by RCC in their report to Full Council dated 1 September 2021 (paragraph 2.15) which recommended the withdrawal of the RLP and this was subsequently approved by members.

South Kesteven Local Plan (2020)

- 7.12. The SKDC Local Plan at Policy STM-H1 allocates land for 1,300 dwellings as part of the wider Stamford North SUE. This allocation relates to land to the immediate east of the application site and is within SKDC's administrative control. It is however a strong material consideration in the determination of the application as it references the site (Quarry Farm) and a requirement for an east-west road to be provided through from Old Great North Road to Ryhall Road (ie through the application site).

Supplementary Planning Documents

- 7.13. Rutland has a number of Supplementary Planning Documents ("SPD"). Relevant to this proposal is the Planning Obligations SPD (2016).

Emerging Supplementary Planning Documents

- 7.14. Both SKDC's adopted Policy STM-H1 and Policy H4 of the withdrawn RLP, refer to a Development Brief. Over the past 3 years, and in conjunction with the progress on the SKDC and RCC Local Plans, a Development Brief has been under preparation. This has involved RCC, SKDC, the Applicant and representatives of landowners for allocation STM-H1.
- 7.15. The withdrawal of the RLP has somewhat stymied progress on the Development Brief, which was intended to be an SPD, as RCC no longer has a policy position

from which the SPD can be derived. A draft Development Brief was well advanced and a version of this, dated January 2020 is provided as **Appendix D**. However, this is included for background information only and is subject to two caveats; (i) this document was not subject to consultation and (ii) subsequent meetings between the two LPAs and the developers identified requests for alterations to the document in terms of structure and content.

- 7.16. A revised revision was being prepared but did not get to a full draft prior to the withdrawal of the RLP. The draft development brief attached therefore has no weight in decision making but is provided as a demonstration that the Applicant has engaged in the process of producing a Development Brief over a number of years. Given the withdrawal of the RLP, the future of the Development Brief (whether as an SPD or stand alone document) is uncertain, however the Applicant remains committed to working with all parties in a collaborative manner to deliver a comprehensive sustainable urban extension across the whole of Stamford North. As part of this commitment the scheme has been designed to follow the principles identified in the Development Brief and this is discussed further later in this Statement and within the Design and Access Statement.
- 7.17. Between January and March 2021 RCC and SKDC consulted on a Design Guidelines Document, covering both authorities, which will be an SPD and is therefore a relevant material consideration.

Stamford Neighbourhood Plan

- 7.18. The Stamford Neighbourhood Plan (“SNP”) was submitted for examination in April 2021. In October 2021 an Examiners Note was issued in light of the withdrawal of the RLP. The conclusion of the note was that in discussion with SKDC and Stamford Town Council it was agreed that that no further work will be undertaken on the examination for three months whilst the wider matter is being considered by the two planning authorities (RCC and SKDC). A further update is expected in January 2022 and at the time of writing this has not yet been received.
- 7.19. The SNP plan area does not cover the site but does border it. Whilst it is generally not relevant for the determination of this application, it does include Policy 10 Locally Important Landscape Views, which contains an identified view (View 1: Casterton Road (North and East)) from within the SNP area but across the site. This is

appraised including the weight that it should be attributed within the landscape sub section of the Planning Appraisal section of this Statement.

8. FIVE YEAR HOUSING SUPPLY

Introduction

- 8.1. As set out in paragraph 7.11 above, RCC accepts that following the withdrawal of the RLP from examination they are unable to demonstrate a five-year housing supply. The September report did not however provide the revised supply, only that it is under five years. In any event this is sufficient for RCC's 'most important' policies for the determination of the application to be considered out of date, as defined in footnote 8 of the NPPF, and accordingly the application falls to be determined against Paragraph 11d of the NPPF; i.e.; the 'tilted balance'. This is appraised in detail in the Planning Appraisal section of this Statement.
- 8.2. Although the presumption in favour of sustainable development is engaged through Paragraph 11d, in the absence of a formal position from RCC on the extent of their supply, we have sought to establish this, based on the most up to date evidence.
- 8.3. The five year housing supply report ("FYHSR") submitted to the RLP examination was published in August 2020 and covered the period 2020/21 to 2024/25. The report advised a minimum requirement of 123 dwellings per annum based on the standard methodology with a buffer of 5% and this equated to a five-year requirement of 646 dwellings (129.2 per annum). RCC's projected supply at the time of this report was 677 dwellings (5.2 years)
- 8.4. Following questions from the Inspector, RCC submitted an updated supply, dated 26 May 2021 for the current five-year period, namely 2021/22 to 2025/26. The updated 2021 report still used 2020 figures from which to base the requirement. The 5-year requirement figure in the 2021 report was based on 2020-2030 household growth projections (16,176-17,111 = 935) and an affordability ratio of 8.93% (2019).

Basic Requirement

- 8.5. Based on the period 2021/22 to 2025/26 (the current five-year period), household growth projections for 2021-2031 are 16,293 to 17,204 = 941 and the affordability ratio is 10.03 (2020, published March 2021) and this equates to a minimum requirement of 129 dwellings per annum.

Buffer

- 8.6. RCC Housing Delivery Test results in the last 3 years are:
- 2017/18 – 261%
 - 2018/19 – 160%
 - 2019/20 – 189%

- 8.7. RCC therefore remain on a 5% buffer.

Total Requirement

- 8.8. The total five year housing supply requirement is 677 dwellings as shown in Table 1 below.

Table 1 – Five Year Housing Supply Requirement.

Basic Requirement (per annum)	129
Five Year Basic Requirement (129 x5)	645
Buffer (5%) (645/20)	32
Total Requirement (645 + 32)	677

- 8.9. The projected supply at the time of the 2021 FYHSR was 670 dwellings (RCC reported 5.2 years against their submitted requirement) and **Appendix E** is document RCC 004b (Appendix 1 – Housing Trajectory from the 2021 FYHSR). However, this supply is reliant on a number of RLP allocations, most of which do not have permission.
- 8.10. Paragraph 75 of the NPPF requires five years of ‘deliverable’ housing sites. Annex 2 defines ‘deliverable’ as follows:

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered*

deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans)

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

8.11. In comparison to the supply outlined in Appendix E, we have made a number of adjustments shown in Table 2 below. These adjustments concentrate on the sites proposed for allocation in the withdrawn RLP and we have only commented on those that RCC proposed would contribute to the five year period.

8.12. The Appellant reserves the right to re-examine any site during the planning process. It is important to note that this supply period is from April 2021 to March 2026 and therefore progress on sites that have taken place post April 2021 are not counted, but may influence supply in subsequent five year periods.

Table 2 – Housing Supply Adjustments

Reference	Site Address	RCC Supply in FYHSR 2021	Freeths Supply	Comments
H1.1	Land South of Brooke Road, Oakham	40	0	Outline permission granted 21.08.20. (2019/1228/OUT). Reserved matters submitted 21.09.21
H1.2	Land off Uppingham Rd, Oakham	66	0	Application 2021/0794/MAF submitted for 84 dwellings in June 2021. Undetermined.

H.1.3	Land off Burley Rd, Oakham	43	0	No application submitted.
H.1.4	Land South of Braunston Rd, Oakham	61	0	Outline permission granted 2020/1473 05.10.21
H1.12	The Crescent, High Street, Ketton	35	0	Application 2020/1262/MAF submitted for 550 dwellings in November 2020. Undetermined
'New settlement'	Unidentified but presuming St Georges Barracks	25	0	No application submitted.
Total		270	0	

- 8.13. A reduction of 270 dwellings would result in a supply of 400 dwellings. Against a five year requirement of 670 dwellings, this amounts to a supply of **2.98 years**.
- 8.14. Subsequent to our undertaking of the above analysis, independently, RCC has now published an updated housing supply report to reflect that the RLP has been withdrawn. This concludes a supply of 463 dwellings and equates to **3.4 years**. The difference between 2.98 years and 3.4 years (or 63 dwellings) is not considered material and so the differences in calculation between the Applicant and the LPA have not been investigated further. Whether supply is 2.98 or 3.4 years does not affect the weight that should be given to the absence of a five-year housing supply in this instance. The latest update report to RCC's Housing Supply, entitled Five Year Land Supply & Developable Housing Land Supply Report (2021/22 – 2025/26 Half year update report) is provided as **Appendix F**.

9. PLANNING APPRAISAL

- 9.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The starting point for establishing whether the principle of development is acceptable is therefore the adopted Core Strategy and the Site Allocations and Policies Plan.

The Principle

- 9.2. Policy CS9 relates to provision and distribution of housing. It states that 3,000 dwellings will be provided over the period 2006-2026 (150 per annum). CS9 distributes dwellings for the Plan period in accordance with the settlement hierarchy; Oakham/Uppingham, Local Service Centres; Smaller Service Centres and Restraint Villages.

- 9.3. The site is not located within the planned limits of any settlement and is classed as countryside. Policy CS4 states *“Development in the Countryside will be strictly limited to that which has an essential need to be located in the countryside and will be restricted to particular types of development to support the rural economy and meet affordable housing needs.”* Policy SP6 ‘Housing in the Countryside’ states:

“New housing development will not be permitted in the countryside except where:

- a) it can be demonstrated to be essential to the operational needs of agriculture, forestry or an established enterprise requiring a rural worker to live permanently at or near to their place of work in the countryside; or*
- b) affordable housing would meet an identified local housing need as set out in Core Strategy Policy CS11 (Affordable housing); (these sites may also include small numbers of market homes where exceptionally permitted by Policy SP10 (Market housing within rural exception sites).*

The development itself, or cumulatively with other development, should not adversely affect any nature conservation sites, or the character and landscape of the area, or cultural heritage”.

- 9.4. The proposed development does not accord with either of the definition of permitted housing under Policy SP6, and the proposed development is in conflict with Policies CS4 and CS9 of the CS and SP6 of the SAPP.
- 9.5. However, it has been established in Section 8 that the presumption in favour of sustainable development against the ‘tilted balance’ in paragraph 11d of the NPPF is engaged through the absence of a five year housing supply. Policies CS4, CS9 and SP6 meet the definition of ‘most important’ policies within Paragraph 11d and therefore are out of date. These policies should only be given limited weight. Paragraph 11d of the NPPF advises that in circumstances where most important policies are out of date, permission should be granted unless:
- (i) *“the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - (ii) *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*
- 9.6. We return to the above tests within the Planning Balance section of this Statement.

Relationship with Wider Stamford North SUE

- 9.7. There are two main areas to examine in respect to the relationship of the site with the wider SUE. These are;
- (i) Implications for SUE and housing delivery if the application site is not granted permission.
 - (ii) The ability of the SUE to be comprehensive in respect of;
 - a. Design Principles
 - b. Delivery of Infrastructure

(i) Implications for SUE and Housing Delivery

9.8. The Applicant has promoted the site as part of a Plan led system and has engaged with both the local planning authority, RCC, and the neighbouring authority, SKDC, as part of their respective plan making processes. The identification of a SUE to meet SKDC's housing needs but covering land both within SKDC and RCC has progressed through the preparation of the SKDC Local Plan, adopted in January 2020 and within the RLP, which was withdrawn from examination in September 2021. Throughout this period and until the withdrawal of the RLP, SKDC and RCC have worked together under the Duty to Co-Operate.

9.9. Although it is accepted that the RLP has been withdrawn and that Policy H4 within the RLP has no weight, it is important to consider the implications for the delivery of Stamford North if development on the application site was not permitted. Policy STM1-H1 allocates land for 1300 dwellings within the SKDC Local Plan. However, the policy is clear that it sees the Stamford North SUE as a comprehensive site and this includes land on the application site. The development principles of STM1-H1 include:

(a) A high level masterplan, supported by a detailed development brief, appropriate full transport assessment and phasing plan, is required for the entire site (to include for the land extending into Quarry Farm, Rutland with an additional capacity of 650 dwellings)

And

(d) An East-West road to be provided through from Old Great North Road to Ryhall Road. This should offer mitigation to the town centre from the traffic generated as a result of this development.

9.10. The summary point is that without the application site, the rest of the SUE cannot come forward as planned, as it is reliant on the 'east-west' road to connect Old Great North Road (Casterton Rd) to Ryhall Road. The western part of this road and its western access falls within the application site. Without this 'relief' road running through the whole SUE, the traffic implications from the wider SUE development would be unacceptable. The Inspector for the SKDC Local Plan examination recognised the need for the application site commenting;

“Delivering land to the north of Stamford would require adjoining land in Rutland’s administrative area, to enable access and a comprehensive development as part of any wider ‘Stamford North’ urban extension. Consequently, a development of 650 homes at Quarry Farm in Rutland is seen as part of meeting South Kesteven’s housing need through a sustainable strategic urban extension to Stamford¹”

And

“The logical and most sustainable option for Stamford to make a significant and proportional contribution to meeting the District’s housing need would be the proposed urban extension at Stamford North. In combination with proposals on adjoining land at Quarry Farm in Rutland’s administrative area, there would be the capacity to deliver around 2,000 homes. This would create the critical mass and land availability necessary to deliver an east-west access road linking the A6121 Ryhall Road through to the former A1 Old Great North Road as well as other transport infrastructure to provide connectivity into Stamford, a new primary school and expansion at the adjacent secondary school².”

- 9.11. The implications for SKDC if Stamford North does not deliver are substantial. 1950 dwellings of the total 2112 allocated for Stamford as a settlement through the Plan period are tied to the SUE and it comprises 10% of SKDC’s overall housing supply for the Plan period and 12% of its requirement.
- 9.12. SKDC’s latest housing supply report (October 2021), which has been tested by an Inspector through the Annual Position Statement method allows for 100 dwellings in the five year period from 2021-2026. The Inspector for the APS revised this figure downwards from 170 dwellings. The overall conclusion of the examined APS is a supply of 5.22 years, which represents a surplus of only 172 dwellings. If the application site were not to come forward, there is no evidence to say that a reduced site would come forward on allocation STM1-H1 and so this would leave SKDC very

¹ Paragraph 17
² Paragraph 103

vulnerable to slipping under the required five-year supply from April 2022. The APS or the Inspector's Report make no reference to the withdrawal of the RLP from examination.

9.13. Further to the above, the SKDC Local Plan at Policy M1, already has provision for an early review on the basis that the standard methodology for calculating housing requirement for SKDC is likely to increase requirement beyond that identified in the Local Plan. Policy M1 commits to submission to the Secretary of State for a review of the Plan by December 2023.

9.14. To meet existing housing need, SKDC cannot afford for one of their key strategic allocated sites not to deliver, and in a context of likely rising housing requirement through a Local Plan Review, this adds further importance on the delivery of Stamford North. On this basis substantial weight should be given to granting permission for the proposed development on the basis that it is critical to the housing delivery strategy of SKDC. It is worth briefly noting that whilst emerging Policy H4 of the RLP was on the basis that the 650 dwellings within RCC would go to meeting SKDC's housing requirement, there is no longer a policy basis for this at present.

(ii) Comprehensive Development

9.15. The allocation of Stamford North through STM-H1 and previously proposed through Policy H4 of the withdrawn RLP has always been on the basis that the development is comprehensive. Prior to the withdrawal of the RLP, this comprehensive approach was identified to be secured through a Development Brief, which would form an SPD. The Applicant has been committed to this process from the outset and with other partners led the initial drafting of the Development Brief. Following the production of the January 2020 version, which is appended to this Statement, RCC/SKDC held a series of meetings involving the Applicant and representatives of the owners of allocation STM-H1 and discussions were on-going about revisions to the Development Brief to enable a consultation on a draft SPD. The withdrawal of the RCC has somewhat curtailed this progress, as there is no longer a policy basis (on RCC's side) to produce the SPD. However, the Applicant remains committed to delivering development that is comprehensive and has had regard for the principles discussed in the work undertaken on the Development Brief. This takes the form of two main areas (a) Design Principles and (b) Delivery of Infrastructure.

a) *Design Principles*

- 9.16. The Design and Access Statement explains the design principles of the scheme in detail. However, in summary, the masterplan for the site has been informed by the design principles set out below. These will be carried through to the detailed design stage at reserved matters.
- 9.17. The SUE as a whole is envisaged to have four character areas, one of which is within the site itself. This was identified in the draft Development Brief as the 'Parkland Neighbourhood'.
- 9.18. The key characteristics of the Parkland Neighbourhood, identified within the draft Development Brief and listed within the Design and Access Statement ³, are as follows:
- A strong urban edge of contemporary 2.5-3 storey housing along Old Great North Road – the Gateway element;
 - A tree lined central avenue forming the first part of the Main Street;
 - A series of linked housing areas each with front of plot or side access car parking and garages;
 - Cycle and pedestrian links either adjacent to the Main Street or separated off to ensure safe access routes;
 - Informal and formal play areas centred on the main north-south green links leading back into the existing residential areas to the south;
 - A drainage design well integrated into the design of the housing and infrastructure areas forming part of the formal open space/biodiversity areas; and
 - A 35ha Country Park and adjacent Local Centre hosting a range of activity for both commercial and community basis
- 9.19. Within the site (and the Parkland Neighbourhood), there are three 'sub character area' comprising;

³ P54

- Stamford Edge - located to the west of the development site and associated with the Casterton Rd/Old Great North Road (including hedgerow boundary), existing woodland and industrial units located to the west
- Local Centre - at the heart of the development has an individual character, and is proposed to be flexible in its use
- Urban Transition – in the eastern section of the development site. The character is defined by the proposed transition with the Stamford North SUE development and boundaries shared with modern housing developments and open countryside to the north

9.20. The Design and Access Statement provides a framework for each of the sub-character areas providing guidance on matters including character, density, plot width, amenity space, building rhythm, setbacks, roofline, materiality and parking. The draft Development Brief sets out the areas that site specific Design and Access Statements should address⁴ and these matters have been considered comprehensively in the submitted scheme. Despite the withdrawal of the RLP, this is not an 'isolated' application, but one born out of collaborative working through the preparation of two Local Plans (and a Development Brief) and proposes design principles which can be reflected through the entire SUE delivering coherence but allowing flexibility through the different character area, as always intended by the Development Brief process.

(b) Delivery of Infrastructure

9.21. A key component of the draft Development Brief and the desire for comprehensive development is to ensure that suitable infrastructure is delivered in an appropriately phased manner. Since the version of the Development Brief appended to this Statement was drafted there has been further discussions in respect to delivery of key infrastructure and what the most appropriate mechanism is to secure this.

⁴ P82

- 9.22. The phasing plan in the draft Development Brief⁵ for the wider Stamford North SUE largely reflects the phasing proposed by the application and this is shown on Phasing Plan – L/PHASING/01 Rev A, which is provided as **Appendix G**. The only material difference being that the transfer of the land for the school is not identified as a phase of development, as it is not development in itself. However, the trigger points remain the same.
- 9.23. The key headlines for the delivery of the wider SUE infrastructure are;
- Limit of 300 dwelling occupations per site (600 in total) prior to the completion of the SUE wide link road. That is therefore 300 within the application site (Phase 1A) and 300 within the allocated land to the east.
 - Transfer of land for the identified site for the primary school at 200 dwellings to the Local Education Authority. This is outside of the site, but within the wider SUE, with the primary school land identified to the east of Little Casterton Road. Note: the transfer of the land occurs after 200 dwellings across the whole SUE. The actual delivery of the primary school has been subject to discussion with the Local Education Authorities, but no definitive position has yet been reached.
- 9.24. To deliver the SUE link road in its entirety and to provide land for the primary school, requires land outside of the application site. After discussions with the LPAs and the representatives of the other landowners within the wider SUE, it was determined that a SUE wide Section 106 Agreement to secure infrastructure that related to the whole SUE would be the most appropriate mechanism. This has been termed the Joint Infrastructure Planning Agreement (“JIPA”) and would be subject to agreement from both LPAs and developers/landowners on both sides of the SUE. In addition to this, there will be site specific Section 106 Agreements that will relate to matters on the individual sites only. Within RCC, the Community Infrastructure Levy (“CIL”) applies and so only matters that are not covered by CIL will apply to the Section 106 for the site.

⁵ P86

- 9.25. The JIPA is a commitment from the Applicant and indeed the developers for the wider site to provide the LPAs with the comfort they require, that SUE infrastructure can be delivered in a comprehensive manner. However, as demonstrated within the Transport Assessment and the Socio-Economic chapter of the ES (and summarised later in this Statement), the impacts of the proposed development on traffic and primary education provision are acceptable within their own right. As such the proposal does not rely on either the link road or the delivery of the primary school to mitigate the impact of the development. In this context, whilst the Applicant remains committed to progressing the JIPA, if suitable progress and co-operation from all required parties is not forthcoming, the Applicant will fall back on the fact that the proposal does not create any unacceptable traffic or primary education impacts, which are the main purposes of the JIPA.

Sustainability

- 9.26. The site is in a sustainable location, situated on the edge of an urban area of Stamford. The key components to determine whether a site is sustainable in location terms is access to a wide range of services and facilities by methods of public transport, walking and cycling. Paragraph 105 of the NPPF states “*Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion, emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.*”
- 9.27. Firstly, the scheme proposes a range of facilities and services as part of the proposed development. A local centre will be delivered that can accommodate retail and a food/drink offer, together with other community uses and is proposed in the heart of the development. Some of the uses within the local centre will form a visitor centre/area for users of the Country Park. At present the scope of the uses within the local centre have been kept deliberately wide so that final proposals can respond to what is required by all stakeholders including the LPA, the existing & future communities and the Applicant. The delivery of the local centre will be secured by condition as part of the phasing of the development to ensure that this infrastructure is delivered in a timely manner. Further, conditions can also be imposed to limit the

floor space of certain uses, for example retail, to ensure that the development is proportionate to its role as a local centre within a SUE.

- 9.28. The Transport Assessment (TA), at Table 1, details a range of existing facilities and services within walking distance of the site. Whilst the town centre is beyond the preferred maximum walking distance of 800m, there are a number of facilities and amenities that are accessible and these will be supplemented by the provision within the proposed local centre and, in due course, any further local centre included within the remainder of the Stamford North site, within the allocated part of the SUE in SKDC's boundary.
- 9.29. Figure 8 within the TA details the existing bus service provision with hourly services for routes 9 and 201, which are the principal routes along the B1081. The future bus service strategy for the Stamford North SUE will be designed in accordance with the requirements of the Local Transport Plan and Bus Service Improvement Plan documents for Rutland and Lincolnshire. By accommodating internal bus services, all properties would be within the recommended 400 metres walking distance of a bus stop.
- 9.30. In respect of education facilities, the nearest primary schools are Malcolm Sargent Primary School and Bluecoat County Primary at 1.6km and 1.8km respectively from the centre of the site. At these distances, walking is realistic. Beyond the first few years of the development, it is very likely that children will attend the proposed primary school on the wider SUE, identified to be the east of Little Casterton Lane and so convenient and safe walking and cycling routes to the school will be secured in the long term. There are also a number of secondary schools within 2 miles of the site, Stamford Welland Academy, Casterton College and Stamford Endowed School.
- 9.31. It has been demonstrated that the development site is within an accessible location for a range of services and facilities. The provision of facilities and services will increase as the development progresses in line with the build out of the local centre. The proposal accords with the objectives of Policy CS1c and Policy CS18 of the Core Strategy and paragraph 105 of the NPPF.

Layout/Masterplanning

- 9.32. The indicative masterplan provides the framework for the development of the site and is based on a green infrastructure led scheme which will create a highly attractive environment.
- 9.33. The residential element of the scheme is provided over 22.5ha and would represent a net density of circa 30 dwellings per hectare. This density is considered to strike the appropriate balance between the character of the site on the edge of an urban area and making the best use of land. The density must also be assessed in the context that the residential development will sit within a site that provides 40ha of green infrastructure. The masterplan layout is based on an irregular grid pattern structure that provides legibility, connectivity and variety. It allows integration of smaller areas of open space within the residential layout but protects existing woodland site and benefits from the setting and the accessibility of the proposed country park. The children's play spaces are largely central within the masterplan, sited within significant areas of open space, with the primary play space adjacent to the local centre and accessible to all residents.
- 9.34. In respect of dwelling types, it is intended to provide a range of 1-5 bed dwellings with an indicative mix as follows:
- 1 bed – 0-32 (0-5%)
 - 2 bed – 162-195 (25-30%)
 - 3 bed – 228-325 (35-50%)
 - 4+ bed – 162-260 (25-40%)
 - Total: **650**
- 9.35. The above mix, whilst being indicative and therefore flexible and capable of change, embraces the requirement to provide a genuine mix of housing which will help meet the housing requirement of the area.
- 9.36. The Design and Access Statement details the evolution of the design and the placemaking objectives in detail. Drawings and diagrams are provided demonstrating street hierarchies and patterns of development, together with key design principles for the different character areas. The D&A Statement provides a well thought out framework that will enable the delivery of a characterful development.

- 9.37. The D&A Statement also confirms that the scheme will largely be two-storey dwellings, with some limited use of two and a half and three storey development and a maximum building height of 11.5m.
- 9.38. Policy CS19 – Promoting Good Design, contains a requirement to assess residential development against Building for Life (BfL) Criteria, albeit it references a now superseded version. The D&A undertakes the BfL 12 assessment, which is based on a traffic light rating assessment and scores green against 9 of the criteria, amber in the remaining 3, with no red ratings.
- 9.39. In summary it is submitted that the indicative site layout and masterplanning principles of the development demonstrate that a high-quality scheme can be delivered on this site. The scheme will provide a diverse range of housing types and sizes and the development will successfully integrate with the extensive green infrastructure proposed on the site. Accordingly, the proposal is considered to meet the relevant criteria of Policy CS19 of the Core Strategy, SP15 of the SAPP and the relevant provisions of the NPPF.

Local Centre Uses

- 9.40. The description of development includes a local centre that proposes “*up to 3,000m² of gross floor space for uses within Class E (a-g) and Class F.2(a) and F.2b.*” The uses that are proposed to be included within the local centre are wide to maintain flexibility and to ensure that the best balance of business and community uses are provided. For clarity the uses within the above listed use classes comprise the following;

Class E. Commercial, Business and Service

- (a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,
- (b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,
- (c) for the provision of the following kinds of services principally to visiting members of the public—
 - (i) financial services,
 - (ii) professional services (other than health or medical services), or

- (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- (d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
- (e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
- (f) for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
- (g) for—
 - (i) an office to carry out any operational or administrative functions,
 - (ii) the research and development of products or
 - (iii) any industrial process * *being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.*

Class F.2 Local community

Use as—

- (a) a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where—
 - (i) the shop's premises cover an area not more than 280 metres square, and
 - (ii) there is no other such facility within 1000 metre radius of the shop's location,
- (b) a hall or meeting place for the principal use of the local community,

9.41. The local centre will be principally to meet local needs derived from the development. In policy terms CS17 requires Impact Assessments for proposals upwards of 500m² gross for town centre uses outside of the defined town centres. At this stage the exact proportion between town centre uses such as retail, café, health and fitness, office, and other uses, such as potentially medical facilities or community hall/uses are not known. The Applicant however anticipates that planning conditions on the size and number of town centre uses can be negotiated to ensure that they are proportionate to their role within a local centre and to ensure that there would be no impact on neighbouring town centres. In this instance Stamford is the nearest and only town centre, on which there could be any impact. The scale of Stamford town centre is such that, subject to the imposition of conditions, the proposal will comply with the requirements of CS17 and the relevant provisions of

the NPPF and in this case it is not considered that a retail or town centre impact assessment is required.

- 9.42. The suite of potential uses proposed are all suitable for inclusion within the local centre, which will also act as a hub for visitors to the Country Park.

Access and Traffic Generation

- 9.43. There are two accesses proposed. The main access to the site is via the Old Great North Road, to the south west of the site in the form of signal controlled junction as shown on Drawing Number LNS-BWB-GEN-XX-DR-TR-101 Revision P2 and through a 'T' junction access onto Little Casterton Road to the east of the site as set out on Drawing Number LNS-BWB-GEN-XX-DR-TR-102 Revision P1. Both of these drawings are appended to the TA. The TA reviews the safety of the accesses and concludes that they in combination with pedestrian and cycle routes are suitable for their purpose and accord with the requirement of Paragraph 110b of the NPPF. The TA confirms that the priority-controlled junction at Little Casterton Road would not be able to cater for the full traffic from the wider Stamford North SUE. The TA explains as a worst-case, the site accesses (ie: both west and east) on Little Casterton Road would need signalling to accommodate all of the future traffic and a drawing showing this is provided within the TA appendices.
- 9.44. The Transport and Access Chapter of the ES (Chapter 5) and the accompanying TA set out in detail the traffic impact of the development. The impacts of the proposed development and Stamford North SUE have been tested using the Stamford VISUM Model. The scope of the assessment has been agreed with RCC, Lincolnshire County Council and National Highways (formerly Highways England) through extensive pre-applications discussions. The TA and separate Technical Note (as an Appendix to the TA) assess the impact of Stamford North as a whole and therefore the cumulative impact.
- 9.45. The TA identifies that a total of 18 junctions are assessed to test the impacts of the proposed development, excluding the site access points, whilst a further three off-site junctions plus the site accesses into both the eastern and western sections of the wider site are assessed to test the impacts of the entire Stamford North SUE i.e. 'cumulative assessment'.

- 9.46. In respect of the proposed development, i.e.; up to 650 dwellings, the TA results show what could be classified as a material impact at 'Junction 10' - A1 northbound off slip/A606 junction), however a mitigation scheme has been identified to offset the impacts. Importantly, the TA assessment has confirmed that the proposed development would not lead to a severe impact at any off-site location and that the proposed development could be built out in full without the need for the full link road across the wider site. The proposal in isolation complies with the requirements of Paragraph 111 of the NPPF in this regard.
- 9.47. The cumulative assessment, ie: the wider Stamford North site – 1950 dwellings) has identified potential capacity issues at a further three junctions in addition to the A1 northbound slip/A606 junction detailed above. These are:
- J11 – Sidney Farm Lane/A606 priority-controlled junction.
 - J13 – A1 southbound off slip/A6121 priority-controlled junction.
 - J18 – Ryhall Road/Uffington Road/St Paul's Street mini roundabout.
- 9.48. Mitigation solutions has been identified at these three junctions; however these improvements would only be required to accommodate traffic from the cumulative wider Stamford North SUE and hence are not being proposed as part of this planning application. The cumulative impact of the proposal in traffic terms has been demonstrated to be acceptable and again meets the tests of Paragraph 111 of the NPPF.

Noise

- 9.49. The Noise Chapter of the ES and associated appendices assesses the impact of the proposed development from a range of perspectives including construction noise, traffic (both existing and generated by the development) and existing commercial premises. The residual effect in all instances is negligible to minor, following mitigation. Policy SP15 of the SAPP requires that development should protect the amenity of the wider environment, including from noise and the proposed development complies with this requirement and Paragraph 185 of the NPPF.

Air Quality

- 9.50. An Air Quality Impact Assessment was undertaken as part of the ES. This concludes that the impact from construction in respect of dust emissions is 'not significant' when assessed in the context of mitigation through a Construction Environment Management Plan (CEMP). Assessment of road traffic emissions were also

assessed and determined as negligible and not significant. The ES Chapter concludes that the site is suitable for residential use. The development proposes one electric vehicle charging point per residential dwelling (where practical). The proposed development complies with the requirements of Paragraph 186 of the NPPF.

Ecology

- 9.51. The Ecology chapter of the ES is supported by a range of surveys for protected species including bats, badgers, great crested newts, breeding birds, invertebrates and reptiles. A significant portion of the site is subject to a non-statutory nature conservation designation in the form of a Candidate Local Wildlife Site (“cLWS”). The extent of this is shown within figure 1 of chapter 8 of the ES. As a cLWS the site is known through survey data to already meet the LWS criteria but hasn’t been officially designated.
- 9.52. Policy SP19 of the SAPP requires that all new developments will be expected to maintain, protect and enhance biodiversity and geodiversity conservation interests in accordance with Policy CS21. The policy sets out the approach to areas of international, national and local importance and the supporting text confirms that cLWS fall within the local importance category. The relevant section of the policy states *“Development that is likely to result in significant harm to a site of local importance for biodiversity or geodiversity conservation will not be acceptable unless the harm can be avoided (for example by locating development on an alternative site with less harmful impacts), adequately mitigated or as a last resort compensated for. Where compensatory habitat is created, it should be of equal or greater ecological value than the area lost as a result of the development.”*
- 9.53. The proposed allocation of the site in the now withdrawn Local Plan was on the premise that losses to the cLWS would be compensated for through revised provision and this is proposed as part of the wider country park proposals. The Ecology chapter explains that the loss of 14.24ha from the existing cLWS will be mitigated for through the creation of new habitat. It has previously been agreed with RCC that 11.56ha in the north of the Site (currently arable) would be subject to habitat creation and become part of the new cLWS boundary. This habitat is to include mainly grassland creation to compensate for the loss of this habitat within the cLWS. Whilst the overall area will be slightly less than the existing cLWS the aim will be to provide a qualitative improvement in this area as the habitat will be

subject to specific targeted management as part of the country park. Currently, and for a number of years, there has been no active management of the site from an ecology perspective.

- 9.54. The ES examines the impact on the cLWS as a receptor and confirms that at the post completion stage, and with mitigation, the impact will be minor adverse, which is not significant.
- 9.55. Having regard for the above factors, the proposal is not considered to cause significant harm to the cLWS and in line with the principle of the formerly proposed allocation, the site is suitable for development from an ecology perspective, subject to compensation and mitigation measures being secured. In respect of the impact on the cLWS, the proposal complies with Policy SP19.
- 9.56. In regard to other ecological issues, the Great Casterton Road Banks SSSI is located close to the site, situated to the west on the opposite side of the Old Great North Road. It is designated for calcareous grassland. The ES confirms that any impact on the SSSI is most likely to arise from air pollution but this deemed minor adverse, which is not significant. Further, in respect to individual protected species, no significant impacts were identified. Table 8.14: 'Residual impacts for construction and operational stage' within chapter 8 provides a summary of all impacts.
- 9.57. A Biodiversity Impact Assessment ("BIA") has been submitted for the purposes of the requirement of the development to achieve a Biodiversity Net Gain, in line with national policy. This assessment has been undertaken using the Biodiversity Metric 3.0. The purpose of the report is to establish the baseline and to assess the scheme based on the information available at this stage. Consequently, the scoring is based on a high level illustrative masterplan and without the benefit of detailed landscape design or habitat creation proposals.
- 9.58. The BIA projects an overall loss of habitat units (-5.35%) and an increase in hedgerow units (+4.94%). Whilst there is a loss in respect of habitat units, this is based on non-specific proposals and the BIA identifies that there is significant potential to increase biodiversity on the site. This is a national policy requirement and will be delivered through detailed landscape and habitat creation proposals which will emerge through the reserved matters and detailed design of the site.
- 9.59. The requirement to provide a net gain will be secured by planning condition or obligation.

- 9.60. Having regard for the survey and assessment work and the proposed mitigation/compensation proposals, it is concluded that the proposal complies with Policies CS21 of the Core Strategy and SP19 of the SAPP and Paragraph 180 of the NPPF.

Flooding and Drainage

- 9.61. Policy CS19 states under criterion 'd, that development should *“minimise water use and the risk of flooding to and from the development including the use of Sustainable Urban Drainage Systems wherever possible.”* In line with national policy, the general thrust of the CS1 is avoid development of land that is at risk of flooding.
- 9.62. The site is located within Flood Zone 1, the area of least risk of flooding and a sequentially preferable site. The Flood Risk Assessment confirms that the risk of flooding from all sources of flooding is low and with mitigation negligible. Further, the development will not present any unacceptable risks of flooding off site.
- 9.63. The drainage strategy is based on infiltration and is summarised within the FRA and on drawing MA11183/1000 REV A. Some areas of the site have proven areas of infiltration (the west) and roadside swales and soakaways are proposed wherever possible. In areas outside of the main infiltration zones, water will be tanked and conveyed across the site where infiltration can be used for final outfall via infiltration ponds.
- 9.64. The scheme is not at risk of flooding or increasing flooding elsewhere and presents a suitable SUDS based drainage strategy. The proposal complies with the requirements of CS19 and Paragraphs 167 and 169 of the NPPF.

Landscape and Visual Impact

- 9.65. Policy CS1 expects new development to respect and wherever possible enhance the character of the towns, villages and landscape. Policy CS21 requires development to be appropriate to landscape character type. Policy SP23 of the SAPP states:

“Proposals to develop on land in the countryside will only be permitted where the development complies with either Policy SP6 (Housing in the countryside) or Policy

SP7 (Non-residential development in the countryside) and Policy SP15 (Design and amenity) and Policy SP19 (Biodiversity and geodiversity conservation).

New development in and adjoining the countryside will only be acceptable where it is designed so as to be sensitive to its landscape setting. Development will be expected to enhance the distinctive qualities of the landscape character types in which it would be situated, including the distinctive elements, features, and other spatial characteristics as identified in the Council's current Rutland Landscape Character Assessment.

Proposals will be expected to respond to the recommended landscape objectives for the character area within which it is situated."

- 9.66. In respect to the first paragraph of SP23, this is a matter of principle. We have already identified that there is some conflict with SP6 but that this policy is out of date by virtue of the absence of a five-year housing supply.
- 9.67. Our assessment against the remainder of the policy is contained in the Landscape and Visual Impact ES chapter. Tables 10.5 and 10.6 summarise the significance of the impact on landscape and the visual impact respectively. In terms of landscape, the assessment analyses the site character and the wider character of the Clay Woodlands Landscape Character Area, determining that the impact of the development at Year 15 (ie once mitigation has started to mature) is minor beneficial and negligible to minor beneficial respectively. The impact on the settlement character of Stamford is also determined to be minor beneficial by Year 15. Mitigation is proposed in the primary sense through a carefully designed masterplan to limit landscape and visual effects but also on a secondary basis, via strategic landscaping proposals and in due course, further areas of soft landscaping will come through the phased reserved matters applications.
- 9.68. The visual amenity analysis identifies 24 viewpoints and these are summarised in Table 10.7 of the ES Chapter. Only two of the viewpoints are considered to experience Significant Effects, one Moderate to Major Adverse, and one Moderate Adverse. These are viewpoints 8 (view west to site from PRoW 5/7) and 10 (from Little Casteron Road) Typically, the greatest levels of effects will be experienced by those receptors in close proximity to the site and in these instances significant change and therefore impact is largely unavoidable. However, overall and taken

cumulatively, the visual impacts are considered acceptable and the proposed development complies with the requirements of Policies CS1, CS23 and SP23.

- 9.69. As referenced earlier the SNP contains Policy 10 Locally Important Landscape Views, which includes an identified view (View 1: Casterton Road (North and East) across the site, which is outside of the SNP area (as can be seen from Map 8 of the SNP). As this view is across land outside of the administrative extent of the SNP, it is unclear how any policy within the SNP can control or influence the impact of development on this view. Further, the Neighbourhood Plan is required to be in conformity with the strategic policies of the Development Plan (ie: SKDC Local Plan). There does not appear to be any assessment within the SNP evidence of the impact of Policy 10 upon the strategic site allocations and it is noted that the Inspector has posed the question as to whether Views 1/2/3 are consistent with the Stamford North allocation.
- 9.70. Having regard for the above, very little weight should be attributed to view 1 within Policy 10 of the emerging SNP. However, in any event, the principles of the masterplan have considered key vistas across this land, including attractive views of the retained woodland. Whilst views to the north east will inevitably change significantly through development, the Landscape and Visual Impact Assessment has demonstrated that this is acceptable.

Heritage

- 9.71. Policies CS22 of the Core Strategy and SP20 of the SAPP set out the framework for heritage matters, together with the NPPF. There are no designated heritage assets within the site. Immediately southwest of the Site, the Scheduled Monument Ermine Street, Section South of Quarry Farm (List 1005031) is located on the south side of Old Great North Road. A second Scheduled Monument Air Photography site NE of village and site of Roman town (List 1005067) is located approximately 850m north of the Site, at Great Casterton.
- 9.72. The primary impact of the development on the site is the potential to impact upon any archaeological resource. The ES chapter on Heritage confirms that the work undertaken to date shows that the level of significance of the archaeological remains within the site is not sufficient to prevent development or to require avoidance or design measures which would retain the archaeological remains. Mitigation is

proposed in the form of a phased programme of archaeological investigation and should comprise initial trial trenching prior to start of construction.

- 9.73. In respect of the scheduled Roman town at Great Casterton, the assessment is clear that although the site has some intervisibility with the scheduled monument, that intervisibility is limited to the wooded hilltop and proposed Country Park area of the proposed development, and only a small area of built development between the woodland and existing development west of the Site. The chapter concludes that the development will result in a negligible perceptible change within the wider setting of the Monument; the effect of this change to the significance of the Scheduled Monument is assessed as being of negligible magnitude. No significant impact is also the conclusion with regards to the schedule monument at the section of Ermine Street, with negligible or at worst minor adverse impact.
- 9.74. The proposed development will not have any unacceptable heritage impacts on designated or non-designated assets and the proposal complies with the requirements of Policies CS22 and SP20 and section 16 of the NPPF.

Geology and Contamination

- 9.75. Policy SP15 includes a general reference to protecting occupiers of development from contaminated land and the NPPF requires that this is considered at paragraphs 183 and 184.
- 9.76. The ES Chapter on Geology Contamination and the associated Phase I and II Geo-Environmental Assessments conclude that the site is suitable for development, subject to mitigation and that there are no unacceptable risks to receptors at either the construction or post construction stages.

Minerals

- 9.77. Although the site is the subject of two active mineral permissions, it is not in, or expected to be returned to, viable mineral production. Permission ref. no. 1999/0572 was granted as a Review of Old Mineral Planning Permission under the Environment Act 1995 - this was a temporary planning permission to cease on 31st December 2025. That permission was varied by permission ref. no. 2004/0112 which was approved as a variation to the 1999 permission (to permit clay to be exported from the site). No clay has been extracted from the site since the 1990s. There is a

stockpile bund on the site, but no clay has been exported since 2020 and any exportation that has taken place over the years has been limited to a single brickmaker company in York.

9.78. The site is within a designated mineral safeguarding area in the adopted Core Strategy, albeit it was proposed to be omitted in the now withdrawn Local Plan. The RCC Local Plan evidence examination document 'Developing a Spatial Strategy for Minerals' confirmed that MPAs should seek to maintain a landbank of at least 15 years for cement primary (limestone) and secondary (clay) materials to maintain an existing plant - A Cement Primary and Secondary Materials Area of Search associated with the nationally significant Ketton Cement Works. This document concluded that appropriate reserves to maintain this landbank for over the plan period, has been identified. Having regard for all of the above factors, sterilisation of the clay/mineral reserves is not considered significant.

9.79. The 2004 permission refers to back to conditions on the 1999 permission in respect of restoration, with condition 2 of permission 1999/0572 stating that the site restoration works shall be completed by 31 December 2027. The site restoration works are controlled by conditions 22-31 of the 1999 permission. The proposed development will supersede the restoration works and if the LPA requires the existing permissions to be extinguished (there is no intention for them to run in parallel with any residential permission), then this be secured by obligation within a Section 106 Agreement.

Amenity

9.80. The application is submitted in outline and so a detailed appraisal of amenity impacts for future residents is not possible at this stage. However, it is clear from the masterplan that the scheme would create a development which would meet the needs of future residents. The D&A details how a high quality designed scheme will be delivered which integrates open space into the housing layout providing an attractive living environment.

Affordable Housing

9.81. Policy CS11 advises that a minimum target of 35% of affordable housing provision will apply to all new housing developments. This can be challenged through a viability submission. The policy explains that as a general guideline approximately

80% of affordable housing should be for rent and 20% intermediate housing, albeit, it should be noted that the policy is over 10 years old and subsequent revisions to national policy and guidance including the requirements of paragraph 65 of the NPPF and the First Homes requirements have subsequently been introduced.

9.82. Policy SP9 of the SAPP states;

“Affordable housing must:

a) be of a combination of sizes and affordable tenure which meets the proven local housing need and good practice, including the number of bedrooms, property type and floor space;

b) where affordable home ownership is included, be at an affordability level or range of affordability levels appropriate for people in need of this tenure at the location, to ensure the properties meet a range of relevant local demand;

c) be broadly equivalent in standard and siting to typical open market properties of the same floorspace/number of bedrooms/general type, unless it conforms to the Homes and Communities Agency’s design standards;

d) where part of a development which includes open market housing, be well integrated with the open market housing through layout, siting, design and style. In order to promote sustainable communities, the size and location of groups of affordable homes should be discussed and agreed with the Council.

The Council may refuse development proposals which, in its opinion, seek to under-develop or split sites in a way that is likely to reduce the affordable housing contribution and/or promote off-site provision.”

9.83. The withdrawn Local Plan identified that 30% would be the new affordable housing target, based on the evidence of the Whole Plan Viability work. This translated to the proposed site allocation also having a 30% target. The application has been prepared on the basis of 30% affordable housing and the D&A sets out indicatively the housing mix in respect of size generally (not distinguishing between market and affordable) and this is reflective of the latest needs set out in Strategic Market Housing Assessment (SHMA) (2019) (figure 4). The exact mix and size of the affordable provision will be subject to negotiation with the LPA , having regard for the latest evidence in the SHMA.

Open Space

- 9.84. Policy SP22 sets out the standards for open space provision on development and this is based on different typologies of open space with ratios applied to the population created. In total the development will create a requirement for 4.52ha of open space comprising a mix of parks/garden, amenity green space; provision children and young people. The proposed development will provide a total of 40ha of green infrastructure, almost 10 times higher than the baseline requirement of the policy.
- 9.85. The proposed Country Park forms the majority of the proposed open space and the application is accompanied by a 'Country Park Concept Booklet', which sets out the vision, key concepts and green infrastructure design principles that will assist informing detailed design. A key part of this is continued stakeholder engagement and further consultation with the local community, building on the consultation held in the Summer of 2021, is planned for the detailed design of the Country Park.
- 9.86. The aims and objectives of the Country Park are as follows:
- Be a fun, safe place to visit and also provide quiet relaxation for its users
 - Encourage many different users
 - Be as accessible as possible for users with different mobility levels
 - Promote linkages between the different areas for recreation and traffic free commuting
 - Retain existing areas of ecological interest and create new habitat
 - Be straightforward and cost-efficient to manage and maintain and
 - Continue to be developed and managed with the aid of national and local partner organisations
- 9.87. The Country Park offers a number of exciting opportunities from a recreation and ecological perspective and with good design, community engagement and management will provide significant amenity value to residents of the development and the wider Stamford population. The detailed design and delivery of the Country Park will be secured through conditions and should be afforded substantial weight in the planning balance.
- 9.88. For completeness Policy SP22 also includes a requirement for 500m² of community space per 1,000 population, which based on a projection of 2.4 people per dwelling

would equate to 780m². The local centre as provision for up to 3,000m and so a community space of the size required can be accommodate.

- 9.89. The proposed development complies and indeed significantly exceeds the quantity of the open space that is required under Policy SP22 and aligns with the objectives of Section 8 'Promoting healthy and safe communities' of the NPPF.

10. PLANNING BALANCE

- 10.1. It has been established that the policies governing housing supply are out of date and the LPA is unable to demonstrate a five-year housing supply. Accordingly, the proposal falls to be determined against the 'tilted balance' within Paragraph 11 of the NPPF which states that where most important policies are out of date, permission should be granted unless there any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies indicate development should be restricted.
- 10.2. Firstly, having regard for the policies listed in footnote 7 of the NPPF, there are no specific policies which indicate that permission should be restricted.
- 10.3. There are a number of significant economic, social and environmental benefits associated with the scheme, which are set out below in their respective categories, recognising that they are not mutually exclusive. It is noted that Paragraph 9 of the NPPF advises that these objectives are delivered through plans and are not criteria on which every decision can or should be judged; nevertheless, they represent a useful guide for the planning balance, particularly on a scheme of this scale.
- 10.4. **Economic Benefits**
- The House Builders Federation Report '*The Economic Footprint of House Building in England and Wales*' (2018) estimates that taking into account the supply chain and induced effects, it is estimated that 3.1 jobs are created per new dwelling. The construction of the scheme is anticipated to cost circa £113 million and will support the employment of 2,015 people.
 - 'Operational Phase' jobs will also be created through the provision of businesses/services in the local centre. As the mix of uses are flexible at this stage it is difficult to quantify this benefit.
 - The new additional spending capacity to the local economy from future residents
 - New Homes Bonus

10.5. Social Benefits

- Delivery of 650 dwellings, including provision of 30% affordable housing. The scheme will deliver a wide housing mix that will address housing need. This should be afforded substantial weight in the planning balance in the context that RCC is unable to demonstrate a five-year housing supply.
- Further, as RCC has recently withdrawn its emerging Local Plan from examination, and advise that a new plan is unlikely to be in place until 2025, it is highly unlikely that RCC will remedy their housing supply shortfall through the Local Plan process in the short term. RCC has a relatively modest housing requirement and given the scale of the proposed development, granting permission for this site which had been accepted for allocation through the now withdrawn Local Plan, will make a significant contribution to providing and maintaining RCC with a five year supply of housing. This should be given very significant weight.
- The site forms the western portion of the SUE known as Stamford North. The remaining 1300 dwellings, allocated within SKDC, are reliant on the site coming forward to provide the link road and mitigate the traffic impact on Stamford from the wider scheme. Without the site, Stamford North cannot be delivered. Stamford North is an important strategic site within the adopted SKDC Local Plan and critical to SKDC's spatial strategy and housing delivery. By granting permission for the proposed development, RCC will help deliver the SKDC element of the SUE through ensuring the provision of the link road. The granting of permission has therefore significant strategic cross boundary benefits and will enable the implementation of the wider Stamford North site, and therefore housing for SKDC, and should be given substantial weight.
- Provision of local centre with a range of accessible services.
- Framework for the provision of a high-quality built environment that will provide a highly attractive living experience for future residents.
- 40ha of green infrastructure which will provide a range of facilities for the enjoyment of both future residents and existing residents of Stamford. The proposed Country Park is central to this provision and will provide recreational and associate health benefits to the wider community. The scale

of the open space provision within the development is substantially above policy requirements and should be afforded significant weight in the balance.

Environmental Benefits

- The site is located within a sustainable location with walking and cycling opportunities and access to a strong public transport service.
- 40ha of green infrastructure, with the provision of the Country Park a particular benefit. A significant element of the Country Park will be safeguarded for habitat creation, and whilst there is a compensatory aspect to this through the loss of areas within the existing cLWS, the Country Park offers long term ecological enhancement through appropriate management.

10.6. In respect of adverse impacts, it is recognised that an intrusion into the countryside of this scale will bring about a level of harm. However, it is considered that this harm is very limited on the basis of the landscape features of the site and through the mitigating design features of the scheme including the high proportion of green infrastructure.

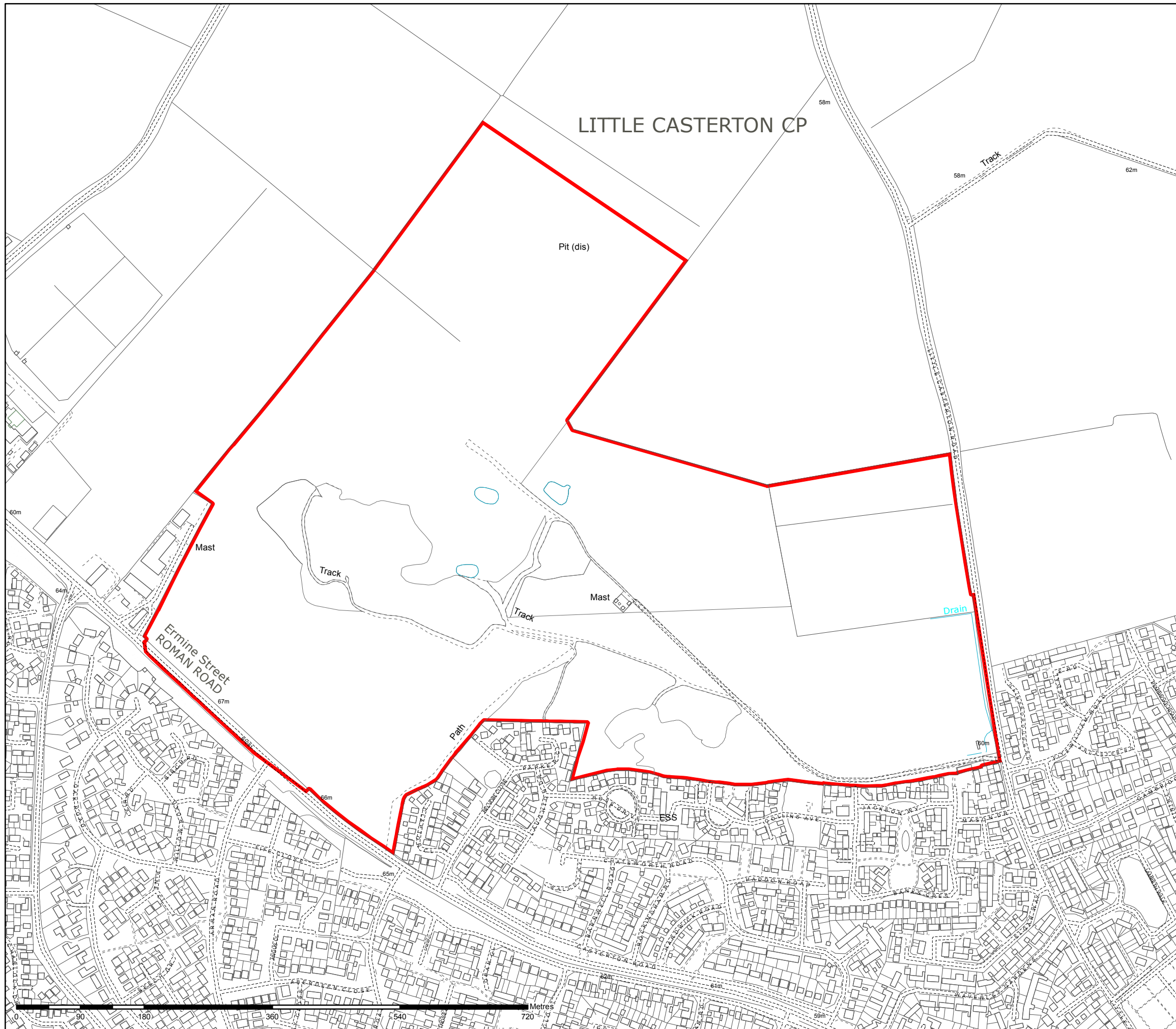
10.7. As the scheme is contrary to the spatial strategy, it would be normally appropriate to attribute a level of harm for departing from a Plan led system. However, in this case it is difficult to see what else the Applicant could do in this respect. The Applicant has promoted the site through the preparation of the RCC Local Plan, working collaboratively with RCC, SKDC and other stakeholders. Further, this extended to the preparation of the Development Brief. The RCC Local Plan was withdrawn from examination for reasons entirely unrelated to the allocation of the site. Having regard for the above, we suggest only minimal harm can be directed to the planning balance for the application coming forward outside of a Plan led system.

10.8. Having regard for all of the above factors, it is evident that the adverse impacts of granting permission do not significantly and demonstrably outweigh the benefits. On the contrary the benefits of the proposal offer compelling reasons to grant planning permission.

11. CONCLUSION


- 11.1. The planning application seeks outline planning permission for residential development for up to 650 dwellings, a country park, a local centre, open space, access, drainage infrastructure and landscaping. All matters bar access are reserved for further consideration.
- 11.2. The application has largely been prepared in a context of an emerging Local Plan allocation for 650 dwellings, as part of the wider SUE known as Stamford North. However, RCC withdrew their Local Plan from examination by the Secretary of State in September 2021.
- 11.3. The proposal is in conflict with Policies CS4 and CS9 of the CS and SP6 of the SAPP. However, RCC is unable to demonstrate a five-year supply of housing. Accordingly, the proposal falls to be determined under the tilted balance of Paragraph 11 of the NPPF. There are a number of benefits to the scheme including the provision of up to 650 dwellings to RCC's housing supply; the importance of the site to enable the delivery of the wider Stamford North SUE and therefore the contribution to SKDC's housing strategy and delivery of a range of on-site benefits, including the provision of a 35ha Country Park.
- 11.4. The ES and other technical reports have not raised any reasons why permission should be withheld and the adverse impacts of granting permission are considered comparatively minor and vastly outweighed by the benefits of the scheme.
- 11.5. We conclude that planning permission should be granted for the development.

APPENDIX A – SITE LOCATION PLAN

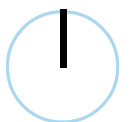


Site Location Plan

Legend

 Proposed Development Site

Drawing Number: B.17,091b
 Date: 09/02/2022
 Scale: 1:5,422 @ A3
 O.S. Ref: TF 0108



APPENDIX B – ILLUSTRATIVE MASTERPLAN



LEGEND

- RED LINE BOUNDARY
- STAMFORD EDGE CHARACTER AREA
- URBAN TRANSITION CHARACTER AREA
- LOCAL CENTRE

NOTES:

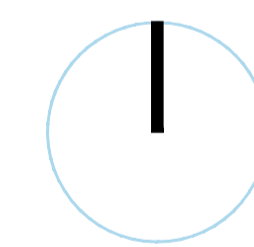
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A 15.11.2021 UPDATED MASTER PLAN

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**QUARRY FARM
STAMFORD
ILLUSTRATIVE
MASTER PLAN**

Bar Scale: 1:2000 @ A1 Job Code: 46466 OS License Number: 100017734

Project Phase: PLANNING Date: 18.05.2020 Drawn By: DP Checked By: HD

Drawing Number: UDS46466-A1-0200 Revision: A

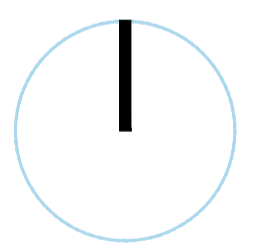
APPENDIX C - ILLUSTRATIVE LAYOUT



PLANNING ISSUE, NOT FOR CONSTRUCTION

A	27.01.2022	ISSUE FOR SUBMISSION
Rev.	Date	Details

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**QUARRY FARM,
 STAMFORD**
 ILLUSTRATIVE LAYOUT

Bar Scale: 1:2000 @ A1 0 20 40 60 80m	Job Code: 46466	OS License Number: 100017734
Project Phase: PLANNING	Date: 06.11.2020	Drawn By: HD
Drawing Number: UDS46466-A1-0203	Checked By: DP	Revision: A

**APPENDIX D - STAMFORD NORTH –
DRAFT DEVELOPMENT BRIEF – JANUARY 2020**

STAMFORD NORTH SUSTAINABLE URBAN EXTENSION

DRAFT DEVELOPMENT BRIEF

SUPPLEMENTARY PLANNING DOCUMENT



Rutland
County Council



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

For adoption by South Kesteven District Council
and Rutland County Council

January 2020

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Fig 1. Location plan - Stamford North Sustainable Urban Extension (copyright Google)

1 Executive Summary

- 1.1 This Stamford North Development Brief Supplementary Planning Document (SPD) sets out the strategic principles to guide the future development of the Stamford North sustainable urban extension (SUE), a proposed residential allocation within both the South Kesteven District Council and Rutland County Local Plans.
- 1.2 This Development Brief has been produced by South Kesteven District Council and Rutland County Council, the landowners and developers involved with the site, and a wide range of other stakeholders with an interest in delivering a high quality and exciting major new development.
- 1.3 The aim of this SPD is to help ensure that the new community created at Stamford North is delivered in an holistic, thoughtful and carefully planned manner, ensuring that, over time, the development becomes recognised both for its

design, and community merits. Stamford North aims to provide an inclusive vision for the future, so that this major new development delivers benefits to both new and existing residents of Stamford and the surrounding area.

- 1.4 This SPD establishes the principles that will guide the delivery of this new northern extension to the town of Stamford. This Development Brief has been prepared in order to satisfy the requirements of Policy STM1-H1 of the South Kesteven Local Plan 2011- 2036, Policy H4 13 of the Pre-Submission Rutland Local Plan (January 2020), which seek the preparation of a high-level masterplan, supported by a development brief and phasing plan in order to aid the delivery of the allocation. Consequently, this document should be read in conjunction with the policies of the Local Plans, Local Plan evidence base, national planning guidance including the National Design Guide.



Fig 2. Aerial view of the eastern part of the site showing the Borderville Sports Centre

2 Introduction

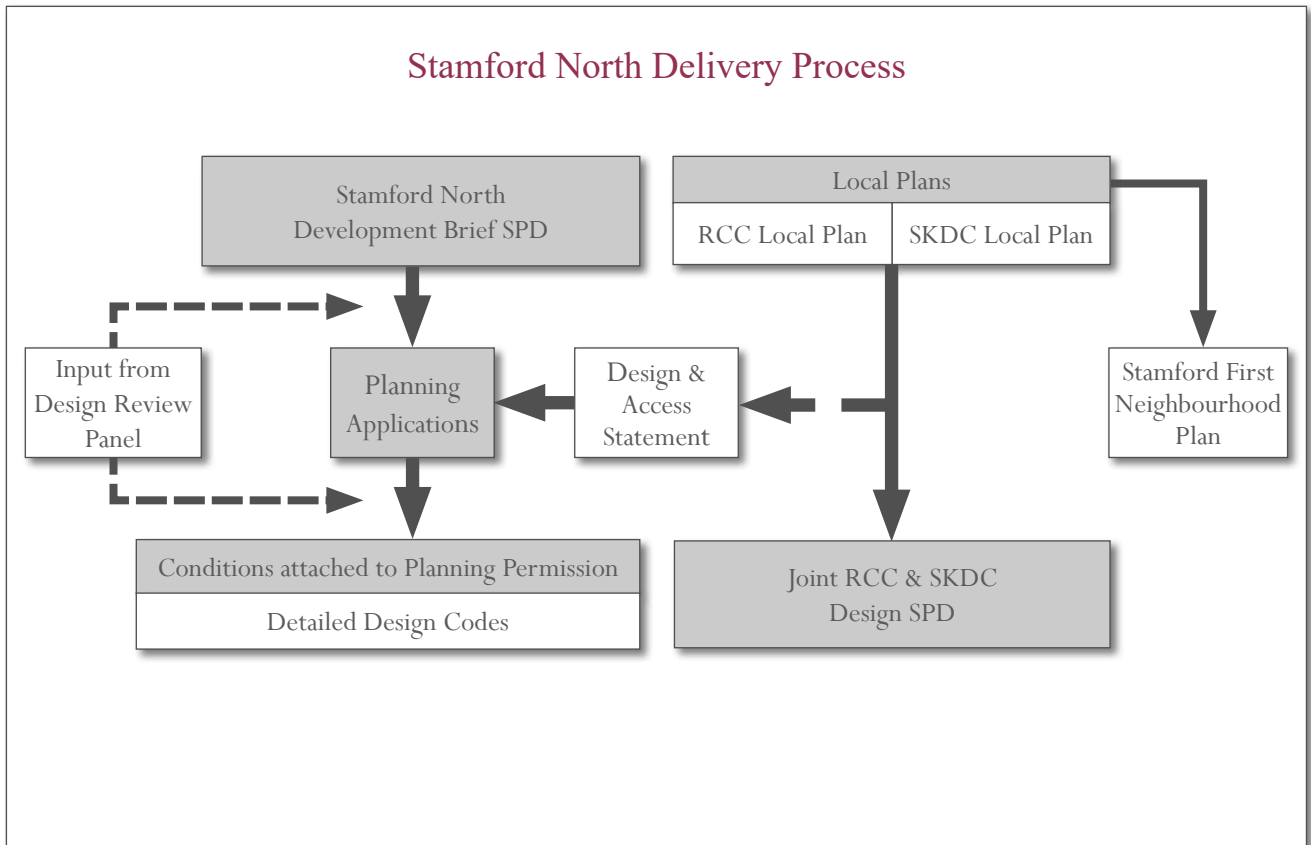


Fig 3. Delivery process diagram

- 2.1 This Development Brief has been prepared to set out the strategic principles that will guide the delivery of a major new development on the northern edge of Stamford.
- 2.2 The area of land concerned is identified in Figure 1 and is known as ‘Stamford North’. The site straddles the boundary between the administrative areas of South Kesteven District (SKDC) and Rutland County (RCC).
- 2.3 Stamford is a key focus for intended growth with both the emerging SKDC and RCC Local Plans allocating this land for development. The Local Plan allocations (SKDC STM1-H1 and Rutland RLP13) also set out key criteria that development within the area is expected to conform to.
- The purpose of this document is to:
- Set out a vision of how those policy criteria will be met, including a high-level masterplan;
 - Provide clear development and urban design principles to ensure that the design and quality of development is of a high standard;
 - Explain what will be needed to create a successful development;
 - Show how the implementation of the development and associated infrastructure might be phased; and
 - Set out the next steps for its delivery.
- 2.4 This SPD will be a material consideration in the assessment of development proposals at Stamford North for both applications in RCC and SKDC. It is intended to help the preparation and decision making of applications that seek planning permission for the development of the urban extension, and to aid infrastructure delivery across the Stamford North allocation.
- 2.5 This Development Brief also draws, in part and where material, on the evidence base already prepared.

3 Vision and Evolution

Vision

- 3.1 The Stamford North Sustainable Urban Extension (SUE) is intended to deliver an innovative, integrated and high-quality mixed use urban extension to the town of Stamford. With its long history, spectacular town centre, and vibrant sense of community, Stamford is a special place within which to live and work. Urban expansions of the scale proposed have not previously taken place in Stamford: Stamford North therefore offers a unique and important opportunity to plan for the town's growth over the next 20 years. Consequently, the local authorities, landowners, developers and other stakeholders with an interest in the new urban extension all acknowledge that it is a challenge and a responsibility to now help this much cherished town to grow in order to meet the needs of its current and future residents. They are committed to delivering a new quarter of the town that is well-planned and founded upon strong principles of good quality urban design, environmental sustainability, and balanced, integrated communities. The SUE is creating a new sub-town centre located on a new Main Street to help meet the needs of the northern part of the town, creating walkable neighbourhoods and promoting more sustainable patterns of living, whilst easing congestion in the historic town centre.
- 3.2 Thus, the Vision is to deliver a nationally recognised, locally distinctive, sustainable and thriving new community that is well integrated with, and has strong connections to, the existing town and its surroundings. This Development Brief commits the local authorities, the landowners and the developers involved to deliver an exceptional, modern and well-connected place in which to live, to work and to relax which is in tune too with the vision of the emerging Neighbourhood Plan.
- 3.3 Development will respect the natural features and the new urban edge will be developed through a strong landscape framework. The landscape framework will be permeated with a network of new paths, linear greenways, activity nodes/hubs and high-quality public realm. The creation of new public parks at the east and west of the development will deliver significant new green infrastructure to benefit both the new residents of the Stamford North SUE, and the existing residents elsewhere in the town.
- 3.4 The vision for Stamford North is to deliver not simply an attractive new place with its own identity and character, but also an integrated area of the town, meeting many of the day to day needs of the new community and enhancing the facilities available within walking distance for the existing residents of adjoining areas.
- 3.5 Stamford has a rich and unique built architectural heritage and a distinct natural environment characterised by the River Welland valley and meadows and surrounding Burghley Estate's agricultural landholdings and woodlands.

- 3.6 The SUE will build upon the pattern of distinctive neighbourhoods whilst ensuring that it integrates appropriately and connects with the surrounding neighbourhoods and landscape. This strategic Vision for this next chapter of the evolution of Stamford will meet its growth in a planned and coordinated way while meeting local housing need, encouraging inward investment and strengthening the local economy in accordance with the ambitions of the local community as articulated in the emerging Neighbourhood Plan.
- 3.7 The high-level masterplan is divided into four distinct character areas linked together primarily by the new Main Street. The character areas all contain natural features such as mature woodlands, areas rich in biodiversity and mature hedgerow boundaries. The ‘Borderville and Gwash’ neighbourhood at the eastern end of the SUE is one of the two main gateways to the site, characterised strongly by the associated park on the water meadows of the river Gwash; the ‘Local Centre’ neighbourhood nestled in the valley hosts the new sub-town centre at the intersection between the new Main Street and the footpath back into the historic town centre adjoining the Welland Academy. To the west of that, the “Northfields” neighbourhood sits on the highest part of the site and will be greener with lower density development with space allocated for a new primary school. The western neighbourhood of Quarry Farm is the western gateway for the SUE, hosting a range of services and green spaces, including a Country Park, in conjunction with higher density development to complement this area of Stamford. Each of these neighbourhoods will be distinctive and will be defined by a sensitive combination of natural and designed, ensuring that good design is an integral part of every area of the new development, open space and infrastructure. All new development at Stamford North will reinforce the distinctive character of the locality in accordance with the vision articulated in the emerging Local Plan.
- 3.8 The masterplan shows a linked sequence of parks, green spaces and open space along the north of Stamford creating direct, safe and pleasant movement and play options for both new and existing residents whilst enriching and diversifying the ecology of the site.

3.9 Stamford North will:

- **Connect with its surroundings** through easy access to the places that people want to visit as part of their everyday lives. There will be new destinations within the development, linked with convenient access to public transport and integrated with existing movement routes. Options for safe and attractive walking and cycling including an east-west continuous green corridor linking green, urban and local centre areas. The Stamford North SUE will seek to establish a meaningful relationship with the surrounding open land and utilise the landscape framework already in place. The natural features of the wider site will inform the masterplan and will provide both the existing and new communities with activity and recreation areas on its doorstep.
- **Create a community** that utilises natural landscape assets and allows residents to experience a good quality of life. With a strong emphasis on placemaking, community focus and combination of uses, the SUE will together with a coherent mix of housing and high quality public realm, create active and vibrant spaces, streets and squares. The new neighbourhoods

will provide a range of local employment opportunities and shops; a new school, community facilities; space for cultural events; access to a range of open spaces and the surrounding countryside for the health and well-being of its residents. The development will promote inclusiveness by identifying new key areas for local centres and activity spaces as well as a promoting a housing model and enabling commerce for the benefit of existing communities and residents of proposed neighbourhoods.

- **Have an emphasis on design and area identity** by drawing inspiration from the local context and shaping a place with character to give people a sense of pride in the place which they will live and work in accordance with the vision articulated in the emerging Neighbourhood Plan. The development will integrate public and open spaces as core elements of the overall masterplan. The proposals will define character areas and enable distinction between its neighbourhoods, which will be brought forward in a logical manner as part of the overall masterplan.



Fig 4. Aerial view of the site showing Welland Academy

3.10 The aspiration for a new extension at Stamford North seeks to find the perfect balance between high quality urban living that sits in harmony, and integrates seamlessly with the unique natural and historic surroundings found in and around

Stamford. Utilising the existing natural features of the site and setting as the framework for the Stamford North masterplan, the new community will feature the following placemaking elements:

- A distinctive new development, directly linked to Stamford that responds positively to its attractive landscape setting;
- A high-quality development that considers local building character, scale and materials of Stamford;
- New homes and neighbourhoods laid out in a coherent manner with permeable and connected streets with careful integration of pedestrian and cycle routes both within the SUE, and connecting back into the town as well as local destinations and schools;
- A Country Park of 30ha of parkland, Riverside parkland, accessible woodland, formal and informal open space;
- A network of significant green spaces including new foot, cycle and public transport links, both into Stamford and its surroundings through extension of current paths, and public rights of way as well as the provision of new routes;
- Approximately 2,000 new homes, including affordable homes, within a series of linked distinctive new walkable neighbourhoods;
- A series of vibrant and easily accessible nodes embracing commercial, education and community facilities;
- New highway infrastructure, including a new Main Street connecting the B1081 (Old Great North Road) to the A6121 (Ryhall Road) and Little Casterton Road;
- A clear hierarchy of connected streets arranged around a new Main Street to create a permeable and legible movement network both within the SUE, and dovetailing back wherever possible into the connection points on the existing town.
- New multi-functional Local Centres at the centre of walkable neighbourhoods to provide shops, neighbourhood business hubs, services and community and leisure facilities, in line with Sport England Active Design principles, to serve both the existing community on the north side of Stamford and the new residents within the SUE;
- New multi-functional Local Centres at the centre of walkable neighbourhoods to provide shops, neighbourhood business hubs, services and community and leisure facilities to service both the existing community on the north side of Stamford and the new residents within the SUE;
- Primary and secondary education provision, including a site for a new 2-Form Entry Primary School;
- Development at the forefront of environmental and technological standards incorporating a comprehensive approach to energy efficiency measures, waste reduction and energy generation, promoting a lower carbon lifestyle.

3.11 The Local Plans propose that approximately 1,300 of the homes are to be delivered within the South Kesteven (SKDC) administrative area and a further 650 homes are to be delivered within the Rutland (RCC) administrative area.

3.12 Delivery of these new homes will contribute towards meeting local housing needs and will support aspirations for growth through the delivery of sustainable development.

Stamford

- 3.13 Stamford is the second largest town in South Kesteven, and is noted far and wide for its heritage, architecture and character. For a large number of communities located in the east of Rutland and in the south of South Kesteven, Stamford serves as the principal urban centre. It offers various employment opportunities, services and facilities, excellent schooling and good bus and rail links.
- 3.14 Stamford is also a popular visitor destination due to its medieval core, beautiful and distinctive architecture, the town's close relationship with Burghley House and its good public transport and road connections.
- 3.15 In 1967, Stamford was the first town in England to have its centre protected by a Conservation Area designation. It remains one of the best preserved historic town centres. It has a well-defined mixture of limestone Georgian buildings, as well as a number of interspersed medieval buildings. The town is also known for its towers and spires, with a number of churches forming distinctive focal features. It is a bustling place, with a vital and vibrant town centre.
- 3.16 Stamford is served directly by the A43, A6121, A1175, A606 and B1081 with links to the A1 on the western edge of the town. The town's bus services provide links to the majority of nearby settlements and the railway station provides direct links to Birmingham in the west and Stansted Airport and Cambridge in the east. By changing at Peterborough, the centre of London is readily accessible by train as well.

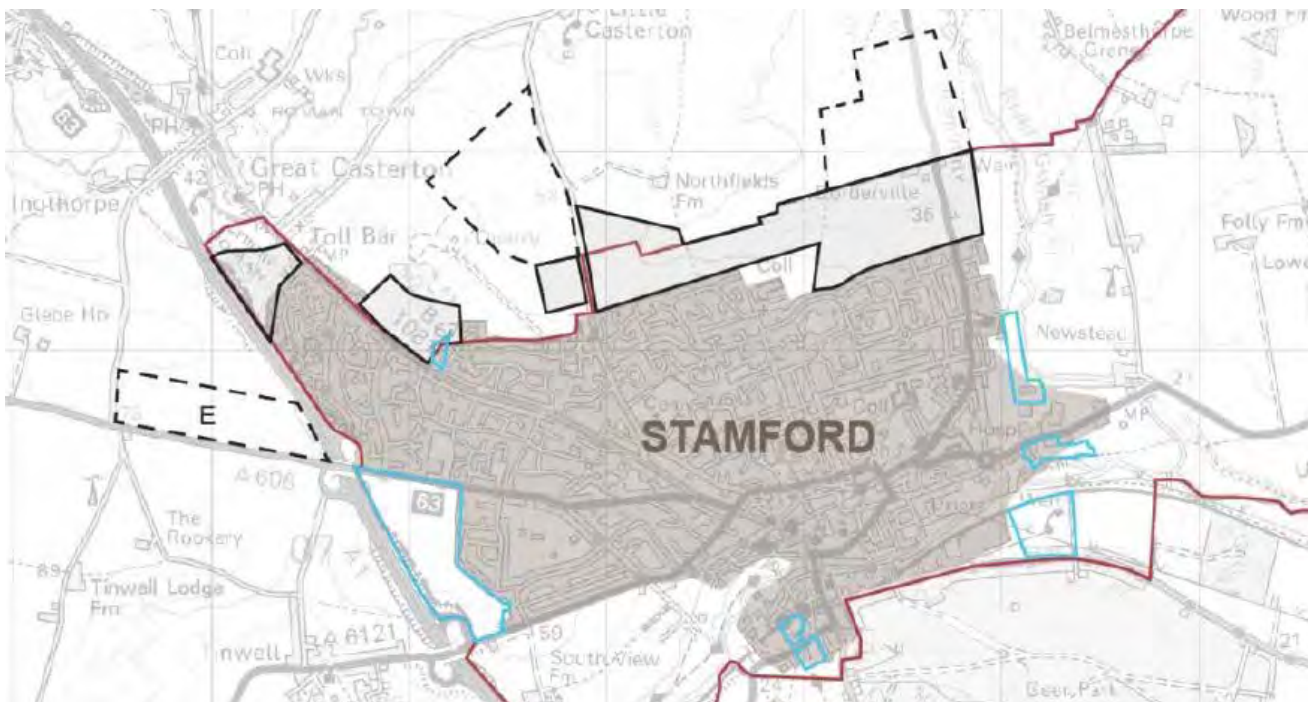








Fig 5. Extract from 'Capacity and Limits to Growth Study July 2015'

Stamford North: Its capacity and limits

- 3.17 In July 2015, South Kesteven District Council commissioned consultants AECOM to prepare a 'Capacity and Limits to Growth Study' for Stamford. As the title suggests, the aim of the capacity study was to determine at both a strategic and a local level the opportunities for, and limits to, the growth of the town. Its findings were published in November 2015, and subsequently formed part of the work that resulted in the revised Local Plans for the area.
- 3.18 The study aimed to be a technical, impartial and objective exercise assessing seven possible directions of growth around Stamford. In determining the suitability or otherwise of land for development, the assessment considered the physical characteristics of the surrounding land. The assessment specifically considered:
- Potential for flood risk;
 - Proximity to environmental designations;
 - Agricultural land classification;
 - Transport and accessibility;
 - Ground conditions;
 - Landscape and topography factors, and
 - Heritage considerations.
- 3.19 The area of land that is now called 'Stamford North' was identified in the conclusions of the study as being a 'Tier 1' location for housing development. The assessment, which excluded a part of the Stamford North area, concludes that the site is entirely free from constraints or constraints have been identified which can be mitigated. As such Stamford North is therefore considered to be suitable for development. This document adds further detail on this in Paragraph 6.25-6.33.

KEY

	Tier 1: Suitable for housing development
	Tier 2: Suitable for housing development in the longer term/contingency
	Tier 1: Suitable for employment development
	Tier 2: Suitable for employment development in the longer term/contingency
	Planning Permissions and/or Allocated Sites
	Administrative boundary

The Local Plans

- 3.20 The findings of the AECOM Study have informed the preparation of both the emerging South Kesteven and Rutland Local Plans. The Councils have both identified Stamford North as a strategic allocation site for residential development within their respective administrative areas. This approach to development will ensure that the historically significant core of Stamford and sensitive landscape to the south of the town are protected, whilst utilising land for growth that is comparatively less constrained, or where constraints can be mitigated, as described in the previous paragraph.
- 3.21 One of the functions of Local Plans is to set out specific allocations of land for different purposes. Where sites are proposed for allocation, such as at Stamford North, sufficient detail should be given to provide clarity to developers, local communities and other interested parties about the nature and scale of development. It is also an opportunity to set out a positive vision and expectations for such allocations, so long as these are realistic about what can be achieved, how and when.
- 3.22 Both the RCC and SKDC Local Plans set out specific proposals for where the Stamford North development should be, and what it ought to contain. This is done via the Proposals Map and the Policies STM1-H1 and Policy H4 of each plan. Both Local plans have also been widely consulted upon, and many groups, organisations and individuals have been engaged in their preparation. Both local authorities have also worked pro-actively together on cross boundary issues.
- 3.23 Local Plans are supported by Supplementary Planning Documents (SPDs'), such as this one, which expand upon the proposals and expectations of policies to provide more detail and to assist in the preparation of planning applications.
- 3.24 A key task of planning applications is to demonstrate that they conform with overarching policies of the Local Plans, relevant SPDs and National Design Guidance. A table, provided at Appendix 1, lists the relevant policy requirements for planning applications relating to the development of Stamford North. This table can be used in turn to help guide and assess planning applications when they are brought forward.

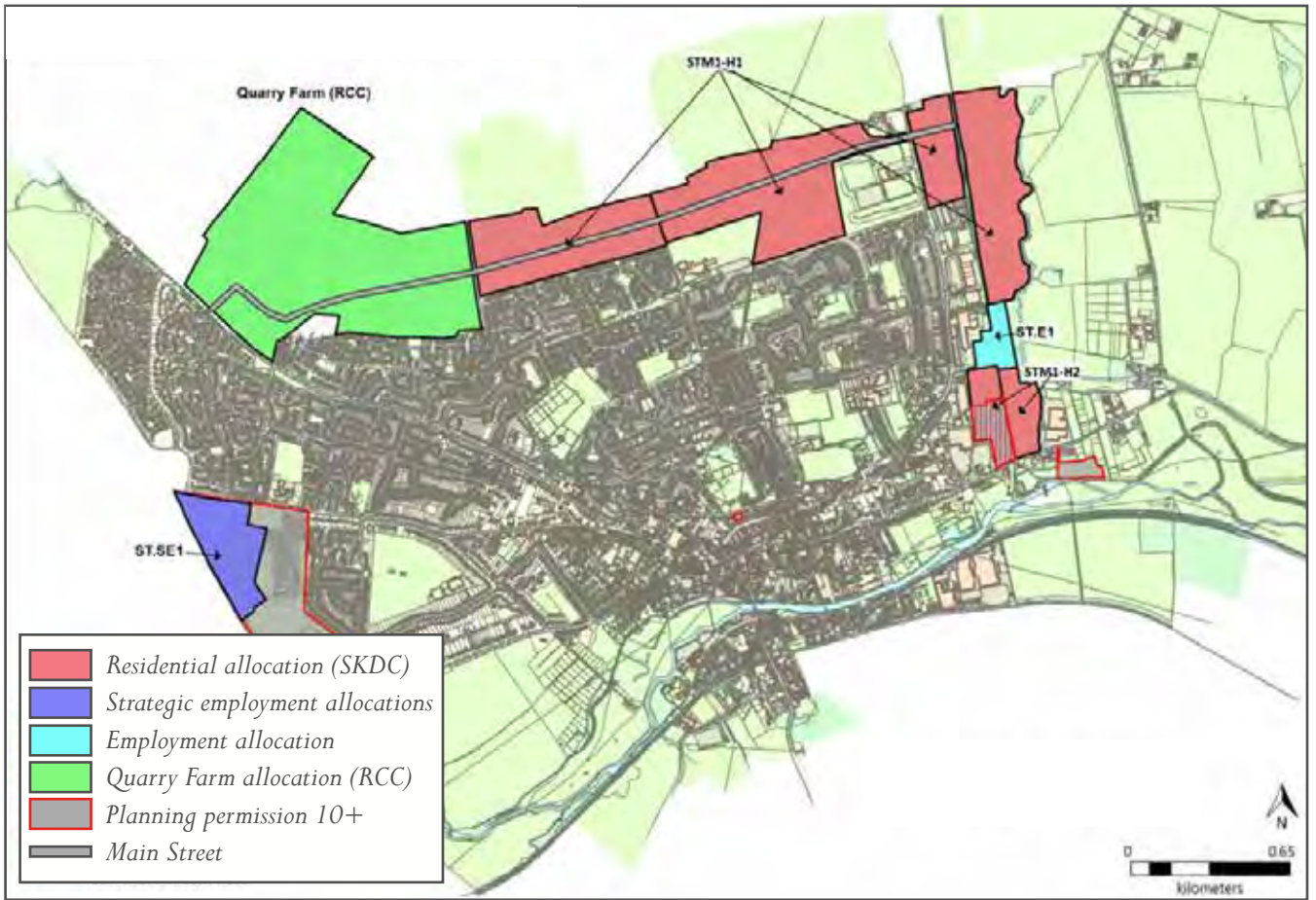


Fig 6. Allocation area (SKDC Submission Local Plan)

4 Engagement

- 4.1 There is a legal requirement for RCC and SKDC to co-operate with each other in addressing the strategic issues relevant to their areas, especially where this involves issues specific to sustainable development and the use of land. The Duty to Cooperate requires that councils faced with cross boundary issues set out planning policies to address such issues and ‘engage constructively, actively and on an on-going basis’ to develop strategic policies and joint approaches to plan making where cross boundary issues require it.
- 4.2 The main cross-boundary factor affecting both authority areas in this instance is, because of the position of the boundaries between them around Stamford, strategic housing and the provision of associated infrastructure. Both Councils acknowledge that Stamford has a key role to play in the servicing of Rutland communities that are located in close proximity, as well as meeting the needs of South Kesteven itself.
- 4.3 A Statement of Common Ground (SCG) between Lincolnshire County Council (LCC), RCC and SKDC for the Stamford North SUE is being developed alongside the Development Brief. Its purpose is to facilitate coordination and cooperation between the three councils as they jointly plan for the Stamford North development. The SCG is important to ensure that strategic development is delivered in a collaborative and cooperative way.
- 4.4 In addition, other stakeholders, local groups and the public generally also play an important part in helping to shape Stamford North. The views and knowledge of a wide range of parties have been taken into account in preparing this Brief including engagement with statutory consultees and feedback that will be received as part of public consultation. It is a domain of hard decisions and, precisely because it is about built development in real places, it is impossible to please everyone. The planning system must strike a balance if overarching visions are to be turned into realities.

5 Key Design Principles

- 5.1 By drawing on the vision for Stamford North, the work undertaken in preparing and producing the Local Plans, and the outcome of an extensive consultation and engagement programme, a number of Key Design Principles have been established. These form the practical foundations of this Brief.
- 5.2 Every aspect of the design of Stamford North is to be underpinned by a long-term strategic view to ensure a coherent approach to the future development of the town. This is key for using resources efficiently and ensuring that the new areas of development are properly integrated into the wider green infrastructure and movement network of the surrounding area.
- 5.3 The following sections suggest how these Key Design Principles should be applied in practice, drawing on an appreciation and analysis of the site itself and its characteristics.

The Stamford North key design principles are:

1. To deliver a distinctive and sustainable, new urban extension to Stamford containing a series of distinctive neighbourhoods that will serve both the new community and the existing residents on the north side of the present town.
2. To knit the development in to its context, including the adjacent residential areas, open spaces, footpaths and surrounding landscape.
3. To provide a range of homes and community facilities for all ages.
4. To establish strong, attractive vehicular, cycle, and pedestrian connections between Stamford North and the surrounding area.
5. To create a well-designed development that complements Stamford's distinctive qualities, ensuring that a unique and distinctive character is achieved that genuinely delivers a unique sense of place, as set out in the emerging Neighbourhood Plan.
6. To integrate green, ecologically positive, spaces into the structure of the development.
7. To encourage healthy lifestyle choices and optimise opportunities for active lifestyles through good urban design, as set out in Sport England Active Design document (Ten principles of active design).
8. To strive to meet the highest environmental standards.
9. To embed education and employment within the heart of the community.
10. There will be measures to ensure sustainable energy sources are woven into the fabric of the developments design.
11. To deliver a new main street running east-west through the development.
12. To provide good and safe access for public transport
13. To create streets, open and public spaces where landscape features and trees are integral to its design and spatial proportion and visually promotes route hierarchy and legibility within the development

6 Stamford North Site Analysis

Site and Context

- 6.1 Figure 6 identifies the location and extent of the Local Plan allocations. These cover an area of approximately 120 hectares (296 acres).
- 6.2 This area, which is proposed for development, lies directly north of the Stamford. The immediately adjacent neighbourhoods are predominantly residential in character. The Welland Academy, a state secondary school, is located midway along the southern edge of the development area. To the north, east and west of the site is arable farmland and beyond are the villages of Great Casterton, Toll Bar, Little Casterton and Ryhall. Commercial land uses bound directly to the west and the River Gwash bounds on the east.
- 6.3 Stamford town centre is located approximately 1.8 kilometres south east and Stamford Train Station is located approximately 2 kilometres south (straight line distances).

- 6.4 The B1081 (Old Great North Road) runs along the south west boundary of the site, and the A6121 (Ryhall Road) runs north to south across the eastern part of the site. Little Casterton Road bisects the central part of the site.
- 6.5 The western section of the site, Quarry Farm, is characterised by the remnants of the former brickworks clay and stone quarry pits, mature and scrub woodland and grasslands. The central and eastern parts of the site are characterised by managed arable farmland with defined hedgerow field boundaries. The Borderville Sports Stadium adjoins Ryhall Road to the east.
- 6.6 Existing bus routes and stops can be found on Old Great North Road (within 50m) and on Ryhall Road (within 100m). Along the southern boundary of the site; additional existing walking routes provide links to bus stops within 100m of the site. The isochrones shown on Figure 7 give an overall view of walking distances based on “crow fly” measurements. More detailed analysis

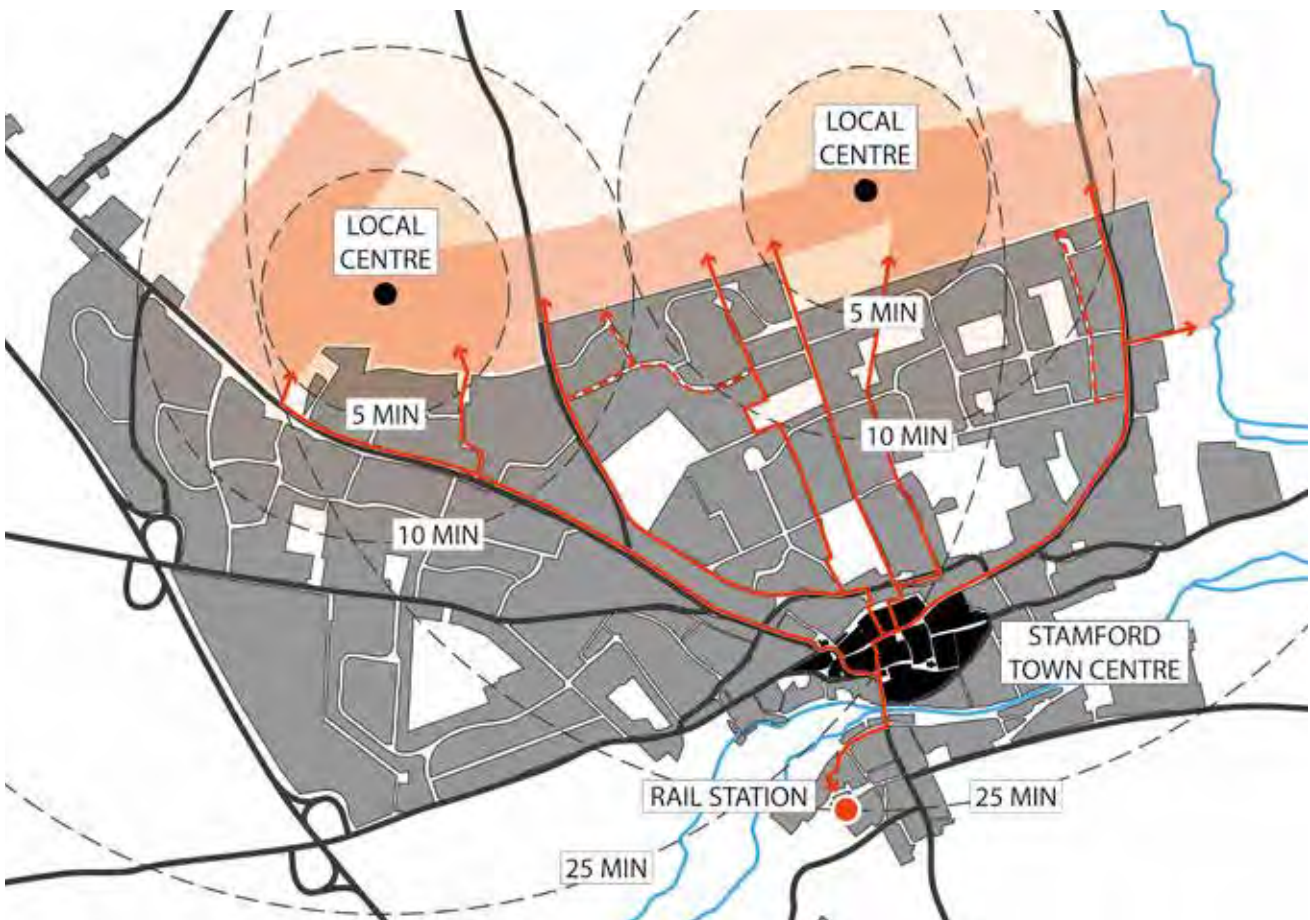


Fig 7. Connectivity - Walking distances

based on actual distances will be provided within the Transport Assessments to be submitted at planning application stage. Cycle routes exist along Old Great North Road to the south of the site (National Cycle Route 63) and Little Casterton Road to the east is a designated National Byway.

6.7 The northern edge of Stamford provides a variety of edge conditions. To the east of Little Casterton Road, extending to Ryhall Road, there are extensive lengths of housing backing on to the SUE area without any connections for vehicular access and only limited access for pedestrians (by way of two public footpaths). Welland Academy, located along the development edge and between these two PROW's has a well defined boundary to its school ground which will need to be considered in the forthcoming proposals. Elsewhere along this edge is the occasional pocket green space and points of connection back into the existing town. The proposals will make every effort to link new neighbourhoods

-  Site boundary
-  Hedgerows and trees
-  Woodland
-  Landform and viewshed
-  Pond
-  Main visual focus
-  Visual asset
-  Existing links to Town Centre
-  Potential links
-  Unsympathetic urban edge
-  Public footpath
-  Permissive path
-  Candidate local wildlife site
-  Telecom mast

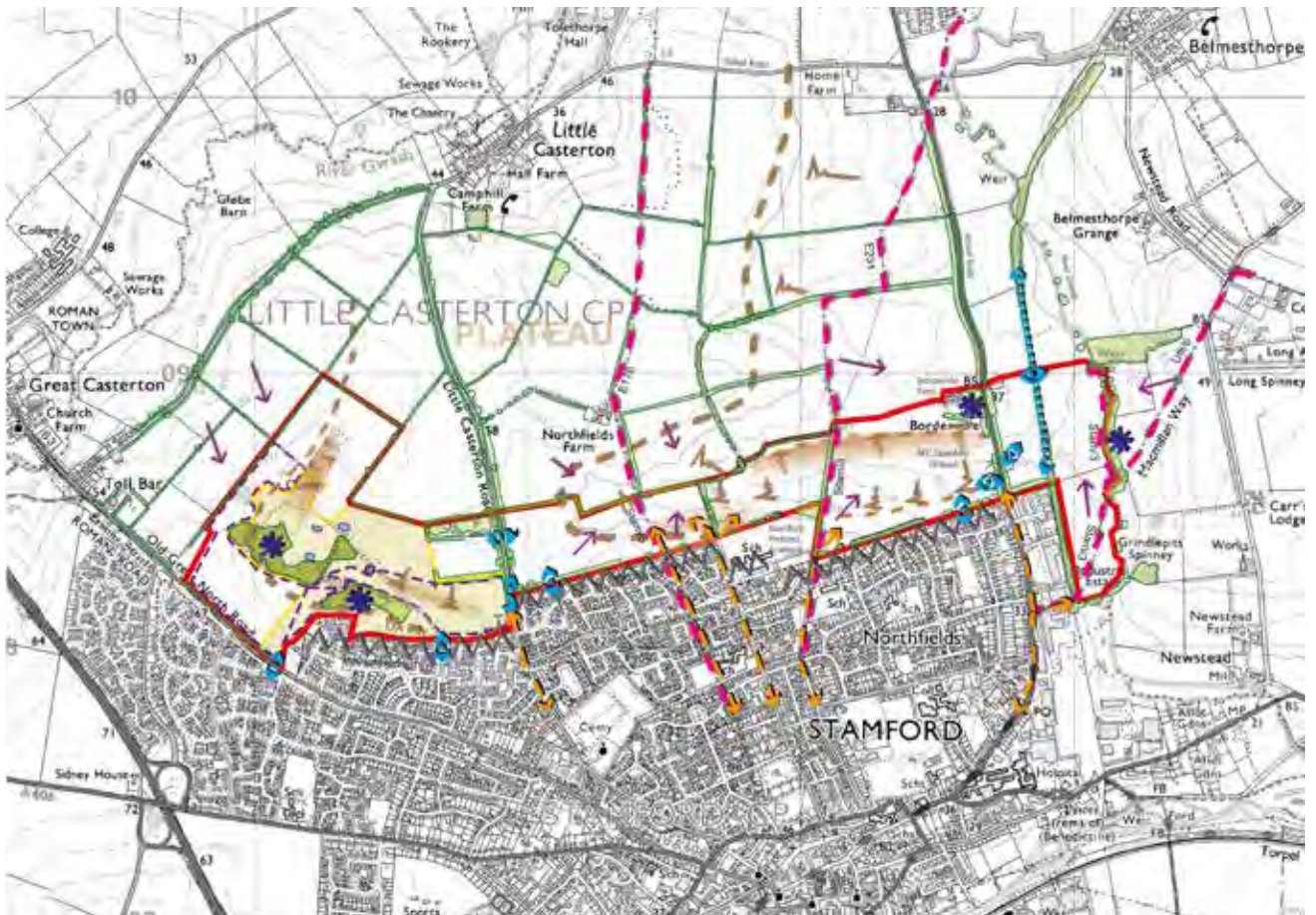


Fig 8. Landscape Analysis (The Landscape Partnership)

within the SUE back into the heart of the town via these existing opportunities.

- 6.8 Public access was available across the western section of the site through Permissive Access Rights and across the central and eastern sections through Public Rights of Way. There is currently no public right of way in east-west direction through the site.
- 6.9 A prominent telecommunication mast is located in the central part of the Quarry Farm site. The majority of the site is either tenanted to local farmers or farmed in hand by the land owners.

Landscape Character

- 6.10 The site is not constrained by any national or local landscape designations that provide protection to the site in terms of landscape value or quality. The South Kesteven Landscape Character Assessment and Rutland Landscape Character Assessment defines the site and the surrounding landscape as falling within the Kesteven Uplands and the Clay Woodlands of the Rutland Plateau.

6.11 The character of the landscape for much of the site is a relatively unified, simple, medium-scale arable farmland set within a largely open undulating landform. Woodland, hedgerow and trees provide enclosure. The landscape has a dispersed nucleated settlement pattern that follow the river valleys. These are characterised by picturesque limestone villages with collyweston slate roofs. Guidelines for the Kesteven Uplands character area include: the protection and improvement of field boundaries and hedgerow trees; the planting of new hedgerow trees; maintain important grassland areas; and use new planting to minimise visual impact.

6.12 To the west, the former quarry has created a modified landscape, with the void and made ground forming evident visual features and varied habitats. The associated Quarry Farm Wood and neighbouring copse provide important landscape features that define the character of the western part of the Site and provide containment from the wider countryside. To the east, the River Gwash valley forms the main feature, with the tree lined



Fig 9. Aerial view of the western part of the site

river corridor forming the eastern boundary of the site. The valley slopes are formed by grassland and arable farmland that extend up to a well vegetated disused railway.

- 6.13 Inevitably, a residential-led development will result in a change to the character and visual appearance of the northern boundary of Stamford, although physical containment is provided along almost all of the site's southern boundary by the existing long residential edge to the town. Consequently, development within the site would be well related to the existing settlement pattern by abutting this over much of its length.
- 6.14 The South Kesteven Landscape Sensitivity and Capacity Study, part of the Local Plan

evidence base, assessed the landscape around the fringes of Stamford to determine the most suitable locations for accommodating future residential and employment development. The landscape that forms Stamford North was identified as varying in sensitivity and capacity to accommodate development. It notes that much of the site lies on the edge of a harsh, regular, stark built edge that breaks the skyline and contrasts with the surrounding countryside. The landscape on the eastern fringe within the Gwash valley, is considered to have a distinctive rural character, with high scenic and amenity value, although the southern part is affected by the existing urban edge. It concluded that the site is largely moderate in terms of its overall landscape sensitivity, with only some of the land east of Ryhall Road being of high landscape



Fig 10. Proposed Quarry Farm Country Park

sensitivity. In terms of landscape capacity, the west part of the site is identified as medium to high landscape capacity, with the remaining land up to Ryhall Road being identified as medium and land to the east of Ryhall Road as medium and low to medium. Residential development was assessed as being appropriate within the site, with the western part of the site not leading to unacceptable intrusion into the countryside. The Study recommends that any new development on the edge of the town should present a varied settlement edge and landscape treatment, with the opportunity to soften the existing harsh urban edge.

- 6.15 The AECOM Stamford Capacity study advises that the land to the west provides a coherent pattern of hedgerows and field boundaries that provide excellent defensible boundaries, between Toll Bar and Little Casterton Road. Field boundaries are less defined around Northfield Farm, but more evident west of Ryhall Road where they can be used as defensible boundaries. Hedgerows and vegetation along the disused railway line could also be used as defensible boundaries. The east-west field boundaries and the Gwash valley are noted as helping to minimise the impacts of development within the site in long views.
- 6.16 The AECOM study identified that land west of the disused railway line as being suitable for development, so long as it maintains a separation with Ryhall. The shallow bowl that contains the AFC Stamford football ground is noted as already providing a precedent for development. The area to the east of Little Casterton Road and south-west of Northfields Farm is flat and relatively well contained and performs well in preventing landscape and heritage impacts. In the west, the part of the site south of the quarry was considered suitable for development as it performs well in terms of accessibility, landscape, spatial opportunities / constraints and heritage impacts. The study goes on to recommend providing woodland planting to improve the edge of the settlement and provide a physical and visual barrier, and the need to avoid harm to views from Great Casterton and Little Casterton and the setting of the heritage assets of Little

Casterton, Tolethorpe and Ryhall by setting back development away from the plateau top ridgeline to the north of the site. This has formed the basis for determining the location of the site and principles for strategic design.

- 6.17 A landscape analysis of the site and its surroundings is summarised in Figure 8.

Topography

- 6.18 The landform is characterised by the plateaux areas to the north and west of Stamford and the lowlands to the east. Within this wider context, lies the broad and scenic valley of the River Welland to the south of Stamford and the valley of the River Gwash to the east of the north of Stamford. The lower course of the River Gwash, to the east of Stamford, has a moderate breadth, before its confluence with the River Welland. Further up-stream, it follows a meandering flow, bending to the west around the settlement of Ryhall and extending into the plateau area to the west. Here the middle and upper course of the river has a narrow and well defined valley form and provides the setting of the villages of Little Casterton and Great Casterton. See Fig. 11,12.
- 6.19 The layout of Stamford has been influenced by the landform, in terms of street alignment, land use and the growth of the settlement. Up until the beginning of the 20th century, Stamford was primarily located within the River Welland valley, incorporating both residential and commercial land uses. During the 20th century, the town spread to the higher valley slopes and plateau to the north, as well as to east to the River Gwash. The latter became the focus for commercial land use, whilst the expansion to the north was residential. The Site's location is a consequence of the town's expansion to the north on to the plateau and along the Gwash valley.
- 6.20 The site gently falls from a high point of approximately 70m AOD in the west to approximately 23m AOD in the east. There are variations in levels through the site, most notably in the form of a dry tributary valley that extends

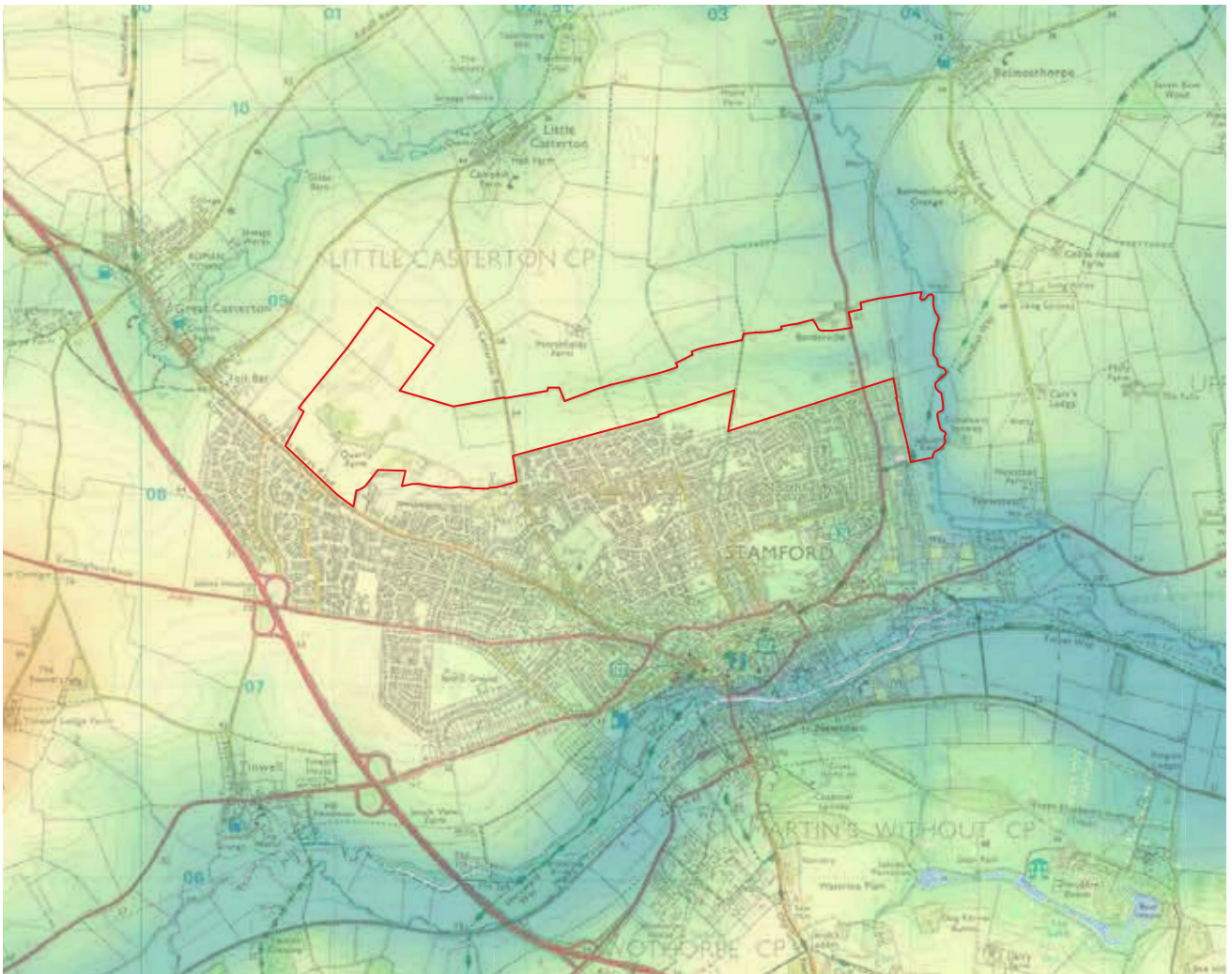


Fig 11. Topography plan

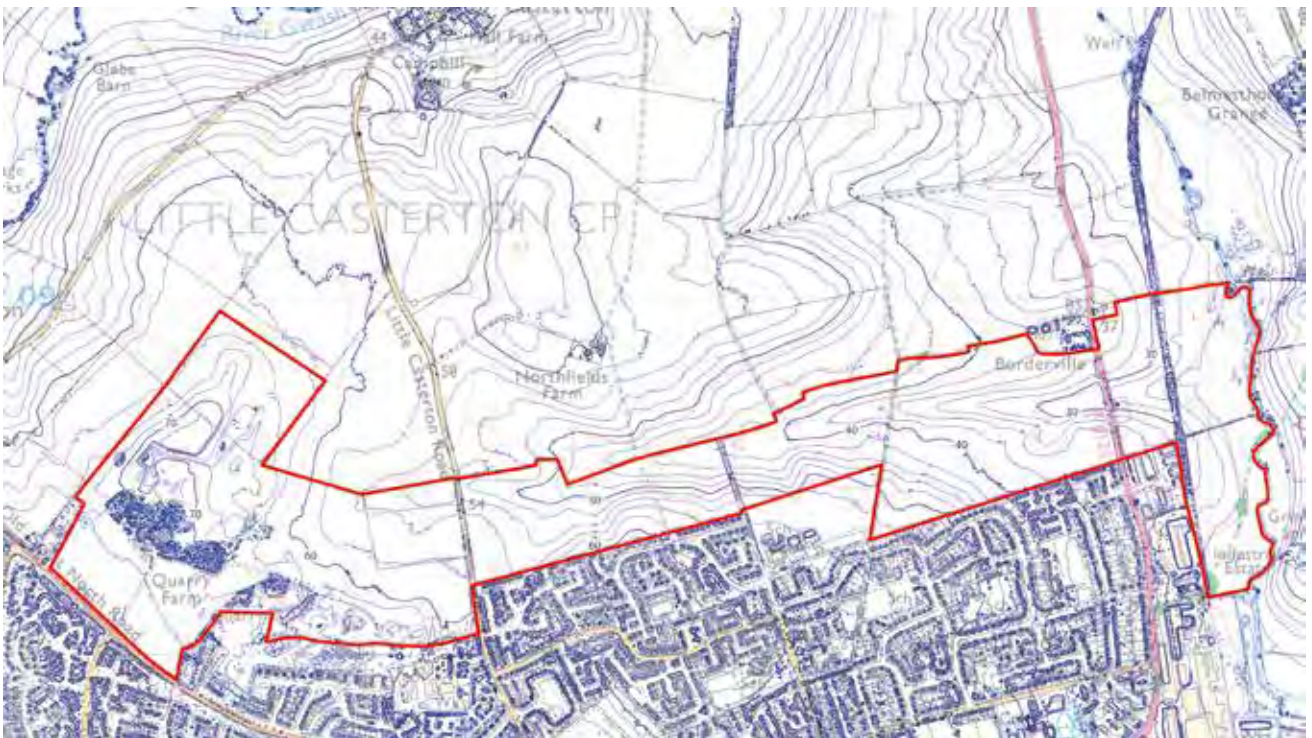


Fig 12. Topography plan

up from the Gwash valley following an east-west axis through much of the centre of the site. Slopes of this dry valley vary in gradient, with some steeper elements. The void within Quarry Farm also creates an area of steep and varied slopes. These variations of landform within the site and the context of the surrounding plateau and valley landscapes, provide an important consideration for the design and layout of the development.

6.21 The surrounding landform and the higher ground to the north acts to create a sense of enclosure for the site in most directions. This is characterised by the plateaux areas to the north and west of Stamford and the valley of the River Gwash to the east and north of the site. The undulating nature of these surroundings also assists in defining the visual character for the site and a general sense of enclosure over most of its extent.

Views

6.22 Views of the site from the adjoining areas of countryside are primarily restricted to the plateau to the north and the Gwash valley to the east. Consequently, views are generally limited to a number of vantage points in the close vicinity of the site, due to the wider topography of the area, adjacent built up areas and mature tree groups and hedgerows. However, the structure of a new edge to the town by advancing the urban area northwards will be an important consideration in the design of Stamford North. The site falls west to east, so some of the best views within the site are obtained from the north west of the site.

6.23 Views of the site from most of Stamford are largely prevented due to the rising landform, over which much of the town extends, limiting views to the northern edge and residential properties that overlook the site. The adjoining settlements of Toll Bar, Great Casterton, Little Casterton and Ryhall are mainly set within the Gwash valley, thereby containing views to the



Fig 13. View east from Macmillan Way



Fig 14. Aerial view showing the undulating landform

valley and adjoining plateau edge. Some limited views are available from the edge of Toll Bar and distant views from the southern edge of Ryhall. The main publicly accessible views arise from the two public footpaths and Ryhall Road and Little Casterton Road that cross through the site on a north-south axis, and to the east from the Macmillan Way, where it crosses the Gwash valley. Macmillan Way provides one of the key views of the site from the elevated eastern valley slopes, where a panoramic view is available over Stamford, the Gwash valley, the site and adjoining countryside. The other key views are those experienced by walkers as they follow the public footpaths through Stamford and the site to access the adjoining countryside. Appendix 5 provides more information on views and view locations.

6.24 The Landscape Sensitivity and Capacity Study identified that many of the houses along the existing northern edge of Stamford are prominent in some views from the north. The study notes that the site forms part of a limited number of viewpoints due to the adjoining undulating

topography, especially when approaching the town from Little Casterton and Ryhall. To the west of the site, the higher landform to the north and Quarry Farm Wood largely enclose this part of the site, limiting views in and out of the site. A continuous dense hedge along the Old Great North Road contains most travellers' views along the edge of the site. The eastern fringe of the site was assessed by the study as providing an important setting for the town in views from the high ground to the east. Available views toward Stamford from the north are already affected by the existing harsh built edge on the skyline, against which future development within the site would be experienced. Consequently, the Stamford North development provides the opportunity to provide an enhanced built edge and provide a softer and more appropriate transition with the adjoining countryside.

Nature Conservation and Ecology

- 6.25 The site is largely comprised of intensively managed arable farmland of relatively low ecological value. There are no national ecological designations on or near the site that would restrict development from coming forward. Sites of Special Scientific Interest (SSSIs) are at a sufficient distance that they would not be materially affected. However, the former quarry within the western part of the site is of high ecological value. It hosts various habitats of significance such as ponds, mature woodland, calcareous grassland, linear scrub, and hedgerows. Consequently, the RCC Site Allocations DPD (adopted in 2014) designated part of the Quarry Farm site as a Candidate Local Wildlife Site (CLWS), under Policy SP19 (Biodiversity and Geodiversity conservation). CLWS are defined as meeting the Local Wildlife Criteria but are sites which have not been through the formal notification process and may not have the landowner's permission to be designated. The SP19 policy text says that:
- “Development which is likely to result in significant harm to a site of local importance [including Candidate Local Wildlife Sites] will not be acceptable unless the harm can be avoided (for example by location development on an alternative site with less harmful impacts), adequately mitigated or as a last resort compensated for. Where compensatory habitat is created, it should be of equal or greater ecological value than the area lost as a result of the development.”
- 6.26 As such part of the site was excluded from the Tier 1 'suitable for development' allocation in the AECOM Stamford Capacity Study. SKDC and RCC in conjunction with the Quarry Farm landowner commenced discussions with the Leicestershire and Rutland Environmental Records Centre (LRERC) in 2015 regarding the background, reasoning and extent of the CLWS designation. LRERC detailed that the data used to support the designation as a CLWS had been extracted and summarised from a survey commissioned by Rutland County Council in 2009 which had indicated “scattered interest” over the site. The 2009 survey identified a range of habitats including semi-improved grassland, un-improved grassland, semi-improved grassland with scattered scrub, arable land and broadleaved woodland and habitat supporting great crested newts and locally important botanical species.
- 6.27 Historically, on part of the Quarry Farm site a Habitat Management Area was established in 2002 on the woodland and grassland in the central portion of the site. The Habitat Management Plan (HMP) associated with the former brickworks factory housing development lasted for ten years and terminated in 2012. HMP works involved the creation of great crested newt ponds, the relocation of a population of newts found on the south of the site and the translocation of calcareous grassland habitat to a new receptor area. These works were carried out in consultation with RCC and English Nature at the time.
- 6.28 The current CLWS covers areas of mineral storage, made ground, hard standing, and former extraction and fill associated with the brick works that occupied the site. These areas of previously disturbed ground host far fewer species rich areas compared with the areas that made up the HMP area. Site surveys carried out in 2016 and discussed with LRERC concluded that the CLWS designation could be reconfigured to ensure that it correctly designates those areas that merit formal protection.
- 6.29 It was agreed with LRERC that development of the eastern part of Quarry Farm was acceptable in principle subject to suitable mitigation and compensation procedures included in a detailed management and maintenance habitat plan as part of any detailed development project. It has subsequently been proposed that a newly configured CLWS along with associated open space could readily form a new Country Park.
- 6.30 A major new piece of green infrastructure is therefore proposed as part of the Stamford North development to be known as the 'Quarry Farm Country Park'. This would see the existing habitats and vegetation retained and enhanced.

Its existing features would be supplemented with additional grassland areas, formal and informal open space, and new tree planting, along with other areas of habitat creation, including new wetland features. Legible connections with the Quarry Farm Country Park will provide easy access from a pedestrian network within the site. Long-term management would be secured through the adoption of a Quarry Farm Country Park 'Landscape and Biodiversity Management Plan'. It is proposed that control of the Country Park would be transferred to either a charitable organisation, such as a Trust, the local community or a company that commits to the involvement of local people in the long-term stewardship of the Park.

6.31 In consequence, the presence of unprotected wildlife and green areas across Stamford North can be positively integrated into the overall development form of Stamford North. The presence of the candidate local wildlife site, the important role the Quarry Farm part of site plays for great crested newts and botanical species, such as orchids, and the disturbed nature of some of the land associated with the former brickworks and quarry offers significant scope to deliver a substantial new Country Park for the north of Stamford. Wildlife conservation and the enhancement of existing and new green spaces, including the woodland and trees across the SUE form an integral part of the Stamford North proposal. There are other opportunities for significant ecological enhancement across the rest of the site too. These include the already established biodiversity area to the east along the River Gwash corridor and its riparian habitats, which provide value for aquatic mammals, bird and reptiles, and the existing wildlife corridor along the disused railway line. This part of the site, between the disused railway line and the river, can be designed to expand and enhance the established biodiversity area, by providing new green space, enriching the existing mosaic of trees, hedgerows and grassland.

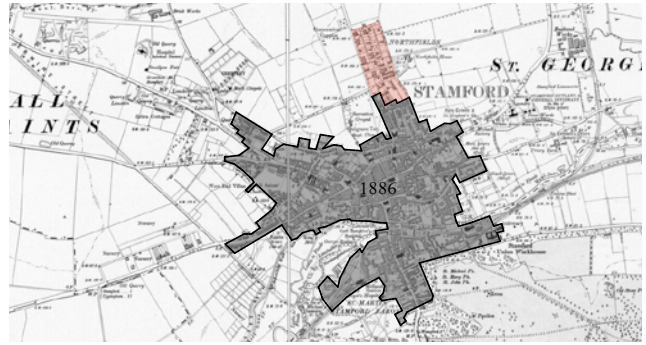
6.32 Most of the rest of the site, as already described, comprises open arable farmland, contained by hedgerows and hedgerow trees of variable

extent and quality. A number of uncommon or declining plant species were found present in the area of grassland along the River Gwash and grass margins along hedgerows and the disused railway line, some of which are indicator species for chalk and neutral grassland. Within this main part of the site there are good opportunities to embed new environmentally positive green infrastructure. This can include the creation of new ponds, enhanced drainage features, and permanent wildflower grassland, as well as woodland and hedgerow reinstatement. The application design process should explore linking opportunities with existing green spaces and routes bordering the site to ensure good integration between new and existing neighbourhoods and natural features.

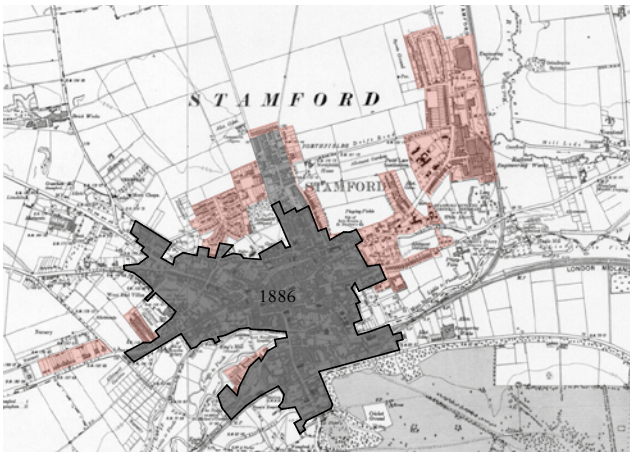
6.33 Together, these measures, with Quarry Farm in the west and the River Gwash in the east, and open space interspersed within the residential development across the site, will respond positively to green infrastructure opportunities, including street trees where feasible, ensuring a net gain in biodiversity across the site overall.



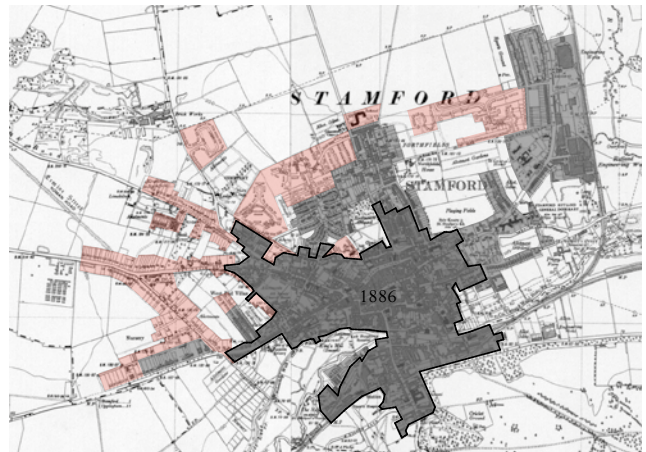
1886



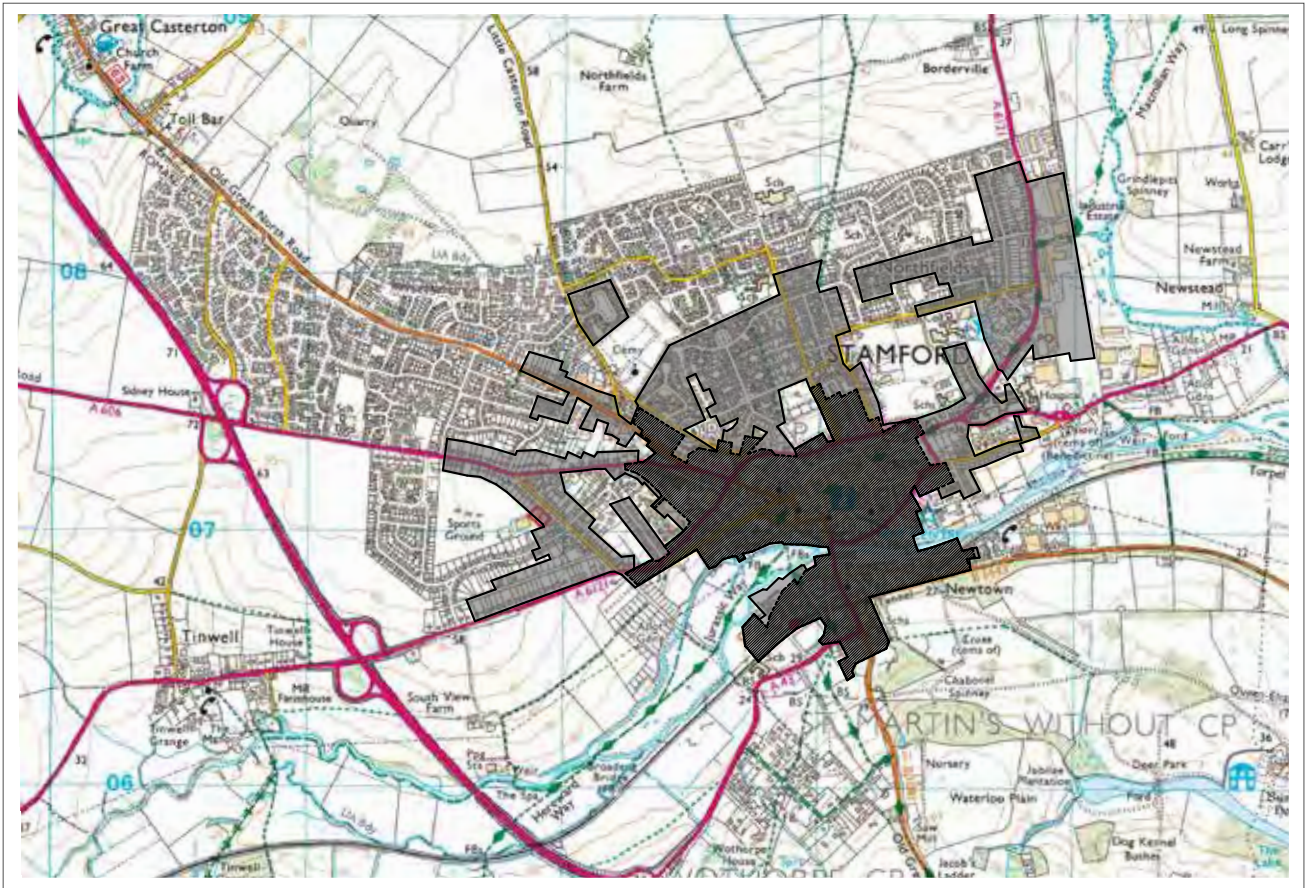
1905



1932



1950



2018

Fig 15. Historic development of Stamford

Cultural and Built Heritage








- 6.34 Stamford has a rich core, harbouring a large number of 'listed' buildings and an expansive conservation area. For example, Burghley House, located on the south side of Stamford, is one of England's greatest 16th century Elizabethan houses. It is a substantial Grade 1 listed house, park and gardens with strong historical links to the Town. The site, though, is located on the opposite northern edge of Stamford at a significant distance from these key cultural heritage sites.
- 6.35 Beyond Stamford, the village of Great Casterton is located 1.2km to the west of the Stamford North site. It contains 14 listed buildings, including the Grade 1 listed St Peter and St Paul's Church, and a Conservation Area. There is also a Scheduled Ancient Monument (SAM) to the north east of Great Casterton which comprises the remains of a Roman town. There are also Conservation Areas at Little Casterton and Ryhall.
- 6.36 There are no Listed Buildings or SAMs within or adjacent to the Stamford North site itself. Views from within the closest conservation areas and from the SAM would be limited due to the distances involved and the intervening landscape.
- 6.37 A small proportion of the Stamford North site would be visible from the main Stamford heritage assets. While the development would be visible on the skyline from some viewpoints, these would be intermittent, and would have little effect on important views from within and across the town.
- 6.38 The emerging Neighbourhood Plan emphasises the need for the new development to adhere to appropriate and proportionate objectives relating to the town's character, heritage and sense of place. The SUE will be carefully balanced in its appearance by the variety of urban form that exist within the site vicinity and Stamford as a whole to create character areas that positively respond the site's context in terms of scale, local distinctiveness and materiality.

Public Transport, Footway, Cycle and Highway connections

- 6.39 As a Sustainable Urban Extension, the site is geographically well related to the rest of the Stamford. The aim is to provide safe, convenient highway, footway, and cycle connections throughout the site, and connections to local schools, community facilities and the wider town. This is in order to maximise opportunities for sustainable modes of transport, to promote lower carbon patterns of living.
- 6.40 Existing bus routes and stops can be found on Old Great North Road and on Ryhall Road. Existing bus routes operating close to the site - generally Mondays to Saturdays - are:
 Centrebus service 9 between Stamford and Oakham (operating 9 services per day along Old Great North Road); Delaine buses service 201/2 between Bourne and Peterborough (operating hourly throughout the day along Ryhall Road and Casterton Road); Mark Bland Travel town service 182 (operating 2 services per day in the northern part of Stamford); Call Connect (on demand) service 4 between Stamford and Corby Glen/ Grantham (operating 6 services per day along Ryhall Road). The new Main Street provides the opportunity to assess a potential enhancement of the existing public transport route network through the site. This is proposed to be as an amendment/enhancement to the existing services 182 and 201/202, with a minimum hourly service provided. However, the developers will work with the local bus operators and the transport operations teams of the local highway authorities to agree the optimum pattern and frequency of services to maximise the benefit to future occupiers and to minimise the impact on existing services. The developers will fund on-site bus stops and waiting infrastructure, as well as providing some financial support, if required, in the early stages of the development before the services become financially self-sufficient.
- 6.41 Two public rights of way (PROW) exist on the central and eastern sections of the site. These provide links from Stamford to Little Casterton

and Ryhall and are part of a wider PROW network. The site also has a number of former Permissive Access Routes (PARs) crossing its central and western parts. These were operated by the tenant farmers or the landowner under the Natural England Higher Level Stewardship Scheme. In addition to the requirement for the defined path areas to be mown annually, the Stewardship Scheme required areas to be set aside for wildlife friendly features. These were established on-site in agreement with the landowners for a ten-year period and ended in late 2018. The PARs are boundary walks and have proved to be very popular with dog walkers and residents. The proposals should ensure integration of leisure routes connected to the existing and proposed wider network of cycleways and footpaths.

- 6.42 Figure 16 shows the principal pedestrian/cycle links between the different parts of the site and the town centre. These are as follows:

-
-  **Town centre:** retail, convenience, financial, entertainment, health, gastronomic, community, worship and leisure uses
 -  **Community facilities**
 Hospital (1)
 Post office (5)
 Elderly care (4, 9)
 Fire station (15)
 Veterinary clinic (16)
 Railway station (12)
 -  **Schools / education**
 -  **Retail / shops**
 Morrisons (2)
 Stamford retail park (3)
 Markham retail park (6)
 Waitrose (13)
 -  **Places of worship**
 -  **Leisure**
 Swimming pool (7)
 Borderville sports centre (8)
 -  **Restaurant / Take-away / cafe**

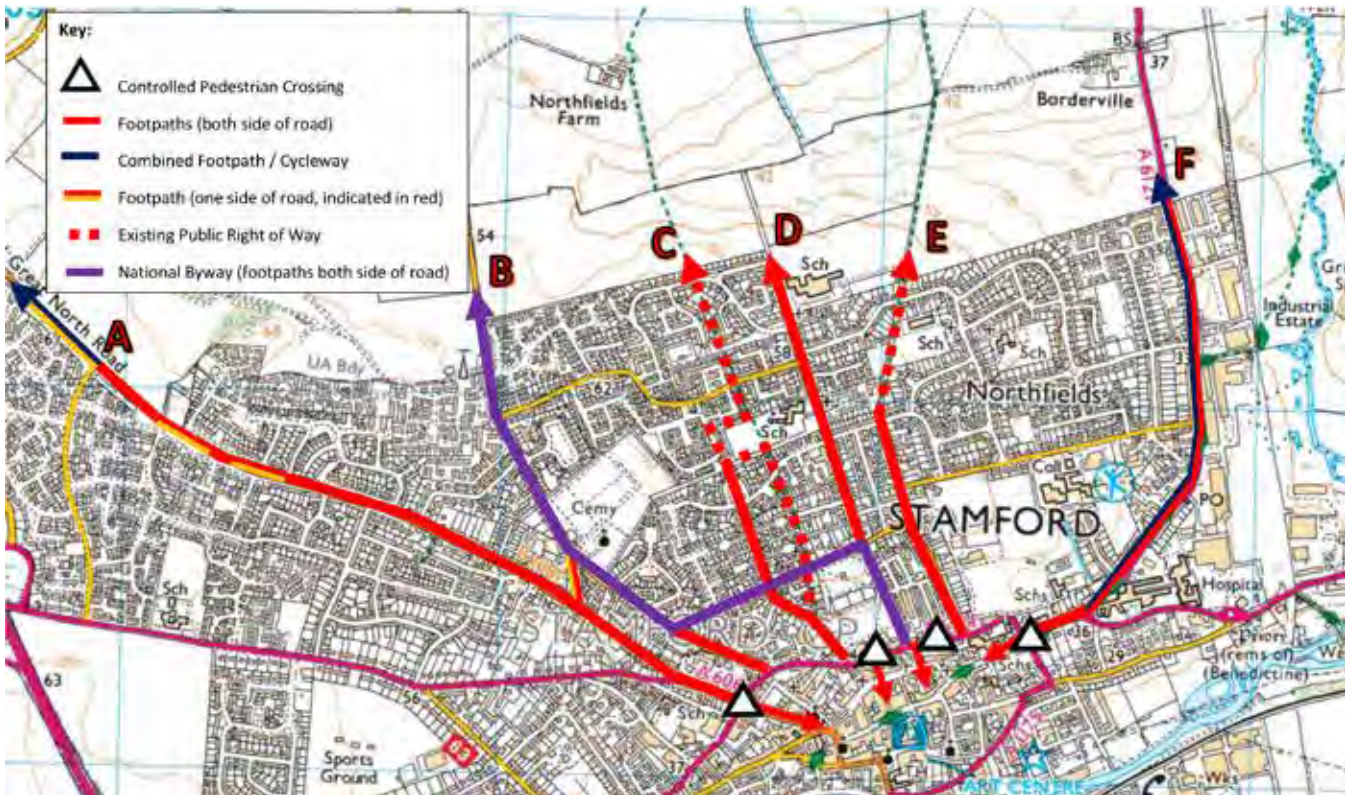


Fig 16. Pedestrian connectivity

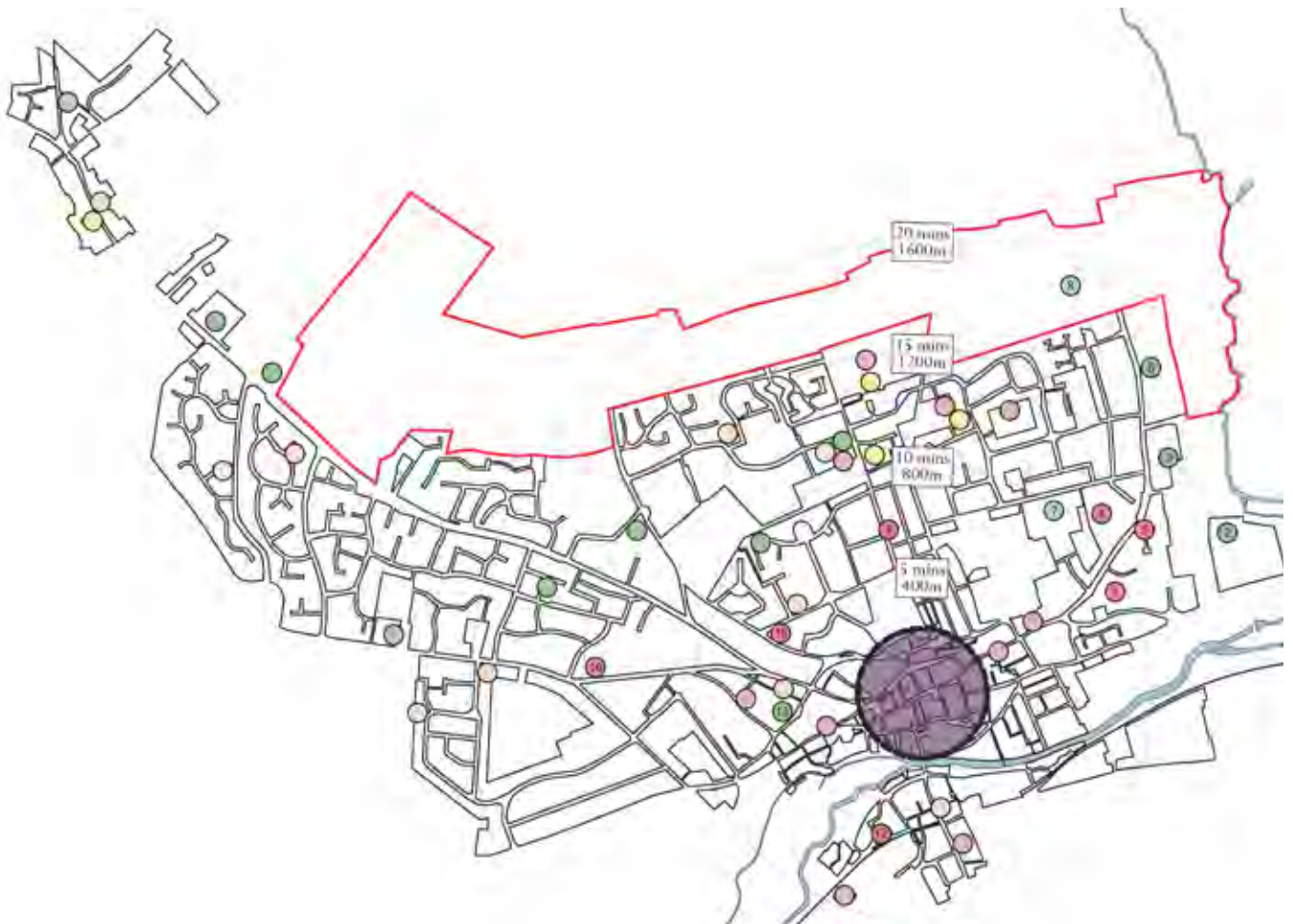


Fig 17. Key facilities in site vicinity

- A. Casterton Road/Scotgate. This has a continuous footway on the northern side into the town centre, and on most of the southern side also. However, the footways are only around 1m wide in places, and where possible they should be widened. In particular, where sufficient width exists this could be improved to a combined footway/cycle track, to extend the existing facility (north of Sidney Farm lane) southbound.
- B. Little Casterton Road/Radcliffe Road. These roads have footways on both sides, generally between 1.5m and 2m wide. This route is also part of the National Byway leisure cycle network.
- C. Sussex Road/Cliff Road
- D. Kings Road/Recreation Ground Road
- E. Emlyns Street/Conduit Road

Routes C, D and E are low speed roads with street lighting, good surveillance and generally with footways on both sides of the road, with widths varying between 1m and 2m. These are more suitable for pedestrians than the public right of way which exists between routes C and D, which is generally narrow, not lit and not overlooked.

In addition, therefore, these roads are also suitable for cyclists - some of which are indicated as such in accordance with Lincolnshire County Council's cycling map. In addition, Recreation Ground Road and New Cross Road are on-road sections of the National Byway cycle network. The restricted width of both these roads, and their footways, means that providing comprehensive off-road cycle routes may be difficult, but a more detailed review of the potential for improved cycle facilities will be undertaken within the Transport Assessments that will support future planning applications for Stamford North.

The northern part of Route E is a public right of way which crosses the existing Northfields Housing area, but which is around 2.5m wide, surfaced and street lit and could be improved for cyclists.

- F. Ryhall Road. This route has footways on both sides. It also has a combined 3m wide footway/cycle track within the western verge, which provides an off-road cycle route between

Stamford North and the Uffington Road junctions close to the town centre.

- 6.43 The Macmillan Way is a long distance footpath route which passes the eastern edge of the site and runs from Boston on the Lincolnshire coast to the Dorset coast at Abbotsbury. It approaches Stamford from the west and Easton on the Hill, passes through the medieval town centre before exiting the town on its north-east boundary and crossing the River Gwash.

- 6.44 There are no roads currently crossing the site west to east. The Local Plans require the provision of a new Main Street, from the Old Great North Road in the west to Ryhall Road in the east. This new Main Street will be an integral part of the development. It will be designed as a new main urban street at the heart of the Stamford North SUE. Its delivery will be development led but will take advantage of government funding if appropriate. External funding and input should only be sought if absolutely necessary and in the wider public interest. When complete, it will provide an alternative route for traffic travelling east to west and vice versa across the north of Stamford. The provision of the Main Street will provide much needed resilience to the town's road network, providing an alternative route for traffic across the town avoiding the town centre. Indeed, the conclusions of the traffic modelling work undertaken were that although further development will bring additional traffic to Stamford, the proposed road will help relieve congestion in the town centre in particular.

- 6.45 The Main Street will thus provide the main vehicular route between The B1081 Great North Road and A6121 Ryhall Road. This will have a maximum 30mph design speed but designed as a street rather than a road, with its own distinctive character that sets it apart from other streets within the development. It will therefore have strong and active frontages, characterful and consistent front boundary treatments, street trees and feature spaces such as greens or squares. It is important that this street responds to its context as it passes through the site, creating a series of distinctive places – for example responding to

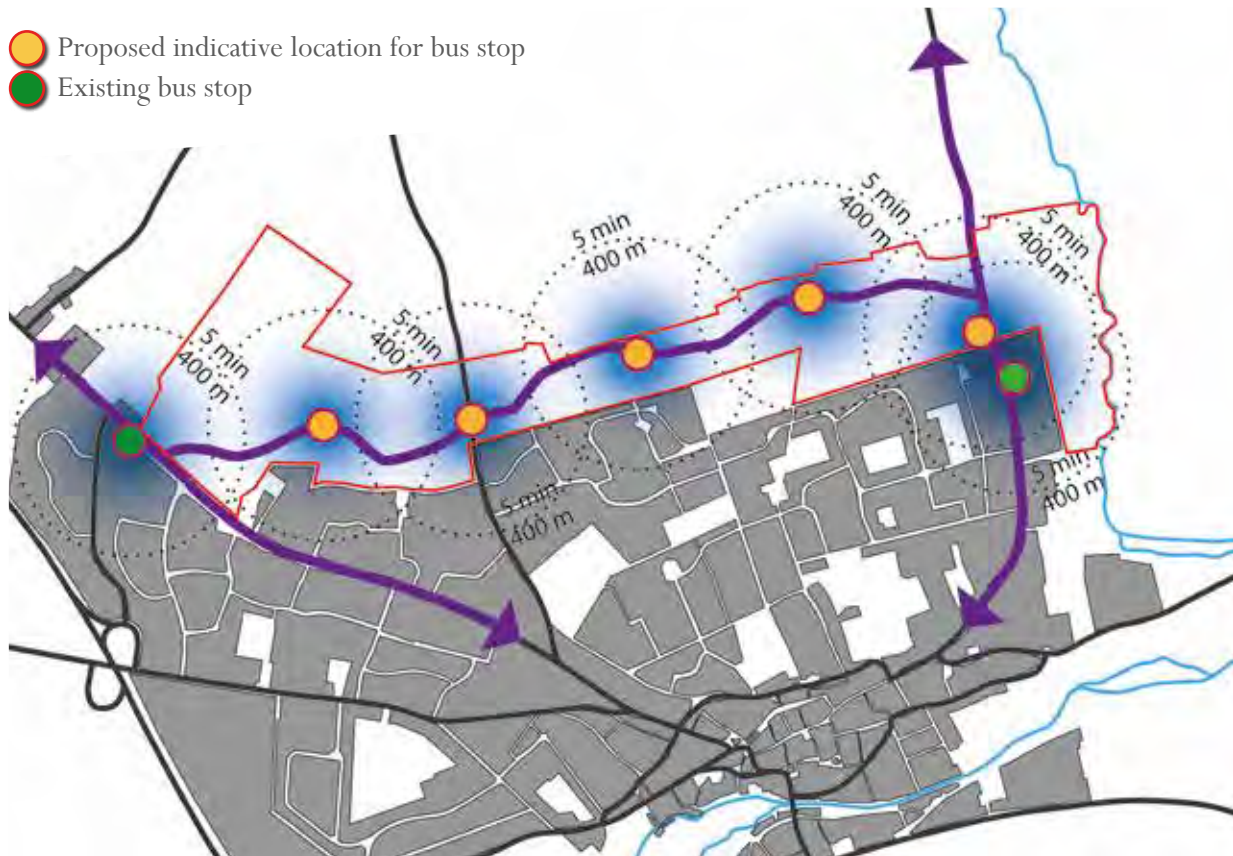


Fig 18. Existing bus stops (green) and potential new public transport route with new stops (yellow).

the local centre, school, public open space and features such as squares. The Main Street will provide good connectivity and permeability throughout for pedestrians and cyclists, both with reference to the built form either side of the road but also to the existing areas north and south and into the centre of Stamford itself. The route would be a single carriageway around 6.75m wide but narrower in places – for example within local centres or adjacent to green spaces.

- 6.46 The Main Street also provides the opportunity to ensure a high quality, safe, direct cycle route east-west across the northern side of Stamford. Given the urban design context, this route can be on-street in places but also potentially incorporating segregated provision in other locations. This would also be supplemented by a parallel route through the development in some areas for less competent or younger cyclists that link key facilities and destinations within the site.
- 6.47 The detailed design and alignment of this new east-west main street will form part of the planning

applications process. The form of the new access points on the Main Street will be confirmed in consultation with the highway authorities, but it is proposed to provide a traffic light controlled junction at the junction with Ryhall Road, and a ghost island T-junction at the junction with the Old Great North Road. The junction with Little Casterton Road in the central part of the site is proposed to be rearranged as a staggered T-junction layout with priority given to the Main Street. Little Casterton Road to the north of the Main Street would be retained as a country lane with passing spaces.

- 6.48 The development of Stamford North is likely to impact on the character and flows on the surrounding, wider highway network, including the A1. Highways England (HE), who manage the A1 trunk route, have been consulted as part of the Local Plan preparation process. Agreement has been reached as far as the overall traffic impact on the A1 of the allocation of the site is concerned, but further assessment will be required at the planning applications stage.

Network Improvements and Links

- 6.49 Due to the scale of new housing and growth proposed as part of Stamford North the Principal Landowners (as set out in paragraph 1.2), working in tandem with the authorities, considered the impact of the development on the surrounding highway network during 2016, 2017 and early 2018. Extensive surveys and reports were compiled that looked at the potential impact of Stamford North on the local and trunk road network over its delivery timescale. This included analysis of the potential impacts on surrounding roads, Stamford town centre and the A1. The Reports considered:
- The capacity of the existing road network to accommodate the additional traffic;
 - The Impact of increased traffic on routes;
 - The impact on the A1 junction and the slip on and slip off junctions; and
 - The scope for improved public transport in this location.
- 6.50 The Reports were commissioned by the Principal Landowners through detailed dialogue with SKDC, RCC, LCC and HE and involved regular update meetings.
- 6.51 In February 2017 PBA Consultants, appointed by the principle landowners, produced a guidance summary report titled 'Land North of Stamford – Preliminary Traffic Impact Assessment Relating to access to the A1'. This was reviewed by AECOM, on behalf of Highways England. Further work was commissioned in March 2017 and AECOM reviewed a further revision of the report in June 2017.
- 6.52 Due to the potential for Stamford North to impact on the A1/A606 Empingham Road junction and the A1 Trunk Road mainline PBA, on behalf of the Principal Landowners commissioned WSP Mouchel (instructed by Lincolnshire County Council) to update the existing Stamford VISUM transport model in order to appropriately inform the PBA A1 Access Report Update, provided to the authorities in January 2018.
- 6.53 Following submission of the Stamford A1 Access Report Update to the authorities and HE the principles of a mitigation package to improve traffic movement over the lifetime of the development were agreed for the A1/A606 Empingham Road Junction. In addition, future, more detailed transport assessment work will be undertaken to review whether any off-site highway improvements are required elsewhere in Stamford close to the site.
- 6.54 The benefits of the site in terms of its proximity to existing employment and facilities in the town, will be enhanced by improvements to existing pedestrian and cycle routes in the town, particularly towards the town centre, schools and leisure facilities, as well as the employment areas along the Ryhall Road corridor. As part of the more detailed work which will be undertaken at planning application stage, a full pedestrian and cycle audit will be undertaken to ensure that any gaps in provision can be addressed, and any required improvements in amenity identified. This will be undertaken in consultation with SKDC, RCC and LCC, and with reference to local policy and guidance such as Councils' Local Walking and Cycling Infrastructure Plans.

6.55 Residents should be encouraged to walk or cycle by the provision of a permeable footpath/ cycleway network, integrated with the street layout but segregated from the carriageway, where appropriate. These routes need to be direct, pleasant, attractive and safe to use and should provide safer routes to school. Built form, lighting and landscaping should be designed to give maximum surveillance along all footpaths and cycle routes to increase safety levels and encourage usage. The development should maximise the number of residents within walking and cycling distance of key facilities. Walking and cycling routes will be required to link to existing routes beyond the development site. The movement strategy for the site will provide for public transport services to be accessible from the earliest stages of development in order to encourage this mode of travel behaviour to become habitual from the outset. This public transport strategy should build on existing services and extend and enhance coverage through the site as the phases are developed.

Education, Health and Community Infrastructure

- 6.56 Stamford is already served by a range of public and private schools. There are a number of nurseries, primary schools, secondary schools and a sixth form College present in the town. Stamford Welland Academy adjoins the site. St Augustines, St Georges, and Bluecoat Primary schools are all close by. Likewise, for the part of Stamford North that is located in Rutland, Great Casterton Church of England Primary School, the Ryhall Church of England Academy and the Casterton College Rutland are all located nearby.
- 6.57 In satisfaction of Local Plan policies, the Stamford North development will enhance this by making provision for a new Primary School on site. In addition, the development will, if required as a result of the new development, provide contributions towards the expansion or improvement of the adjacent Stamford Welland Academy secondary school and nearby Casterton College Rutland.
- 6.58 Health facilities located within Stamford include a number of GP Practices (recently amalgamated under the Lakeside Healthcare Company), the Stamford and Rutland Hospital (part of the North West Anglia Foundation Trust, who also run Peterborough City Hospital) and a range of dentist, alternative healthcare and care home facilities. As part of the local centres within Stamford North could accommodate additional satellite health facilities if required but this will be determined through further consultation with the relevant health authorities and delivery partners. The development will also provide for specialist housing needs, including retirement housing, extra care or residential care.
- 6.59 In terms of existing services and facilities adjacent to Stamford North, there is access to a range of commercial, social, educational and leisure services and facilities. To the east, and within, Stamford North, there is the Borderville Sports Centre. A mix of commercial and business uses, including the Marham Retail Park, is located further south on Ryhall Road.
- 6.60 The western Quarry Farm section of Stamford North is less well provided for in terms of existing facilities. A small number of services are found, by way of a shop and petrol station, commercial business units and beyond that the Stamford Garden Centre but in general access to health, education and community facilities is located in Stamford Town Centre. Looking at the central part of the Site the nearest convenience store is located on Little Casterton Road opposite Lambeth Walk while a small local parade of shops is located on Cambridge Road.
- 6.61 In consequence, a new local centre is proposed as part of the Quarry Farm neighbourhood within Stamford North. Likewise, a further new local centre is proposed within the central section of the site. These will seek to be accessible to and serve the needs of both existing and new communities, and include a range of local retail, social and community facilities of an appropriate scale, as well as small scale local office /employment opportunities.

Flood Risk and Drainage

- 6.62 The Stamford North site lies mainly within 'Flood Zone 1' (shown to be at less than 0.1% chance of flooding in any year, which is sometimes summarised as having a 1:1000 year chance of flooding). Therefore, the majority of Stamford North is not considered to be at risk of significant flooding. A small part of the site on its eastern edge adjacent to the River Gwash is located within Flood Zone 2 (between 1:1000 and 1:100 chance) and Flood Zone 3 (1 in 100 (1%) or greater chance of flooding each year). No housing or commercial land uses are proposed within these areas. Stamford North lies outside of the Rutland Water inundation area.
- 6.63 Existing ground conditions and infiltration testing undertaken to date suggest that the site will support infiltration methods of surface water disposal and rainwater runoff reducing the need for conventional piped drainage and attenuation basins and will promote managing surface water run-off at source. Although in some areas surface water will have to be collected and managed as part of the development.
- 6.64 Stamford North is of sufficient size, topography and geology to incorporate an 'at-source' approach to surface water management using a range of infiltration methods. In areas where infiltration may not be appropriate, the existing topography will facilitate an out fall to the River Gwash to which the maximum allowable discharge from the development will not exceed the existing Greenfield Run-off rate. All above ground attenuation features such as ponds (infiltrating to the ground or outfalling to a watercourse) will be located across the site managing localised areas of surface water run-off and will include an additional appropriate allowance for climate change.
- 6.65 Surface water management will be provided in the form of an integrated Sustainable Urban Drainage System (SuDS). The site will be split up into catchment areas dependent on the infiltration properties of the ground. Localised

pipel networks taking surface water from residential plots will discharge to conveyance swales and localised ponds providing storage before infiltrating into the ground. via boreholes, traditional soakaways, infiltration swales and infiltration blankets. Swales are to run alongside highway corridors and all SuDS features will be fully integrated with the landscape design providing amenity and 'placemaking' benefits alongside enhanced biodiversity and natural surface water treatment, improving the quality. The correct use of SuDS across the development will ensure that the proposals will not increase risk of surface water flooding downstream of the development or the surrounding area.

Utilities

- 6.66 Initial assessments have been undertaken of the utility networks and capacities in Stamford and in proximity to Stamford North. New and improved sewerage infrastructure and water mains will be required to serve the development, both on site and in terms of discharge and connection points. The necessary infrastructure would need to be agreed, planned and delivered in parallel with the phasing of the development and will require detailed discussions between all relevant stakeholders moving forward.
- 6.67 Anglian Water maintains both storm and foul drainage infrastructure in the Stamford Area. Development of the site falls within the catchments of the Great Casterton Waste Water Treatment Works (WWTW) and the Uffington WWTW. To accommodate the proposed future housing growth at Stamford North gradual upgrading of the trunk sewer network will be required. It is envisaged at this stage that the eastern part of the site would connect to the foul network for the Uffington WWTW while the western section of the site would connect to the Great Casterton WWTW. A review of utility plans indicates that a foul rising main is buried along part of the Quarry Farm site where it bounds the B1081. This main will need to be redirected as part of site development.

6.68 There are no overhead or buried power lines easements crossing the site that would constraint development or sterilise areas. In addition, there are no oil or gas pipelines buried across the development area. A telecommunications mast is located in the west section within an area identified to form part of the Quarry Farm Country Park. An 11kV link is buried from Little Casterton Road to the telecommunication mast. This will need to be factored into detailed site design and does not constrain the developable area proposed on Quarry Farm.

6.69 No BT, fibre or gas infrastructure services of size traverse the site but these services can be accessed from supplies in Old Great North Road, Little Casterton Road and Ryhall Road.

6.70 Further discussion with service providers will need to be carried out to determine whether any network reinforcement is required to service the development as the development progresses through to the submission of planning applications. For example, in respect of the best means of ensuring high speed broadband connectivity to and across the site.

○ New Main Street connection to existing road network

● Opportunity for additional pedestrian connections to existing paths and streets

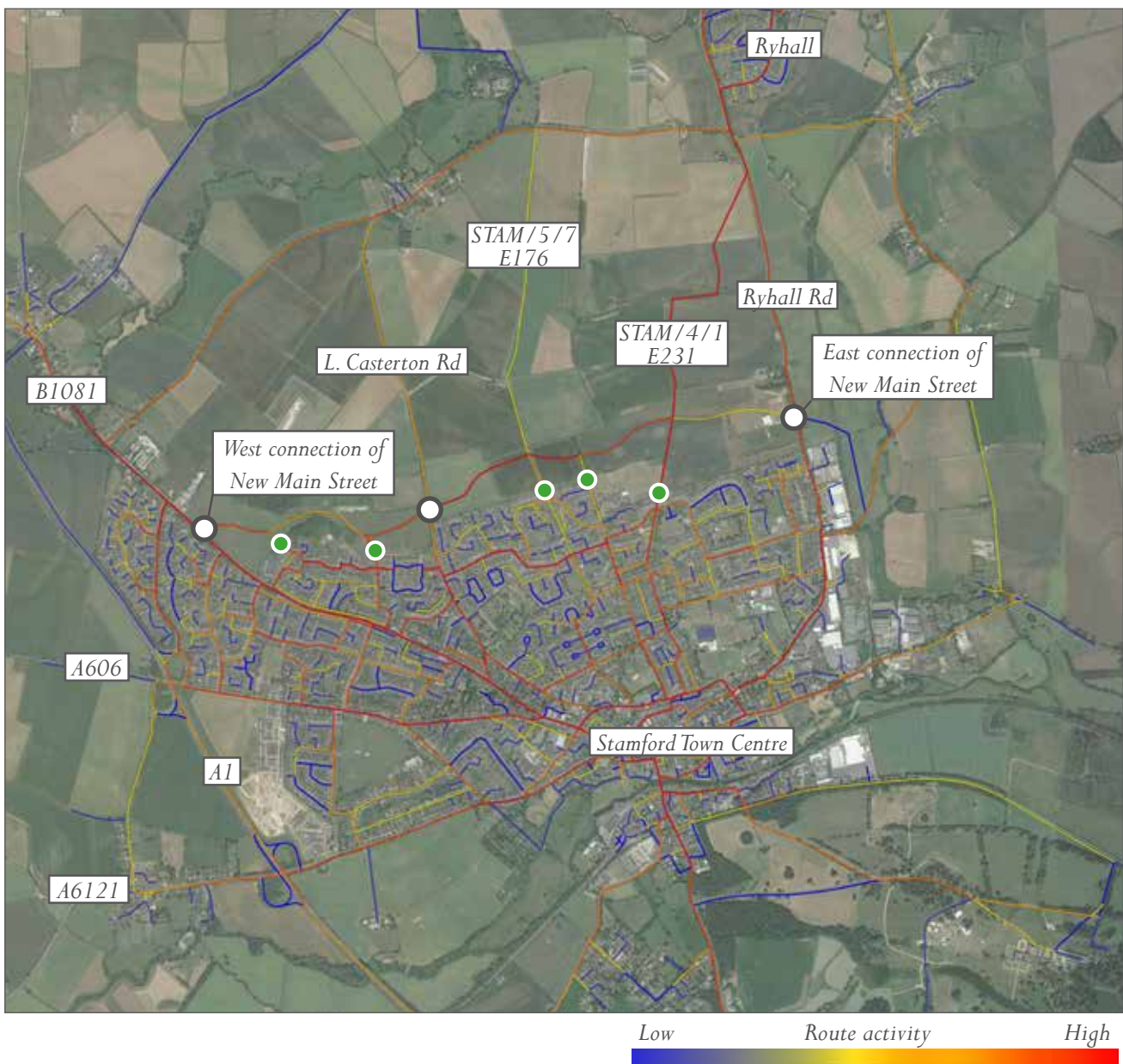


Fig 19. Place Logic - Connectivity with the new Main Street and additional pedestrian connections

Place Logic analysis

- 6.71 Place Logic is a scientific mathematical tool for analysing complex urban networks and translate these into a simple graphic. The output provides a valuable resource for understanding new networks or additions to existing networks that are part of the long-term development of our towns and cities.
- 6.72 Place Logic calculates which routes have best connectivity within a network and the potential for activity that can take place along a route, as measured by any node's overall connectivity with all other nodes in the network. The output is theoretical in such that it does not measure other factors that will make a connection more desirable over another, such as local destinations (location of parks and green space, shops/facilities), topography and ease of use (surfacing material), safety (lighting), etc.
- Place Logic can aid the design process:
- By optimising the performance of a site layout or masterplan
 - By ensuring the design responds to the existing street network
 - By informing the proposed spatial layout and street hierarchy
 - By providing guidance for land use and density
- 6.73 The measurement output is a scale from routes which have the potential to be more active to less active routes in a chosen area. Warmer colours in red being the most potential for activity, whilst colder colours display less potential for active routes.
- 6.74 The purpose of the Place Logic study at this early stage is to highlight the opportunities for integration of key routes into the overall movement strategy for the site, in which form and appearance will be considered at detail design stages.

Key findings

It is noted from the early analysis that the Public Right of Way (STAM/4/1, E231) immediately to the east of Welland Academy has the greatest potential for activity of the routes crossing the site. However, when considering the site's linear form, all connections points to the existing network are of importance to the locality of each part of the site. Given the high potential for activity at PROW (STAM/4/1, E231), it is considered the most suitable location for the western local centre over other existing routes traversing the site and nodes of the Main Street. Whilst this high level assessment must be considered in the overall movement strategy and any detail design proposals coming forward for the site, it is imperative that good inter-connectivity of finer grain is encouraged on development block level, thus enhancing potential for network activity.

The potential for a second local centre in the east part of the site is destination driven - given the location of (and access to) the proposed Quarry Farm Country Park. Maximising the potential of existing connections and proposed routes to the Country Park and local centre facilities must be given priority in future urban design.

Opportunities arising from the analysis

- 6.75 As proposed by the Local Plans and the emerging Neighbourhood Plan, the site offers the scope to provide, over a phased timescale, vibrant new communities through the provision of a wide mix of mixed tenure homes and housing types supported by a range of complimentary land uses, including new education provision.
- 6.76 Wildlife and green areas across Stamford North can be positively integrated into the overall development form of Stamford North. The presence of the candidate local wildlife site, the important role the Quarry Farm part of site plays for great crested newts and botanical species and the disturbed nature of some of the land associated with the former brickworks and quarry offers significant scope to deliver a substantial new Country Park for the north of Stamford. Wildlife conservation and the enhancement of existing and new green spaces, including the woodland and trees across the site form an integral part of the Stamford North proposal.
- 6.77 The creation of a new Main Street between the two roads that bound the site - Old Great North Road and Ryhall Road, and associated walking, cycling, off site highway mitigations and public transport provision offers the opportunity to enhance sustainability and ease of movement. The SUE is currently well served by informal foot path and cycle routes which can be retained and enhanced as part of site development, ensuring public access across the site in perpetuity.
- 6.78 Stamford North offers scope to provide development of scale whilst creating new and distinct neighbourhoods that are inclusive and build upon and compliment the character and identity of Stamford. In the following Chapters, the Development Brief sets out strategically the framework for ensuring Stamford North comes forward in a coordinated manner.
- 6.79 It is imperative that the new development does not repeat the shortcomings of previous development with limitations to connectivity between existing and future development and so must provide good and safe access to the future northern fringe of Stamford. The development should provide a generous and positive aspect to green spaces and key routes, maximising the potential for future use and enjoyment of residents.

7 High-level masterplan

Concept

7.1 The Stamford North SUE will be a mixed use urban extension on the north side of the historic town, that fuses the topography, landscape and other natural attributes of the site with four new distinctive, permeable and interconnected neighbourhoods that embrace the distinctive character of this beautiful, vibrant and important historic town. Residents and visitors will be able to live and work in a green and well-connected place, where the countryside is always close and walking and cycling will be actively encouraged over the use of cars, to promote everyday health and well-being as part of a way of life. The new development will be enriching the lives of the existing residents who adjoin the site, and providing an exemplary range of housing, commercial, cultural, educational and retail facilities to ensure that the new residents can live their life in a sustainable way and provides a complete way of life for generations to come. The vision is to create a vibrant, integrated and balanced new community to help ensure that this important market town continues to thrive well into the twenty first century.

The High-level masterplan

7.2 The High-level masterplan (figure 24) has evolved with regard to the challenges and opportunities described in the previous chapters, and is based on significant site analysis, policy review, site visits and consultation with relevant public bodies. It considers the conclusions of various site-specific studies such as highway reports, ecological surveys, landscape assessments, topographical survey and drainage assessments.

7.3 A baseline Place Logic study has been completed, analysing the existing movement network of the town, and identifying areas where new points of connection with the SUE can help fuse the two communities together in an integrated way. As the masterplan evolves with a permeable pattern of integrated streets, the hot spots that emerge from further stages of the Place Logic study will

indicate places where mixed use development is likely to thrive. The Stage 1 Place Logic Report is appended in this document - Appendix 4.

7.4 The resulting masterplan represents a logical and legible form of layout providing for a range of land uses coherently linked together and connected directly through the provision of the Main Street, pedestrian and cycle networks and interlocking landscape and open spaces. Image Y identifies the development area split into a small number of distinct residential neighbourhoods – Quarry Farm, Northfields, Borderville/Gwash and the Local Centre. Each neighbourhood is of a liveable scale and has the opportunity to relate effectively to its surroundings, be it the existing settlement edge, the relationship with the rural landscape, or the approaches to the town, and to develop its own distinctive character.

Integrating Urban and Rural Character

7.5 The successful integration of urban and rural character requires the delivery of a well-designed and sustainable place that enhances the character and heritage of the site itself and its setting. Development form needs to ensure that there is a successful transition between the new urban edge and the open countryside beyond. Stamford North aims to blend the urban edge of Stamford with the surrounding countryside. This will be done by careful consideration of views, boundary treatments and the integration of new and existing landscape features, such as existing tree or hedgerows features or new planting.

7.6 The inter-relationship between buildings, spaces, links and people will be carefully planned and guided by way of design principles to ensure there are coherent and meaningful links between all elements of development. The underpinning infrastructure to enable this to be delivered successfully is summarised within the Stamford North Draft Infrastructure Delivery Plan (Appendix 2).

7.7 Distinctive and modern design and the integration of the urban and rural character of the area by way of intertwined soft and hard land uses will help deliver long term environmental sustainability. It will also promote the well-being of the community, and ensure that the development integrates properly with the existing communities. This will ensure that Stamford North is seen as sustainable growth of which the Stamford can be proud.

7.8 Urban residential areas and the roads that serve residential areas will be integrated with green spaces, structural landscaping, green planted corridors, and areas of formal informal open space and play parks. At either end of Stamford North, two extensive nature/biodiversity areas – Quarry Farm Country Park, and the Gwash Valley – will be integrated carefully into the development. The green space network will create an overall attractive rural ‘garden village’ character as a setting for each new neighbourhood.

Placemaking and Design Quality

7.9 Placemaking and design quality at the strategic level should be enhanced by ensuring that Stamford North creates a sense of connection and association with the wider environment. Local highway improvements and the provision of the Main Street will help create better connections between the site and the surrounding area. Early connections should be provided to existing public rights of way, to existing facilities and the town centre. This will ensure that routes of movement are established early as part of development. Likewise, timely provision of infrastructure, as proposed within the IDP is also key to creating a successful place and a vibrant community.

7.10 The overarching principle that supports the development of Stamford North is that of “Places First”. Based on the “Manual for Streets” guidance, this places a high priority on meeting the needs of pedestrians, cyclists and public transport users, to ensure that growth in these modes of transport is encouraged. “Safe by design” is part of this approach, which aims to minimise vehicular speeds within Stamford North. This strategy will also be supported by more detailed assessment work at the future planning application stage for Stamford North and will include undertaking a Walking, Cycling and Horse Riding Assessment and review of the new streets proposed, as well as Road Safety Audits of the junctions.

The approach to movement within Stamford North strongly reflects the principles contained within DfT guidance – particularly “Manual for Streets”. This also reflects the wider principle of “Places First”, in that the movement strategy supports good urban design rather than dictating it. Key elements of this are:

- Ensuring the application of a user hierarchy where the need of pedestrians are considered first;
- Ensuring the design responds to pedestrian and cyclist desire lines;
- Recognising the importance of the community function of streets – which serve to integrate neighbourhoods rather than segregate them;
- Promoting inclusive design for all users;
- Creating networks of streets to maximise permeability and connectivity;
- Limiting traffic speeds and minimising formal highway design features and “street clutter”

7.11 Successful placemaking in the sense of sustainable urban extension scale development needs to ensure that design both at the macro and micro scale fit well together. Successful design and attractive places to live in turn foster places that are identified as having character and identity. As well as the design of infrastructure and new housing, the additional buildings proposed, the urban spaces that are created for civic events, village greens for community uses and various levels of areas of play (neighbourhood and local), wildlife areas and attenuation features will all contribute to the process of effective placemaking. As shown on the ‘High-level masterplan’ urban and green spaces should be located at various points throughout the development to provide areas for people and civic groups, societies, neighbours and children to congregate, socialise and play.

7.12 Streets of different character will be used across the site that correspond with the different character areas and their place in the street hierarchy - e.g. main street, secondary streets, rural lanes, mews, etc. Variety, so long as it respects and harmonises with its surroundings, can help ensure a better sense of place within each neighbourhood and improve legibility. This may range from more ‘traditional’ design solutions to ‘contemporary’ in appropriate circumstances. These design solutions could include a mix of streets with a tighter urban grain and enclosure close to local centres, with higher density and massing levels ranging to a more open and street character with front gardens, on-plot parking and garages in more suburban and rural settings elsewhere. More detailed, site specific, design details should be developed for each new Neighbourhood at the planning application stage.

7.13 A range of open and green spaces across the site will be interlinked, styled and designed in accordance with the overall theme of each Character area. This will help ensure that residential led development is accompanied by land uses that help create an attractive environment and a distinctive sense of place. A series of open and green spaces are envisaged across the site. These will provide areas for children to play – both formal and informal – and local residents to relax. This will in turn help foster a stronger, safer and healthier community whereby open and green spaces are all afforded an element of passive surveillance from new residents.

7 High-level masterplan

Components of the High-level masterplan



Fig 20. Making the connections - roads, pedestrian and cycle links with the existing town



Fig 21. Green infrastructure - connectivity between the proposed Quarry Farm Country Park and Gwash river valley (east)

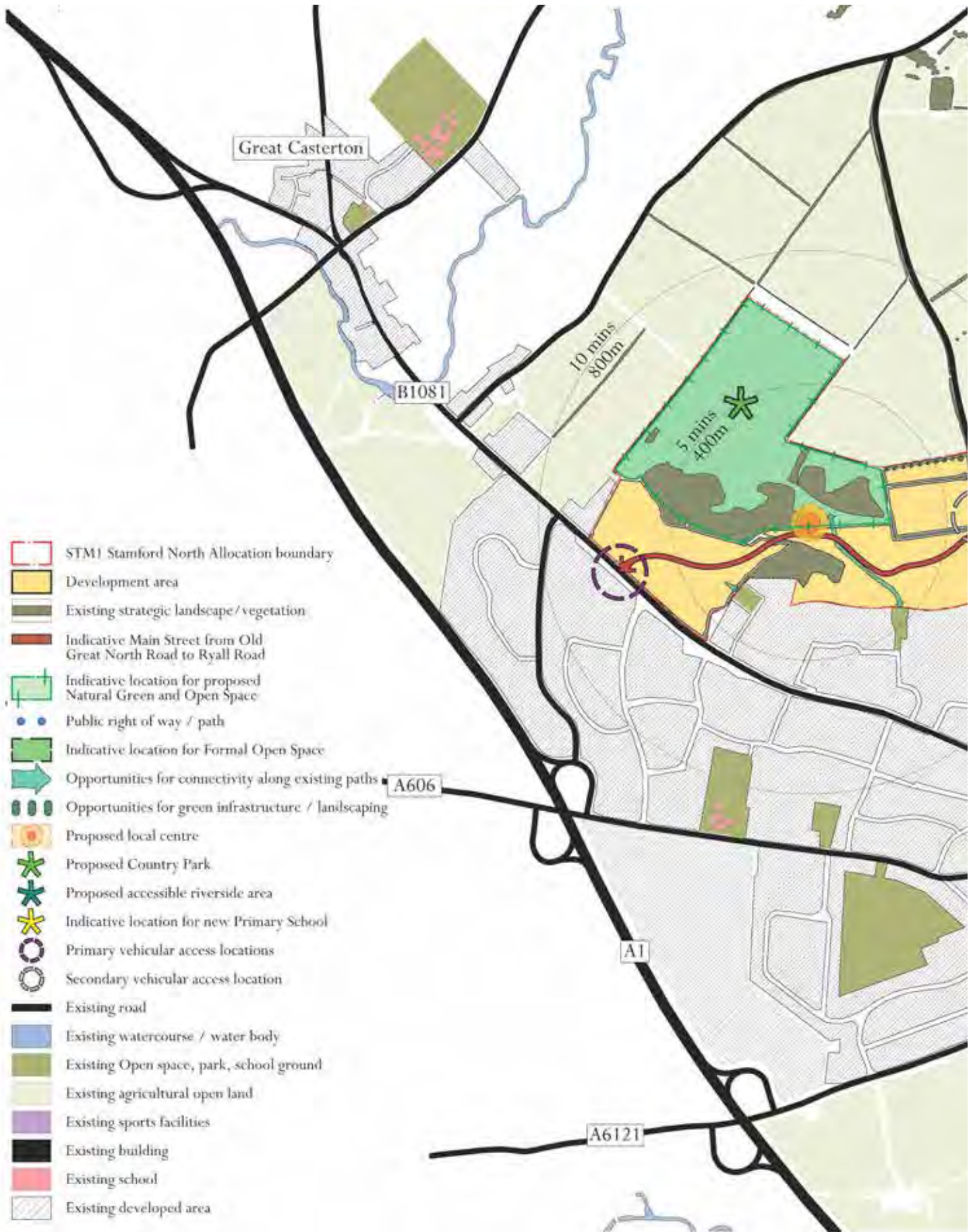


Fig 22. Principles of the Main Street connecting Old Great North Road (B1081) with Ryhall Road (A6121)



Fig 23. Indicative Local Centre and Neighbourhood Centre locations and relationship with Stamford Town Centre

7 High-level masterplan



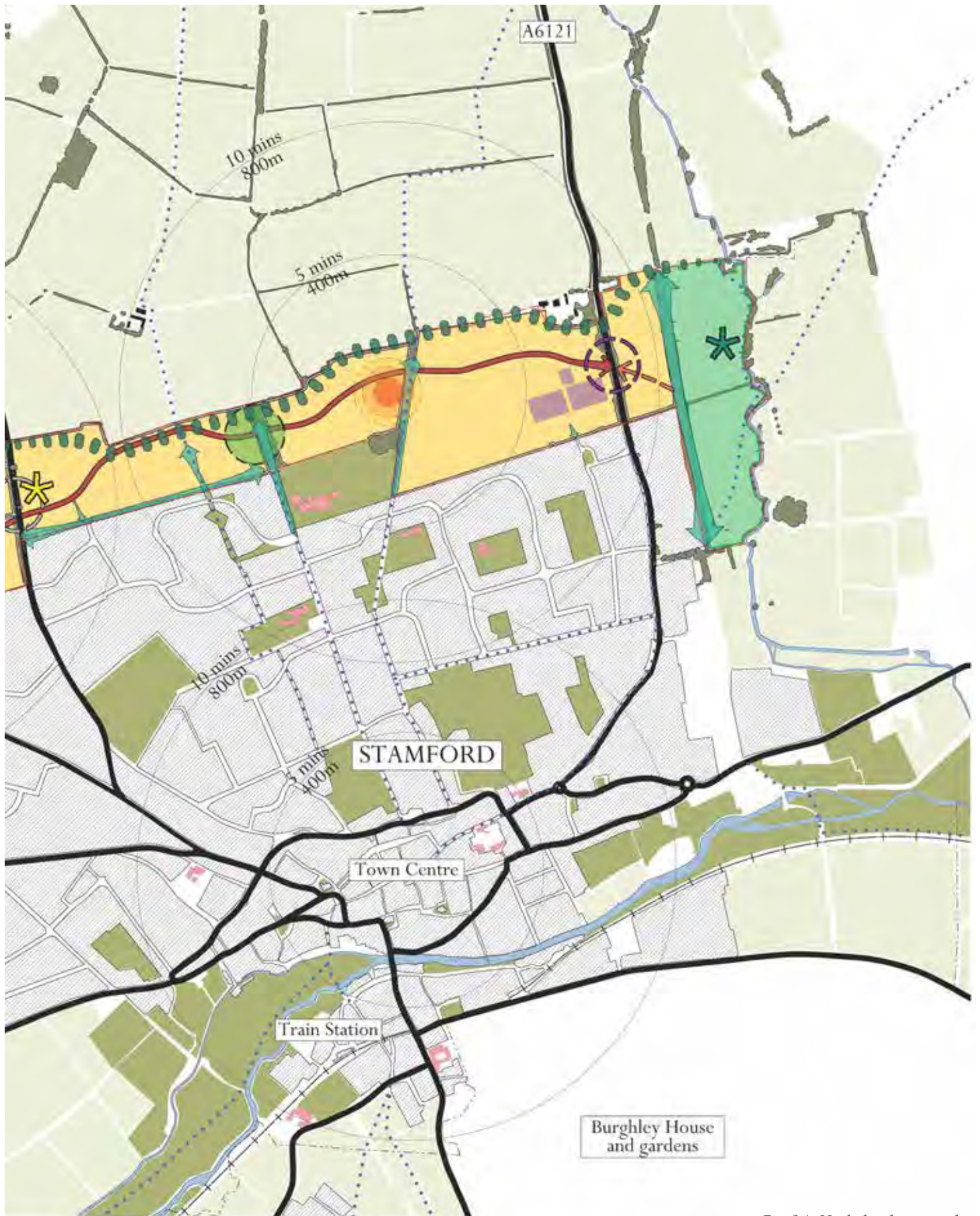


Fig 24. High-level masterplan



Fig 25. Opportunity for community gardens

Building for Life

- 7.14 The development will aspire to the principles of placemaking, attractiveness, functionality and sustainability as set out in Building for Life. The Building for Life criteria sets out a vision for new housing developments. The quality of development schemes is evaluated against this vision.
- 7.15 The use of BfL12 will be encouraged as a design tool to inform. The twelve Building for Life Questions are grouped under three headings, and are set out here:

Integrating into the neighbourhood

1. Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?
2. Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?
3. Does the scheme have good access to public transport to help reduce car dependency?
4. Does the development have a mix of housing types and tenures that suit local requirements?

Creating a place

5. Does the scheme create a place with a locally inspired or otherwise distinctive character?
6. Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?
7. Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?
8. Is the scheme designed to make it easy to find your way around?

Street & Home

9. Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?
10. Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?
11. Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?
12. Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

Enhancing Ecology and Green Infrastructure

- 7.16 The High-level Masterplan, highlights the significant level of green and open space that is envisaged for Stamford North. Depending on the final infrastructure requirements, approximately one third of the developable site could be provided as green infrastructure, which will help facilitate towards the delivery of a genuine 'green' community.
- 7.17 The green infrastructure provision will offer an opportunity to enhance and support biodiversity and green connections. This will enable the site and its residents to integrate daily with their
- natural environment by way of walking, cycling or partaking in leisure pursuits, and provide new opportunities for existing residents to enjoy the new surroundings and its connections too.
- 7.18 The Quarry Farm Country Park proposed at the western end of Stamford North is a significant green space and provides opportunity for enhanced ecological management, working in conjunction with Wildlife agencies, local stakeholders and the local community. This should provide a distinct ecology and green space not just for local residents but also for members of the public that live in the wider area or choose to visit the area. The 'High-Level Masterplan' outlines the range of informal and formal wildlife areas, open space and public areas that



Fig 26. Opportunities for community building activities, local individual and professional engagement

could be developed across this part of Stamford North. The masterplan for the Country Park will develop further as the planning of the scheme moves forward, particularly at the application stage.

7.19 The green connections will be designed to ensure both east-west and a north-south movement for people walking or cycling throughout the Stamford North area, south into Stamford and beyond the new settlement edge by way of public rights of way crossing the site. The green infrastructure provision is to incorporate and connect with existing habitats, both within Stamford North and adjoining areas, in such a way that it relates to the landform of the site. This is to include the creation of a strong and effective green margin along the rural edge of the development. This will enable the creation of a transition from urban form to countryside, and provide a softer northern edge to Stamford. The green edge should be ‘drawn’ into the development, as part of the network of green spaces and corridors and the use of ‘green

wedges’ that enable a blending of the urban and rural as an integral part of the development. This could be used as a way of defining different character areas, and providing legibility and a sense of space. This should be designed to enable wildlife to penetrate through the development, as appropriate to context, providing wildlife corridors and enabling residents to have greater connection with the countryside and improve a sense of wellbeing.

7.20 The Green Space network to be delivered as part of Stamford North will be extensive and the layout of the development should be structured around a generous network of open spaces that provide areas for play, recreation and wildlife.

7.21 Wherever possible, existing hedgerows, trees and vegetation found on site will be retained and enhanced to maintain and improve levels of site biodiversity. Strengthening of the green boundaries as both planted and open features will help soften the transition from the new urban edge into the open countryside as well. Green



Fig 27. Opportunities for pedestrian and cycle routes

areas will in addition, provide the opportunity to integrate surface water features such as swales, infiltration blankets, small localised ponds (wet or dry) and shallow depressions that can fill with surface water run-off during high end events into the overall scheme. Swales located along the highway corridor for conveyance or infiltration will further provide green corridors throughout the proposed development. These can also enhance the ecological value of the area which plays a significant part in Stamford North.

Green infrastructure - Water

7.22 River

The river should be allowed to grow beds of water plants that would lead to the river adopting a more natural, sinuous profile. The river margins and corridor should largely be left retained undisturbed and otherwise managed to encourage water voles and otters. Shading of the channel could be managed to create localised areas of shading and new planting avoided. Consideration should be given to creating some ponds within the river corridor by locally widening river channel so as to create washlands and spate-flow storage capacity. Access to river edge to be controlled to create quiet sections

of the river and other locations which are more accessible.

7.23 SUDS Network

Creation of multi-functional space, enabling sustainable drainage through a mixture of attenuating run-off and infiltration, and the provision of biodiversity enhancements through naturally wet and seasonally wet habitats. Opportunities should also be explored form some attenuation ponds within areas of public open space to enable access for informal recreation during dry periods or the creation of permanently wet ponds to provide a visual feature. Attenuation ponds to include native marginal aquatic and wet grassland species capable of tolerating varying wet and dry periods.

7.24 Wet Limestone

Exposed limestone areas to be created as 'drawdown' areas around ponds and basins. Limestone to be left unseeded to enable natural colonisation by specialist flora that are able to adapt and develop on this strata. This will enable rare and unusual flora to establish to provide an important habitat and encourage the spread of existing calcareous species.

- ① Wet woodland scrub
- ② Native hedgerows
- ③ Dry deciduous woodland and scrub



Fig 28. Green infrastructure - woodland locations

Green infrastructure - Woodland

7.25 Wet Woodland & Scrub

This creates high value habitat and landscape feature with low management costs, whilst also helping to reduce run-off rates and acting as a carbon sink and help moderate climate change. Wet alder-dominated woodland should be planted in oversized attenuation basins. Access to be managed to restrict to public footpath through the use of boardwalk and/or fencing.

7.26 Native Hedgerows

Existing hedgerows and trees should be retained wherever possible and incorporated as part of the proposed green infrastructure framework. Any gaps in existing hedges to be infilled with native species to create a continuous wildlife corridor. New hedgerows to be provided to improve connectivity and habitat diversity, and planted to create species richness and support a broad range of woody species present in the local area. Hedges should be allowed to grow to c2-3m in height and be trimmed to an A-shaped profile, with each side cut in alternate years to maximise nectar and berrying.

7.27 Dry Deciduous Woodland & Scrub

Existing woodland to be retained, wherever possible, and managed to provide structure, longevity and promote climax species. New woodland creates the opportunity to provide a high value habitat with low management costs, forming an important landscape feature that enables the integration of the proposed development, whilst also acting as a carbon sink and help moderate climate change. Woodland and scrub to be used to create structure to areas of open space and corridors and help define legibility and visual connectivity. The proposed planting should be structurally diverse, incorporating tree, shrub and ground layers with areas of dense scrub and more open areas. Species should be locally indigenous native species. Existing woodland and individual trees to be used for the erection of bird and bat boxes.



Fig 29. Retention of hedgerows where possible



Fig 30. Open spaces to respond to topographical context



Fig 31. Integrated drainage features



Fig 32. Enhance and support biodiversity

Green infrastructure - Grassland

7.28 Dry Limestone Grassland

Existing areas of limestone grassland should be retained wherever possible. Identified areas of highest botanical value should be incorporated as part of the areas of the proposed green infrastructure. New limestone grassland to be created on slopes of valley margins using a suitable limestone grassland mix. There is the potential to create this habitat in other areas where limestone subsoils can be spread to create low nutrient grassland. Different management regimes to be adopted including grazing to create grazed meadows and mowing management to create open meadows with a mosaic of sward heights. Hibernacula to be created in undisturbed south-facing areas to replace any hibernation sites lost to development and to increase extent.

7.29 Woodland Glades

Creation of open glades within areas of existing woodland and scrub along the disused railway line to create a mosaic and diversity of habitats. In particular, the creation of south facing areas

- ① Dry limestone grassland
- ② Woodland glades
- ③ Grassland margins
- ④ Amenity grassland
- ⑤ Wet meadow
- ⑥ Swales

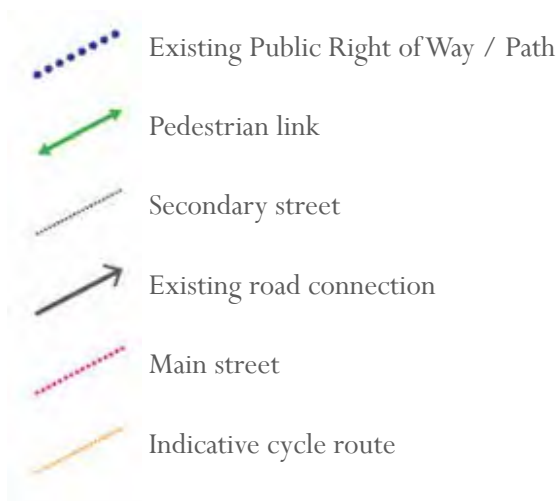
of grassland to enable greater light penetration. New glades to be seeded with an appropriate shade-tolerant woodland wildflower mix and mown once or twice annually.

7.30 **Grassland Margins to Hedgerows:** existing grassland margins to be retained adjacent to existing hedgerows. New grassland margins to be seeded with an appropriate shade-tolerant woodland wildflower mix and mown once or twice annually.

7.31 **Amenity Grassland:** creation of a mixture of regularly mown low maintenance grassland and areas of low-input amenity grassland with meadow species to form a coarse grassland through a spring cut. Regularly mown grassland to be located in more intensively used areas and to provide areas of informal recreation or adjacent to paths and roads. A variety of management treatments would enable visual and ecological diversity and provide legibility in terms of encouraging specific areas for greater accessibility and recreation. Areas of grassland also allow visual connectivity with the surrounding countryside and landmarks and should be integrated with hedgerows and woodland to provide structured space and framed views.



Fig 33. Green infrastructure - grassland locations



7.32 **Wet Meadow**

To be created alongside River Gwash by bringing current rough grassland into appropriate grazing or mowing management. Grassland to be managed to create an appropriate habitat for reptiles.

7.33 **Swales:** to form an integral part of the sustainable drainage of the development. Swales provide the opportunity to provide a multi-functional use that enables drainage, habitat creation, landscape feature and part of the open space provision. Variety of treatments to be adopted, including: mown grass; un-mown grass and marginal wetland vegetation; and loose stone and permeable paved treatments in a more urban context.

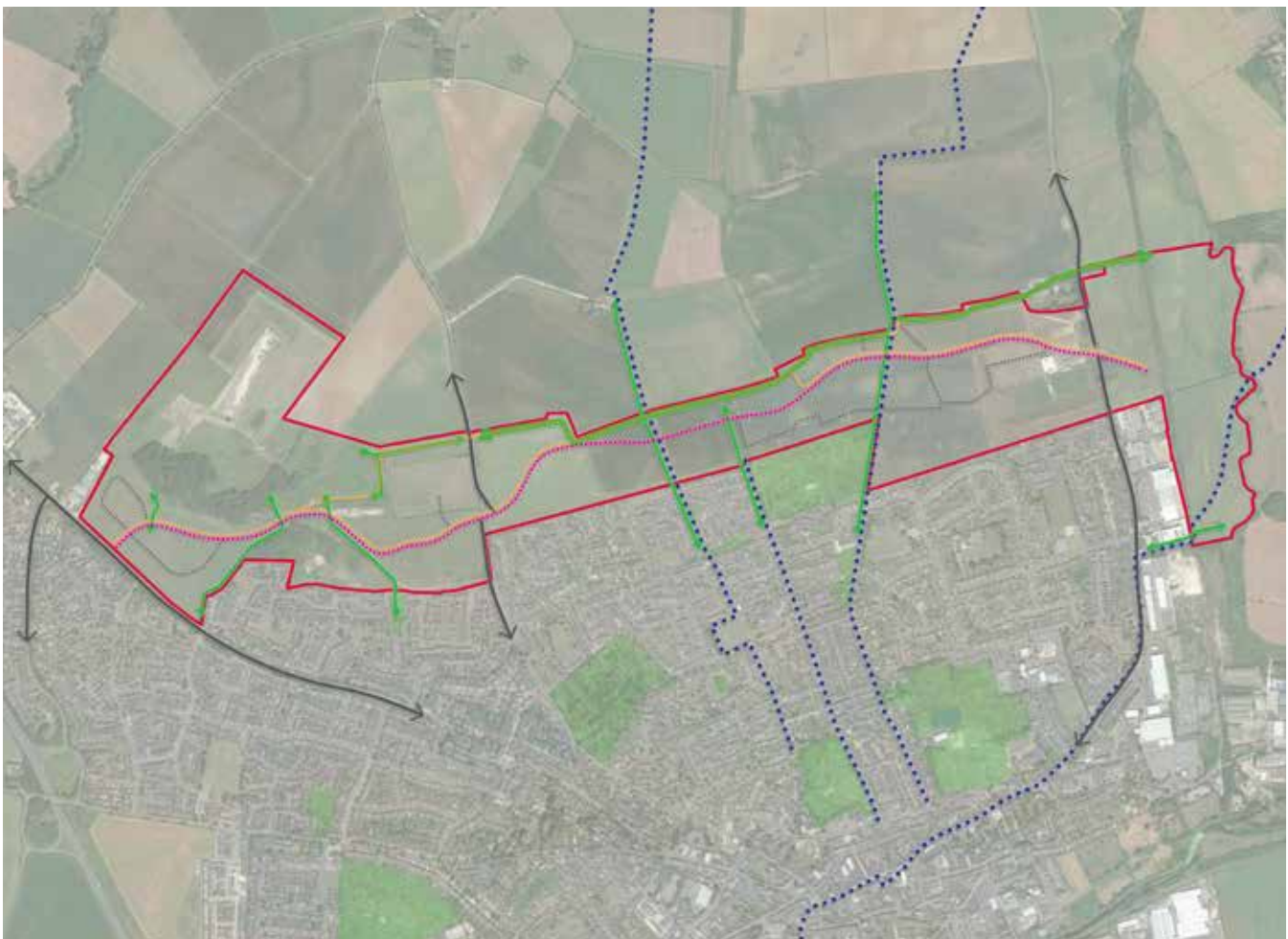


Fig 34. Green infrastructure - movement

Green infrastructure - Accessibility & Connectivity

- 7.34 A network of inter-connecting green infrastructure routes with footways and cycleways to be created to enhance north-south and east-west links. The main key routes and links to provide footpath/cycleways with durable, well maintained and visually sympathetic treatments. Hierarchy of paths to be established to denote: purpose; type of user; and level of use i.e. primary, secondary and tertiary. This is to be defined through width, type of surface, markings, and management and avoid the use of signs to minimise visual clutter.
- 7.35 Green infrastructure to support the movement corridors by providing legibility and identity, as well as relating to the users context and providing a safe and attractive experience. This would vary from urban contexts with a more open formal character incorporating avenues of individual trees with raised canopies, using native and non-native cultivars, to more rural contexts with a more natural informal character with native tree and shrub structure planting and wildflower grass verges. Corridors to include habitats that encourage the movement of wildlife and provide opportunities for foraging, where appropriate to context. The widths of adjoining green fringes along movement corridors to be varied to define movement hierarchies, where appropriate. Grass verges and low planting should be used along footway/cycleways to enable passive surveillance and encourage use through the creation of safe routes. Different tree species to be used to define street hierarchy and the use, through the variation of tree form, shape and height. Form of structure planting and positioning of trees to be used to frame views or focus on landmark features, whilst also emphasising movement along corridors or providing more static effects that encourages users to stop and appreciate a space.

Green infrastructure - Focal green spaces

- 7.36 Three key green spaces are to form the main defining spaces within a necklace of interconnecting green corridors. Quarry Farm Country Park and the Gwash Nature Park are to form defining points at either end of the green chain, providing natural accessible green spaces, focused on wildlife and biodiversity. Within the centre, Borderville Park will provide a more formal area of green space, focused on recreation, play, entertainment and space to gather that incorporates natural elements to integrate with the adjoining areas of landscape and green infrastructure.
- 7.37 **1. Quarry Farm Country Park**
The Country Park enables the potential to retain the existing important habitats and wildlife that form Quarry Farm, and further enhance and secure future management of this space. This provides the opportunity to secure the area as an ecological resource and create an accessible wildlife facility for education and quiet enjoyment. Many of the characteristics of the former quarry, in its disturbed form, are to be retained due to their ecological value for great crested newts and botanical species. New areas of grassland are to be established, and managed as open meadow grassland and grazed meadow grassland, to create habitat variety. Quarry Farm Wood and hedgerows to be retained and managed to extend their longevity. New woodland and trees are also to be planted, and new wetland habitats created. Access is to be managed to provide publicly accessible formal and informal open space and non-accessible areas to create undisturbed areas for wildlife.
- 7.38 **2. Borderville Park**
Central green space within Stamford North is to be located between the local centre and Borderville Sports Centre linking the proposed local facilities to the east with the area of existing sport provision. The Park should enable a transition from the harder enclosed spaces of the local centre to the more open softer landscape areas of the Park. This should include

consideration of café and outdoor restaurants, places to eat and sit, intimate spaces to gather and relax on the edge of the more urban space, as well as clear links, visual avenues and focal points to provide legibility and visual integration between the two spaces. The Park should utilise and maximise the variations in landform within this part of the development. This may enable the open space to occupy a location that is more difficult to develop due to the gradients. This could enable the creative use of the landform to provide interaction, visually diversity and the creation of stimulating spaces. The opportunity could be used to create an event space through the creation of an amphitheatre or informal areas to gather and sit. The design should investigate the use of sculptured landform to create contemporary interpretations of ways to define space. Variations in landform also enable the possibility of providing stimulating areas of play and innovative design solutions.

7.39 Play facilities to be provided throughout the development, with a particular focus on Borderville Park. A variety of play experiences for different age groups and abilities are to be created. Play value to be created through a variety of play experiences, enabling stimulating spaces that provide interaction, innovation, exploration, challenges, recreation and fitness. Provision of formal fixed equipment and more natural and informal play. Opportunities should be explored to maximise the benefits of the variations in the landform to create engaging play spaces.

7.40 The Park should include areas of more level ground for informal recreation, sport and exercise. The green space should be defined by areas native structural planting with clear visual links and connectivity with the adjoining residential areas. Copses and tree groups to be used to soften the interface with built areas and provide framed views of focal features and the adjoining countryside. There should be a positive interface and frontage on to the Park, with houses mainly orientated in an organic manner to face onto the Park.

7.41 3. Gwash Nature Park

The River Gwash and the disused railway line provide important wildlife corridors, with the potential to create a valuable area of natural space between the two corridors. The land to the south already provides an area of neutral grassland and reptile habitat, with the opportunity to transform the arable field to the north into a more valuable ecological environment. River Gwash and its riparian habitats provide a corridor for birds and reptiles and suitable habitat for otters and water voles, with the potential to further enhance the corridor. This could include the removal of scrub and the restoring of the old oxbow lake, enhancements to the watercourse, and new scrub planting. The Nature Park also enables the opportunity to incorporate attenuation ponds for site drainage and wetland basins to increase the flood capacity within the Gwash valley. This could include margins of exposed wet limestone that are left to naturally colonise to enable rare and unusual flora to establish. The space could also create the opportunity to establish an area of wet woodland and scrub, providing a carbon sink and assist with water absorption and reducing flood risk. Other areas to be used to create new calcareous grassland. Public access to be managed to provide areas of informal recreation and enjoyment of the natural space, whilst other areas are restricted to provide undisturbed areas for wildlife and quiet sections of the river. The Macmillan Way to be retained through the Nature Park and new connections created with the proposed development.

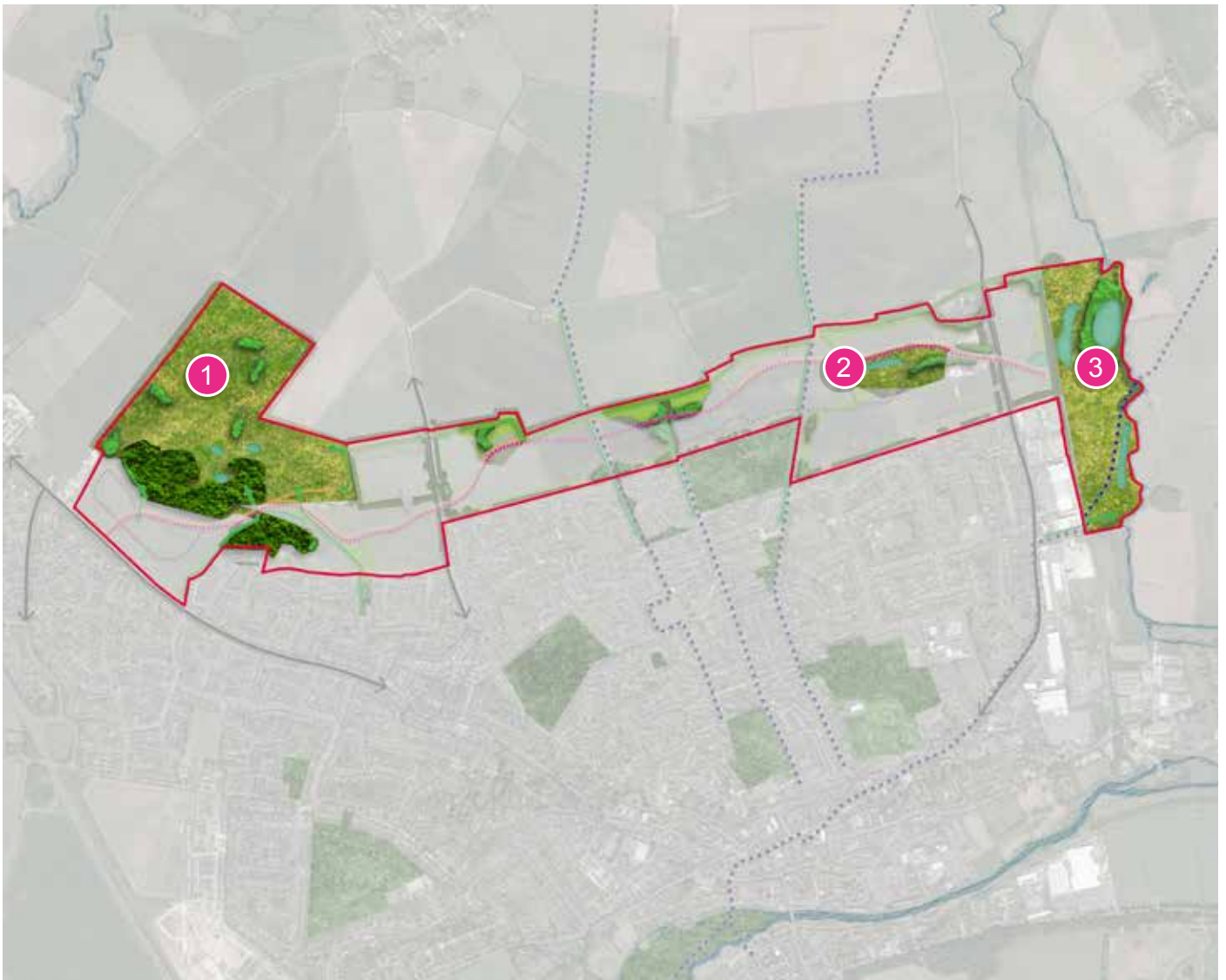
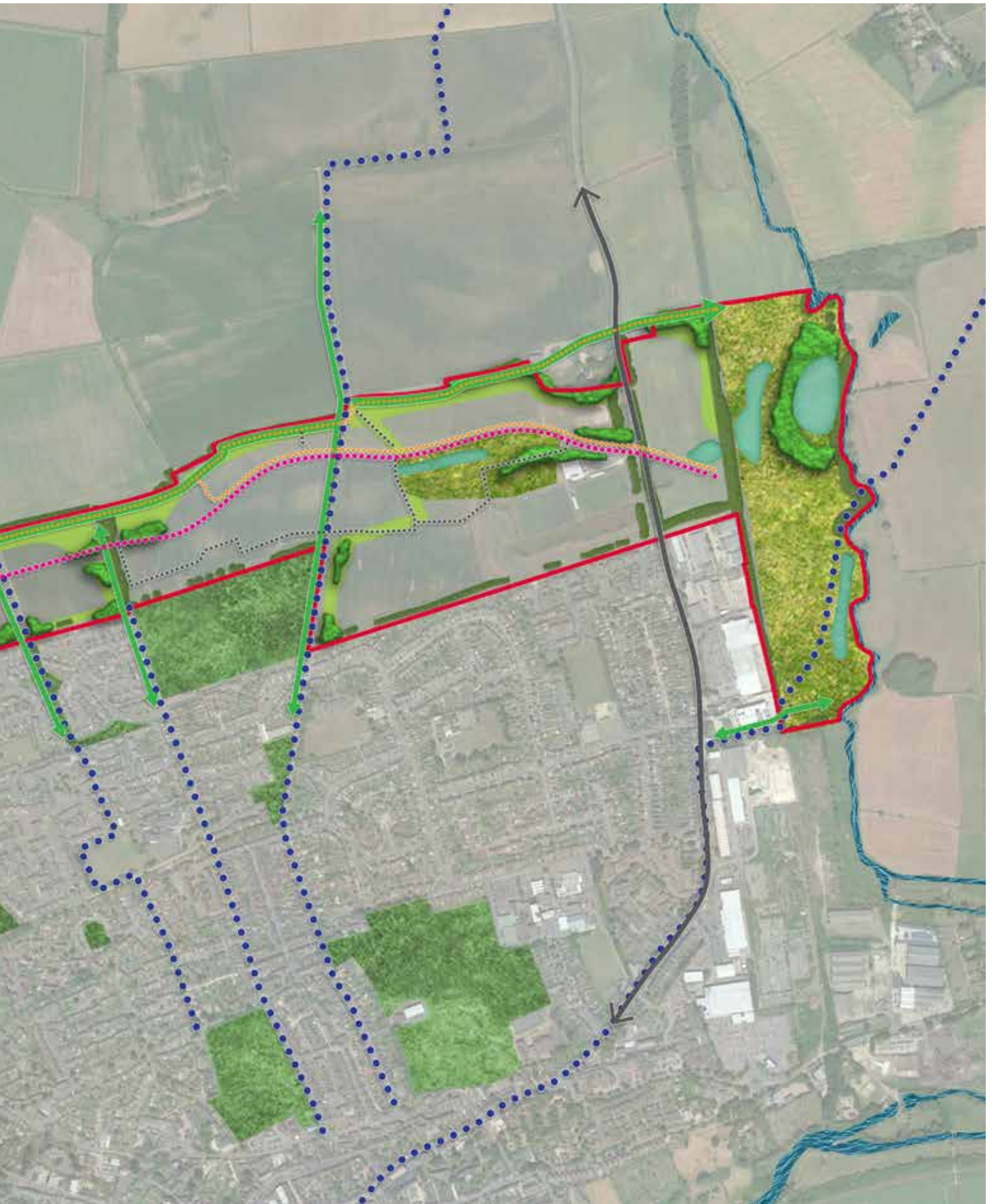


Fig 35. Green infrastructure - focal green spaces

- ① Quarry farm country park
- ② Borderville park
- ③ Gwash nature park



Fig 36. Green infrastructure - overview



Making Connections and Sustainable Movement

- 7.42 Access and movement through and across Stamford North and its interrelationship with the existing settlement edge and established links, such as Rights of Way, will play a key part in creating a high-quality development. It is important that new residents have the option to access a variety of modes of travel from the earliest stages of its development in order to increase choice, foster a habit of sustainable travel, and allow people to lead more healthy lifestyles.
- 7.43 A key objective for the development will be to ensure there are good connections with the existing urban boundary of Stamford which lies to the south and west of Stamford North. There are already a number of important pedestrian routes and potential routes, both formal and informal linking Stamford North with neighbouring housing areas. Any subsequent application will need to identify routes and desire lines as well as opportunities for connections to shape the structure for urban design.
- 7.44 There are a number of opportunities to make further connections, in addition to the Main Street and its integration with existing roads. New and improved pedestrian connections by way of path links with adequate lighting will be established both east to west and north to south across the site. There should be appropriate connectivity between the green infrastructure across the site with Quarry Farm Country Park and the Gwash Meadows area.
- 7.45 A network of improved paths will be established across the site. This will include securing the long-term management, maintenance and enhancement of the existing links on site. The integration of the former Permissive Access Rights as either adopted paths or new Public Rights of Way into the overall masterplan and the protection of existing Public Rights of Way as an integral part of development proposals will ensure there are meaningful walking and cycling assets for new and existing residents.
- 7.46 Pedestrian and cycle links will connect the various hubs of activity on site directly so that people can easily access focal points and spaces, services and facilities, creating less reliance on the car for shorter journeys. These spaces will include the Local Centres, the green and open spaces, play parks, the sports facilities and the new primary school. The South Kesteven Green Infrastructure Strategy (2009) provides a district-wide framework for assessing the contribution made by accessible greenspace to the overall network of green infrastructure in the authority area. It also provides guidance on developing and managing green infrastructure areas. It encourages the establishment of circular routes for walking, cycling and horse riding around the edge of Stamford for recreational purposes.
- 7.47 The Strategy identifies that new Local Public open spaces, accessible woodland and the creation of good circular routes around the town will encourage exploration and enjoyment of the local landscape.



Fig 37. Segregated footpath / cycleway

Balanced and Cohesive Communities

- 7.48 Stamford North proposal will provide a wide range of private market homes, affordable homes, specialist homes aimed at the elderly and first-time buyers, and the opportunity for self-build.
- 7.49 Also, the provision of work/live space, as long as policy compliant, will help encourage and respond to new ways of working.
- 7.50 Leisure and recreational opportunities, space to walk and run, facilities for local clubs and interaction with existing and proposed local schools in addition to established community uses will all interlink to help foster a cohesive and inclusive community that caters for all sectors of society. Streets and spaces will be designed to encourage social interaction, through measures such as sociable streets designed to help encourage people to stop and talk, for example high quality public realm areas outside schools and local centres, traffic calmed streets, wider pavements or shared surfaces, on-street parking, close proximity of front doors or usable front gardens. Similarly, the co-location of community facilities and multifunctional open spaces for a wide range of different people would be encouraged.

Play Facilities

- 7.51 Play provision will be in accordance with planning policy and current standards. Play provision will ensure that:
- all ages of children are catered for;
 - the play areas are compliant with current safety guidance;
 - the play areas have play equipment appropriate to the age group and of effective play value;
 - the play areas are appropriate to location and setting;
 - the siting of play areas is appropriate in terms of walking distances;
 - adequate buffer zones are allowed between the active zone and residential properties, whilst allowing for informal surveillance.
- 7.52 Play areas will be located within different neighbourhoods, ensuring provision is allowed for each phase of development and within suitable walking distance to residential properties. A focus for play provision is to be provided within Borderville Park. This should take the form of formal play equipment within defined play areas and natural, informal areas of play, with play features. Both types of provision will provide play value through a variety of play experiences. Incidental and informal green spaces may also supplement formal play and recreational provision. These may contain elements of natural play, trim-trail equipment and areas for general relaxation, recreation and fitness.



Fig 38. Opportunities for attractive, safe and overlooked recreation spaces and parks for natural play and both formal and informal recreation

Open Space Provision

7.53 Natural and formal green space will form an important part of a healthy and enjoyable environment. This will form an integral part of the future development based on the most appropriate locations to maximise the existing landscape and ecological assets of the site. Two substantial areas of natural green space have been defined at either end of Stamford North, based on their existing landscape and ecological value. Further smaller areas of green space and parks will be provided within more central locations, with green spaces linked by wildlife and pedestrian/cycleway corridors. This will create a necklace of inter-connected spaces that are linked to the adjoining countryside. This will provide easily accessible green space for future residents.

7.54 Open space provision should include areas of formal recreation, play, sport facilities and allotments. Borderville Sports Centre provides an existing facility within the eastern part of Stamford North, which will provide the main provision for the development. Further provision in the form of a sports pitch will be provided at the western end of Stamford North. Other formal recreational opportunities should be considered, such as Multi Use Game Areas, outdoor adventure course, trim trail and a skate park. Play facilities should include a mixture of active and passive play, and fixed play equipment and opportunities for more natural play. Play and activities should provide provision for all ages and should consider how different age groups inter-relate. It is particularly important to ensure that the play facilities provide a meaningful space with a variety of opportunities to engage in different activities, and consequently is often most suitably located in association with other green space. It is likely to be more appropriate to provide several larger spaces than a greater number of smaller spaces.

7.55 Open space should address the standards within the Local Plans. A pragmatic and balanced approach should be adopted that seeks to provide the provision in the most effective



Fig 39. Open space provision should provide meaningful open areas suitable for all residents.

form by enabling the best design solutions that give an overall benefit for future residents and wildlife. Provision should provide well designed spaces that are well used and valued, avoiding a scattergun effect of sporadic provision that meets the standards in terms of distance from open space but fails to provide effective and meaningful spaces. Provision should also take account of existing resources and should provide an appropriate level of provision of green space and play facilities for each phase of the development, applied in such a way as to meet the overall objectives of the development.

- 7.56 A multi-functional approach should be adopted that provides efficient use of space, enabling multiple uses of space and utilising terrain, for example providing areas of more challenging natural play and adventure courses on steeper slopes that are less suitable for built development. The focus should be to create attractive spaces that provide a variety of experiences and a diverse range of habitats that are appropriate to their location, and cohesively relate to adjoining land uses. Green space and green infrastructure, with integrated surface water drainage solutions, also provide an important role in providing a transition between areas of built form and adjoining rural areas. Consequently, provision should be provided along the northern boundary that creates a sympathetic edge that integrates built development with the surrounding landscape.

8 Character Areas

- 8.1 Stamford North will seek to foster distinctive, sustainable new walkable neighbourhoods which offer the potential for positive social and community pride in the area and help attract complimentary services, businesses and companies to the mixed use Local Centres.
- 8.2 The efficient use of land for housing and the interesting and innovative design of new homes, the plots they occupy, and the interrelationship with car parking, the street environment for walking and cycling and open space are all factors that help in ensuring successful place making and character.
- 8.3 The character of each neighbourhood within Stamford North will be shaped through ensuring each offers a variety of house types and densities. Opportunities for higher densities should be considered at and around the local centres and key public transport links.
- 8.4 The development will comprise distinctive areas and each of which, both individually and collectively, will enhance legibility and the overall sense of place. For this, a hierarchy of spaces, each with their own defined character, will form a linked and distinctive network including streets, urban squares, lanes, footpaths and greens areas. Based on green features, topography and movement connections the site can naturally be divided into four broad character areas. The style and appearance of the new development will draw its architectural and material design cues from both heritage and recent contemporary local designs of merit in Stamford, the town centre, and surrounding villages. Across all character areas, the type and width of roads will derive from the array of good and inspirational examples of main distributor roads, traditional tertiary streets, lanes and mews throughout Stamford and its outlying villages.

The brief character descriptions set out a framework for more in-depth character analysis' to be explored at application stage.



Fig 40. Character areas

Parkland Neighbourhood (Quarry Farm)

8.5 Situated between recently completed development and the former Habitat Management Area, this character area is defined by its existing hedgerows, pockets of woodland, redundant quarry areas and compartmentalised field structure. The mature landscape of this part of the site provides the perfect opportunity for creating a new Parkland community, characterised and permeated throughout with woodland, individual trees, hedgerows and riparian features such as ponds and ditches. The area will utilise its many opportunities for connections to a new Country Park as it is transformed from its former quarry use, its gateway positioning to the west for Stamford North and opportunity for seamless integration with the recently completed neighbourhoods on its fringe. The area will be predominately residential but with a distinct landscape and planted environment to create a 'garden community' and foster a unique opportunity for a commercial and community centre at an entrance to the Country Park. With the area being naturally divided into smaller areas by hedgerows and woodland there is an opportunity to create diversity in architectural style and urban form that correspond to local



Fig 41. Example of Main Street characteristics in Parkland Character area

context with a focus on streetscape materials that foster the material palette found in the centre of Stamford and the housing adopting a more contemporary style.

8.6 The design approach of the Parkland Neighbourhood will be prescribed and agreed in a Design Code prior to development and will include:

- A strong urban edge of contemporary 2.5-3 storey housing along Old Great North Road – the Gateway element;
- The Main Street through this character area will be a tree-lined avenue;
- A series of linked housing areas each with front of plot or side access car parking and garages;
- Cycle and pedestrian links either along the Main Street or separated off to ensure safe access routes;
- Informal and formal play areas centred on the main north-south green links leading back into the existing residential areas to the south;
- A drainage design well integrated into the design of the housing and infrastructure areas forming part of the formal open space/biodiversity areas; and
- A 30ha Country Park and adjacent Local Centre hosting a range of activity for both commercial and community basis.



8.7 The aim of the Parkland Neighbourhood is to use the landscape and extensive woodlands in a positive manner to frame the development and supplement it with new areas of semi mature tree planting to ensure the creation of a distinctive neighbourhood. This will ensure that both new residents and existing residents of Stamford have good access to a network of park, open space, tree corridors and woodland on their doorstep. Its design will help engender a sense of community togetherness and opportunity. The neighbourhood will be reflective of its locality and the distinctive natural and built elements of Stamford and its hinterland.

8.8 The streetscene and material palette for the Parkland Neighbourhood would utilise the following:

- Walls and gates of typical of Stamford vernacular;
- A strong tree lined and path link vista of the woodland from Old Great North Road;
- Metal railings and estate fencing separating green space from hardscape areas, with appearance typical of local character;
- Distinctive street scenes achieved through the coherent placement and grouping of buildings;
- Native tree species that reflect the mature woodland included in the Country Park;
- Soft and hard landscaping materials that reflect the local character in a contemporary manner;
- Shared surfaces at the Local Centre on the Main Street to ensure pedestrians and cyclists have priority at this location;
- A strong coherent architectural theme supported by a main street with generous green verges populated with semi-mature trees from the outset;
- Common building styles in terms of walls and boundary treatment, roof and chimney design, and window details;
- A distinct palette of street furniture and signage, coordinated across the whole of the site to deliver coherence across character areas.

Fig 42. Examples of Parkland Neighbourhood urban form

Northfields Neighbourhood

8.9 Situated on generally falling ground to the north, the Northfields neighbourhood is defined by the landform and framed by existing hedgerows. The development characteristics will be sensitive to the field structure and open landscape. The topography provides a framework for a development that creates a soft transition with the wider landscape. Its meandering development line to the north allow areas of development to be visible from the wider landscape while other parts recess and will be screened behind vegetation. This composition of the green edge will diffuse the straight edge of development that exist today. Built form will transition from a more defined building compositions along the main street to a more fragmented northern development edge with detached buildings organised with generous gaps to allow for greening. There will be areas where mainly wide fronted linked built form enhances a particular space or creates variation in the development edge with accents for greater sense of place, in an otherwise permeable development edge allowing for greenery and trees. The Main Street will have a varied character through the area. In areas abutting green space or along open areas such as the primary school site, swales can be incorporated alongside its route. Building design, scale, set-back and alignment must enhance the primary nature of the route. Street trees will help define the main street corridor in transition areas of open green space and green links. Tertiary streets and lanes will be designed to be more intimate with the design of buildings paired back to aid legibility in terms of architectural hierarchy. Buildings will be generally 2 storeys with the occasional 2.5 storey building at key locations. Provision will be made for a new primary school in this neighbourhood where it adjoins Parkland. The primary school will with a defined development edge form a node where Little Casterton Road is by alignment being subordinated to the Main Street.

8.10 The design approach for the Northfields Neighbourhood is defined by:

- A new gateway space and pocket park in the area of the realigned Little Casterton Road framed by 2-2.5 storey housing and the proposed Primary School building, resembling a village green;
- A tree lined Main Street where this forms part of adjacent green space;
- A variety of built form where linked buildings help define spaces and detached built form enhances the opportunity for green between buildings at the site's fringe or polite edge to existing development;
- A variety of parking typologies to support a consistent frontage character and to enhance the opportunity for a strong building line at key routes and spaces;
- Cycle and pedestrian links adjacent to the Main Street or along its own separated route to ensure safe pedestrian and cycle access;
- Informal and formal play areas located in tranquil areas of the northern fringe away from main vehicular movements;
- A drainage design well integrated into the design of the housing and infrastructure areas forming part of the formal open space/biodiversity areas; and
- A 2FE Primary School in a central position within the site, adjacent to Little Casterton Road for good access from within the development and existing established routes.



Fig 43. Illustrative example of a typical residential Main Street character in Northfields character areas

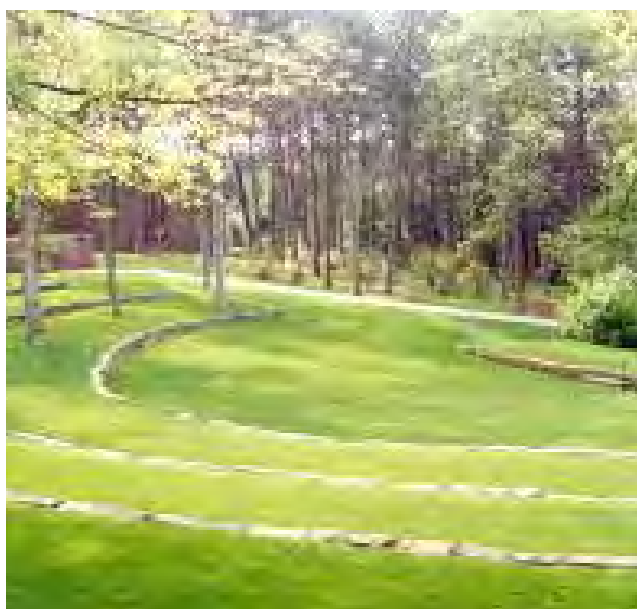


Fig 44. Distinctive open areas for recreation and relaxation



Fig 45. Options for pedestrian movement in green space

8.11 The streetscape and material palette for the Northfields Neighbourhood will be prescribed and agreed in a Design Code prior to development. Chapter headings for the code is appended (Appendix 3) in this document. Materials to define the character of this neighbourhood include:

- A hierarchy for brick, render and stone elevations and façade detailing, with stone being predominantly used to define key spaces, landmark buildings and primary routes. Areas of less prominence will be predominantly brick or render with stone accents in key locations;
- A hierarchy for boundary treatments including stone and brick walls, metal railings, estate railing and fencing for both private residential and open common areas;
- Distinctive composition of built form to create pockets of memorable places that over time becomes local landmarks;
- Native tree species that reflect the surrounding landscape and provide distinction between neighbourhoods;
- Soft and hard landscaping materials that reflect the local character and provide coherence across character areas; and
- A distinct palette of street furniture and signage, coordinated across the whole of the site to deliver coherence across the site as a whole.

Local Centre Neighbourhood

8.12 At the heart of development, the main street will widen into a space that will form the local centre. It is anticipated that the new main street will be to one side in order to allow generous areas for pedestrian and social activity on the sunny side of the space. It is envisaged the built form, feature buildings, tighter urban grain and increased building height will announce the arrival to a distinctive local centre. Key buildings enclosing the Square will be of higher architectural status and be pronounced in its context by a Stamford palette of materials, local distinctiveness in detailing and referencing locally celebrated building proportions. This area is in close proximity to existing public routes and multiple future desire lines and facilities

enhancing its vitality to become a community asset beyond the site's own boundaries. Continuous built frontage will ensure an intimate and urban context normally associated with a commercialised area or centre and will provide a sense of enclosure. Arrangement of buildings will aid direction of travel and visual connections with its surroundings, whether pedestrian to a fringe amenity destination or to consume from local commerce or vehicular stopping or through route traffic. Away from the core, the streets will be designed to provide a quieter residential character with streets and shared surfaces lined with buildings of simpler design. Buildings in the residential areas away from the local centre will be generally 2 and 2.5 storey with the occasional 2.5 or 3 storey landmark building.



Fig 46. Pocket parks and linear green spaces along established routes



Fig 47. Indicative illustration of the proposed local centre



Fig 48. Illustrative example of the Borderville character area along the Main Street.

8.13 The design approach for the Local Centre Neighbourhood is defined by:

- A new square or space in an area that is the logical node for connectivity between the eastern public right of way route and the new Main Street, framed by 2-4 storey mixed-use commercial, retail and residential buildings;
- A hardscaped shared surface character of the Main Street in and in the run-up to the square achieving a pedestrian priority a high street feel;
- Trees more formally set in hard surface with tree grilles, arranged to aid spatial proportion and a level of intimacy in the urban environment;
- A variety of linked built form that defines the space and street. Occasional detached buildings to act as landmarks;
- A building line that is closely associated with its spatial context and close proximity to the back of pavements;
- A building style referencing local and historical characteristics of Stamford and surrounding villages;
- A variety of parking options, including visitor spaces to avoid one typology dominating another;
- Cycle and pedestrian links conjoin into a shared surface square for a pedestrian priority environment; and
- A drainage design that is subordinate to placemaking, avoiding green barriers for easy movement across streets and shared surfaces.

8.14 The streetscape and material palette for the Local Centre Neighbourhood will be prescribed and agreed in a Design Code prior to development. Chapter headings for the code is appended (Appendix 3) in this document. The range of materials used to define the character of this neighbourhood include:

- A hierarchy for brick, render and stone elevations and façade detailing, with stone being predominantly used to define the tighter building grain leading up to and including the square. Accents of brick and render around the square will create distinctiveness and aid transition of materials into tertiary areas which will be predominantly brick or render;
- A hierarchy for boundary treatments including privacy strips, stone and brick walls, metal railings, estate railing and fencing for both private residential and open common areas;
- Distinctive composition of built form, detailing and landmark creation to announce the significance of the local centre as the heart of the community;
- Native tree species that reflect the surrounding landscape and provide distinction between neighbourhoods;
- Soft and hard landscaping materials that reflect the local character and provide coherence across all character areas but with a special treatment of and in close proximity to the square; and
- A distinct palette of street furniture and signage, coordinated across the whole of the site to deliver coherence across the site as a whole.



Fig 49. Development proportionate to its spatial context

Borderville & Gwash Vale Neighbourhood

8.15 Situated east of the proposed local centre with access from Ryhall Road is the Borderville & Gwash Vale neighbourhood. It will be the new gateway into the site from the east alongside the Borderville Sport Centre. The topographical context creates an opportunity for the main street to follow the valley floor with a visually more open or greener character leading to the more enclosed streetscapes of the local centre. To the east, this character area meets many of site's best assets such as the river Gwash and the raising open landscape to the northeast. Pedestrian routes and access to the green spaces are channelled through this area of the site with built development reaching as far as the disused railway line. Existing mature trees along Ryhall Road will filter views into a mainly residential neighbourhood. Buildings will be a mixture of terraces, semi-detached and detached, organised to give a sense of hierarchy. Architectural prominence will be used to define key locations, landmark creation and aid legibility. Buildings will be generally 2 or 2.5 storey with the occasional taller building to define key locations. Broad greenways run north-south along the existing public footpaths and natural green corridors, such as the disused railway. Apart from providing a safe pedestrian network, the greenways can provide opportunities for play, SUDs and wildlife corridors. The composition of the development will diffuse the very straight edge of development that exists today.

8.16 The design approach for the Borderville and Gwash Vale Neighbourhoods are defined by:

- A well defined urban edge of 2-3 storey residential development along Ryhall Road forming a new gateway to the neighbourhoods;
- The context of tree lined verges already along Ryhall Road, utilising existing mature trees, to set the framework for development;
- A signalised junction design that prioritises pedestrian and cycle movements;
- A Main Street character shaped by a tree lined carriageway or avenue leading to a re-arranged access to the Borderville Sports Centre;
- A variety of detached and linked built form that correspond appropriately with its proposed context – stronger development edge defining open areas and the primary routes, and more permeable development edge along tertiary routes and development fringe areas
- Occasional prominent detached buildings to act as landmarks;
- A building line that provides a variety of width for semi-private and front garden areas, defined by low walls, and in more prominent areas, railings on plinths;
- Mainly on-plot parking options, but with courts and rear access options to avoid domineering repetition of patterns usually associated with sub-urban development;
- Segregated cycle and pedestrian paths alongside the main carriage way in the areas around Ryhall Road and eastern parts of the Main Street; and
- A balanced approach to road side drainage design that is well integrated into the design and creates options for inclusion of trees.



Fig 50. Illustrative example of the approach to the local centre character area

8.17 The streetscape and material palette for the Borderville and Gwash Vale Neighbourhoods will be prescribed and agreed in a Design Code prior to development. Chapter headings for the code is appended (Appendix 3) in this document. The range of materials used to define the character of this neighbourhood include:

- A hierarchy for brick, render and stone elevations and façade detailing, with stone being predominantly used to define places along key routes. Tertiary areas will be predominantly brick or render with building proportions and detailing reflecting local character and context;
- A hierarchy for boundary treatments including privacy strips, stone and brick walls, metal railings, estate railing and fencing for both private residential and open common areas;

- Native tree species that reflect the surrounding landscape and provide distinction between neighbourhoods and draw the nature into the development from its edges;
- Soft and hard landscaping materials that reflect the local character and provide coherence across the whole of the site; and
- A distinct palette of street furniture and signage, coordinated across the whole of the site to deliver coherence across the site as a whole.



Fig 51. Boundary treatment creates definition to the streetscape



Fig 52. Landscape character derived from context



Fig 53. Preserved natural areas



Fig 54. Example illustration of the Gwash Vale character area

Residential

- 8.18 The housing provided on site should be a mix of private and affordable homes (30%) in accordance with Policy H2 and RLP16 and be tenure blind. The homes will range from small starter homes for first time buyers to lower density executive style housing. It is proposed that densities would differ across the site in line with the vision to create distinct character areas with townhouse/terrace style development in higher density areas and detached properties in sensitive lower density areas such as countryside/green edges.
- 8.19 Density would primarily relate to the character of each area, but, in general, density would be higher towards the eastern and western edges of Stamford North at the new 'gateways' into the town. Increased development density will also help create the character around the local centres.
- 8.20 The aesthetics of the housing types will differ across the site in line with the mixed characteristics of Stamford and promote the opportunity for high quality architecture throughout the site. The character areas across different parts of the site will be controlled at a high level by a Design Code.
- 8.21 A key aim of Stamford North should be the focus on developing a mix of tenures and housing choice for both market and affordable properties. A variety of housing in terms of macro and individual design will deliver a unique urban extension in terms of design quality and aspirational living. The range of housing delivered, both market and affordable, will ensure that there are enhanced opportunities for those to consider moving to the development. New housing, including self-build opportunities, will be provided to cater for all sectors of society.

Local Centres - Community Uses and Employment

- 8.22 The new local centres provide opportunities to establish a vital range of shops, services and facilities, community space and health care such as dentists, pharmacy, business and office space. The High-level masterplan shows the provision of two local centres. The nature and scale of facilities will be subject to liaison with potential occupiers, the Councils, key stakeholders and the local community as development design moves forward. Each will be readily accessible to both new and existing communities, particularly by foot, cycle etc. Their design should seek to foster vitality as thriving places, as well as social interaction, and visual richness.
- 8.23 Based on the changing trends in home working and commuting that have taken place over the past decade or so there is a need to ensure that Stamford North caters for changing lifestyles. The site offers the potential to foster the development of community/business hubs within the local centres, well served by good quality practical and digital communications, to act as a centre for activity. This will offer more communal business and meeting space, particularly for homeworkers and small start-up businesses. To further assist the creation of a vital and viable community, the development should also make provision for incidental commercial, employment and community uses in appropriate locations.

Education

- 8.24 The Stamford North development will meet the primary education needs arising from the scale of development by providing for a 2-form entry primary school to be built in line with the phasing of the development. Its location in the Masterplan follows initial consultation with and advice from the Local Education Authorities. It complements the existing school provision and, bounding Little Casterton Road, facilitates earlier delivery in accordance with the phasing strategy.
- 8.25 In terms of secondary and sixth form levels of education there is limited capacity for the former and no capacity for the latter within South Kesteven. Within Rutland, there is a degree of capacity at the Casterton College Rutland. Development phases, where required to do so, will make financial contributions – through CIL or s106 – to increase capacity at the most appropriately identified secondary level schools.

Main Street Character

8.26 The nature and character of the main street is a vital component at the very heart of Stamford North. It will provide a new connection across the north of Stamford but it will also be an important connection between and through the new neighbourhoods. The overall strategy for the design of the Main Street reflects the principles set out within the Manual for Streets guidance which places people at the heart of the design process rather than vehicles. The Main Street will be designed to reduce vehicular speeds naturally by design through residential areas and at the local centres to encourage a safer and more pleasant environment for residents, pedestrians and cyclists. The character of the road will vary throughout the site giving opportunity for street trees as well as more urban appearance in appropriate places. The detailed design choices will form part of the planning applications process.

8.27 The Main Street will route through the different neighbourhoods proposed and have a design style which reflects each neighbourhood through which it passes. The route through the Parkland Neighbourhood will be characterised by a tree lined central avenue linking the separate housing areas each side of the Country Park. East of the Parkland Neighbourhood, the Main Street will form part of an integrated network of streets providing a high level of permeability and accessibility for pedestrians and cyclists. In addition, the new streets across Stamford North SUE will be built in accordance with adopted highways standards. The Main Street will be designed generally as a 30mph road with 20mph at key nodes, to limit vehicular speeds and ensure the general environment is safe for pedestrians and cyclists, whether this be on the main link itself on or adjacent pedestrian or cycle paths. Consistent with the rest of Stamford, the Main Street will be subject to a 7.5 tonne weight restriction, except for access, so as to discourage, but not prohibit, its use by HGV's.

8.28 The Main Street will be designed to accommodate



Fig 55. Illustration of potential re-alignment of Little Casterton Road.

local bus services in order that they can be extended into the site. This will enable more direct links for new residents with the centre of Stamford, Stamford's railway station and nearby towns such as Bourne and Oakham.

8.29 Public transport services, pedestrians and cyclists will be integrated throughout the development to ensure that the infrastructure design is both suitable and attractive to new and existing residents.

8.30 The overall movement strategy for Stamford North aims to create a sustainable community which is less reliant on the private car and is accessible to all modes of travel.

8.31 The overall movement strategy for Stamford North aims to create a sustainable community which is less reliant on the private car and is accessible to all modes of travel.



Fig 56. Potential arrangement of junction with Ryhall Road. The choice of junction form at this location has been determined by the requirements for forward visibility from the north.



Fig 57. Potential junction arrangement for Main Street joining Old Great North Road

Main Street Landscape Strategy

8.32 The landscape treatment will reflect and reinforce the character and spaces formed by the built form. One of the primary objectives will be to create a clear legibility that assists the user in being aware of their location within the different character areas, whilst also defining the presence of varying land uses and spaces, and connections to neighbouring spaces and links. Trees will form an important part role in relation to microclimate and reducing pollution, but also in defining the character of the main street with the form, height and appearance providing a visual clue to location and context. Simplicity and uniformity will help in defining the identity of the main street, through the use of a limited number of species. Tree species should typically have a round or oval form, and of medium to large height to provide an appropriate stature to define the Main Street. Sufficient space should be allowed to accommodate such trees. This will enable a contrast with adjoining secondary and tertiary streets, which should typically have

a more columnar form and low to medium height. Larger tree species with a more spreading form could be used to define urban squares and green spaces that lie adjacent to the main street. Different species should be used to define each character area, typically of one or two species for each character area along the main street.

8.33 The Parkland Neighbourhood provides the western gateway to the development and is to be formed of a tree lined central avenue incorporating semi-mature trees. This could include swales with marginal aquatics, mown grass, bulb planting, and low hedges and shrubs to define location and space. Northfields Neighbourhood to have a more traditional landscape treatment formed of grass verges and street trees. Verges to vary in width and incorporate swales where space allows, for example adjacent to green spaces and the primary school. The Local Centre Neighbourhood is to reflect the centre of Stamford with no verges and trees limited to occasional locations associated with public open spaces. The Borderville & Gwash Neighbourhood will form



Fagus sylvatica 'Dawyk' (Dawyk beech)



Tilia cordata 'Rancho' (Small leaved Lime)



Fagus sylvatica (Beech)



Tilia europaea (Common Lime)



Liquidambar styraciflua (Sweet gum)

the eastern gateway, providing a link between the natural character of the Gwash Nature Park and the Local Centre and will incorporate a more open and green character. Part of the main street will adjoin Borderville Park, between the Local Centre and Borderville Sports Centre, helping to define its character and provide a transition to the more urban character of the Local Centre. The interface between the park and the street will be more formal in character to other parts of the street, being typically defined by low stone walls and railings and a row of larger tree species. The existing mature trees along Ryhall Road should be retained where possible and further supplemented with similar tree planting along the Main Street adjoining the junction. Street trees should typically be set within grass or planted verges of varying width. This could be used to separate the segregated cycle and pedestrian paths from the main carriageway. Verges to include swales with marginal aquatics, bulb planting, and low hedges and shrubs with wildlife planting to enable a transition to a more natural character in the east.



Acer platanoides 'Emerald Queen' (Norway maple)

Fig 58. Native tree species

Main Street spatial progression

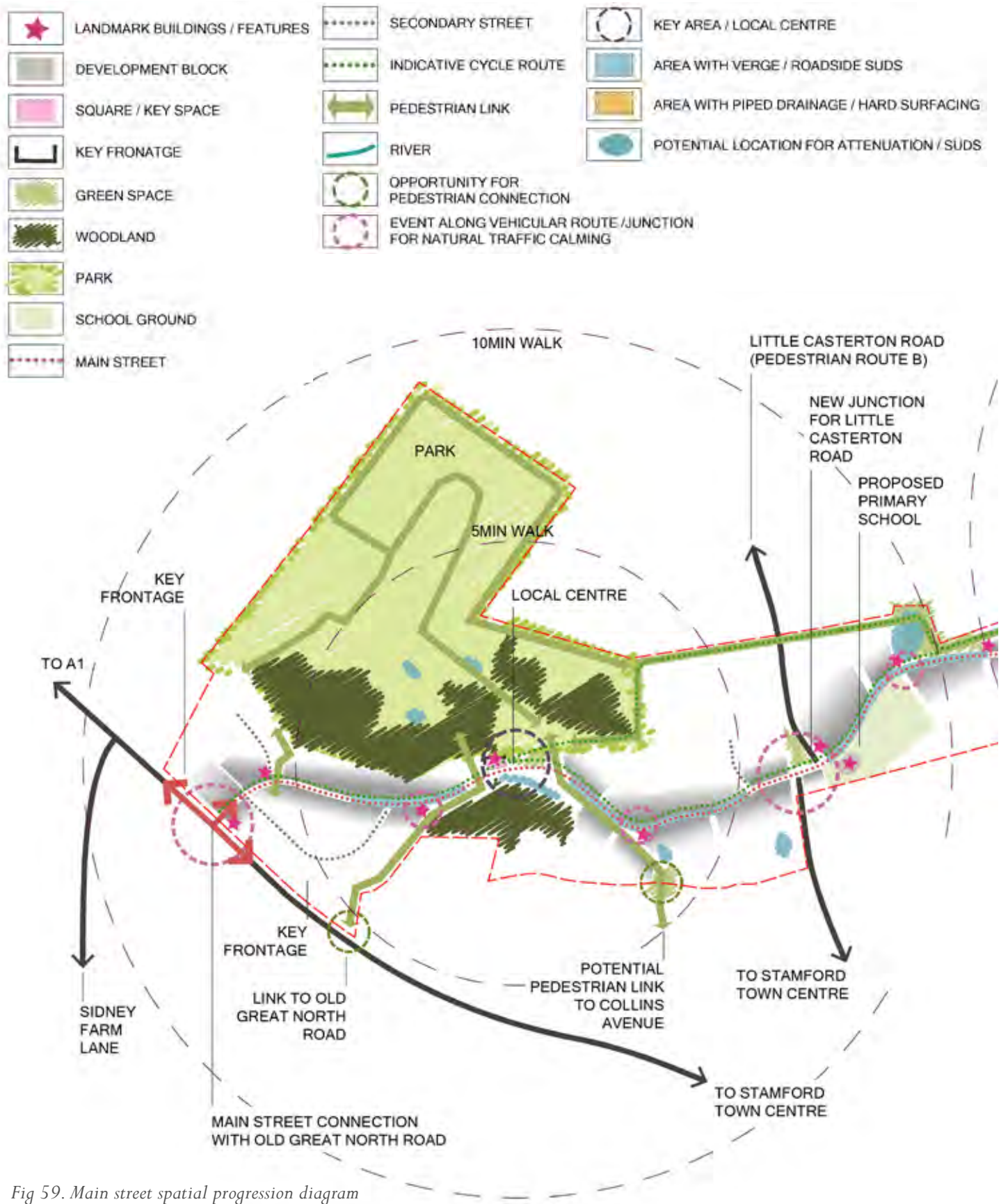
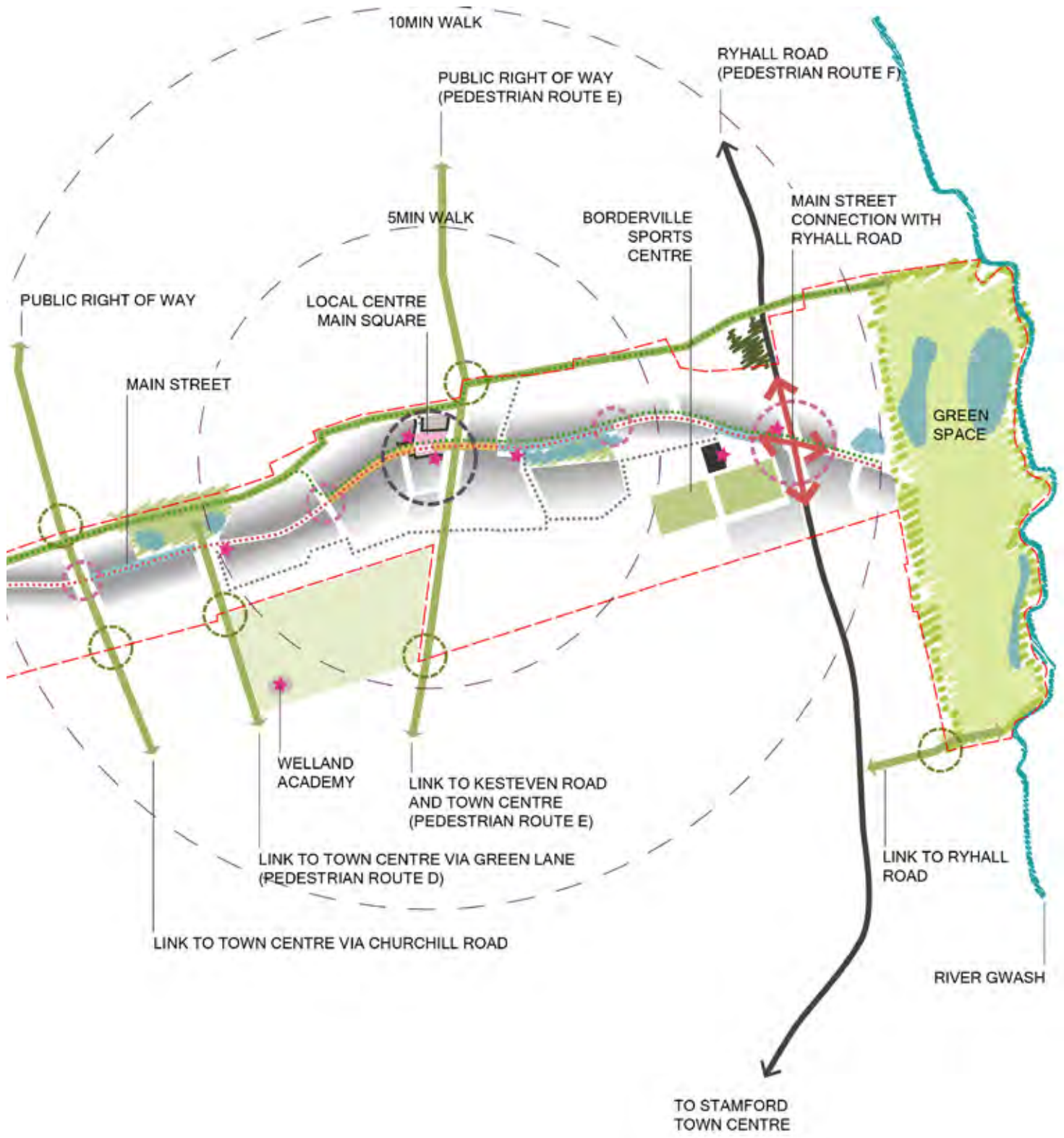


Fig 59. Main street spatial progression diagram



9 Urban Design

- 9.1 Development of the site requires a creative design solution. The key design issues are making sure there is a suitably proposed high quality High-Level Masterplan that restricts visual impact on the wider countryside, harmonises with the existing town and minimises impact on sensitive receptors including the conservation area at the historic core of Stamford.
- 9.2 The site lies to the north of existing residential development and is bordered by open countryside to the north and west. As such, the proposal needs to represent a well-designed expansion to the existing residential areas but take cognisance of the bounding open countryside. The design of Stamford North should draw on the rich character, and evolution of the town over centuries, and the proud heritage of Stamford to create a distinctive place.
- 9.3 The site is located close to existing residential properties of a wide range of ages, and as such the interaction between existing and proposed dwellings needs to ensure that amenity levels are not detrimentally affected. This will be achieved through suitable distances and boundary treatments.
- 9.4 The mix of housing provided should be reflective of local housing need and demand and could range from large executive style housing through to 1-2 bedroom homes. Existing residential areas adjacent to the site comprise a mix of two-storey detached, two and a half storey semi-detached dwellings and some three storey flatted blocks. It is likely that this scale and density of development would continue across the site with areas of higher density around community hubs/local centres and areas of lower density on sensitive countryside edges.
- 9.5 The Development Brief sets out to ensure that the principles of placemaking are followed, so that the first occupants will have access to a range of facilities and community benefits in appropriate timescales and there is a clear understanding of the quality of the environment that will be created as part of the phased development. A more detailed version of the High-Level Masterplan (Fig 24)
- will be required as part of Outline Applications prior to detailed submissions for the various phases – guiding the next level of details such as landscape and SUDS strategy, connections, pedestrian and cycle routes, green spaces, etc. Any application will be assessed on its merits in review mechanisms set out in agreement with the Local Authority.
- 9.6 The detailed design should be appropriate and in keeping with the aims for Stamford north to facilitate a strong sense of place and be a place where people want to live.
- 9.7 The High-Level Masterplan shows the strategic vision for the site. Future planning applications would require to be accompanied by site specific Design and Access Statements. Any proposals for the site will need to follow a design process including the completion of a thorough site and contextual appraisal of the site, public consultation and production of a clear vision and objectives before any detailed proposals are produced. This will ensure that development ideas evolve and respond appropriately to the existing context.
- The site specific Design and Access Statements would consider the following further:

- **Urban structure:** The framework and the layout of streets and routes, and connections with its surroundings.
- **Urban grain:** The location, arrangement and design of the development blocks, plot arrangement, land use and green infrastructure. This would include built form and the relationship with the public realm.
- **Block design principles:** Scale and massing of buildings, legibility and road hierarchy. Dwelling frontages and aspects and how key buildings define green and open spaces.
- **Car parking:** Carefully considered to protect property owner's requirements in order to avoid congestion, clutter and reduce on street parking.
- **Cycle parking:** Convenient, secure and accessible bicycle parking and secure bicycle storage to apartment accommodation.
- **Public paths and cycle ways:** Provided throughout the site linking in with surrounding green infrastructure, other land uses and existing path connections.
- **Dwellings:** Outward looking to create a positive development edge responsive to local vernacular development patterns. This would set out façade design, materials and architectural details with pattern books for the different character areas.
- **Tenure:** The development will provide a range of house types, tenures and sizes.
- **Garages:** Set back behind the building line to prevent parking from dominating the street scene.
- **Public transport:** Accommodating bus stops throughout the development to ensure connectivity with the Town Centre and the Railway station.
- **Streets:** A range of street types to give a sense of hierarchy and legibility. Naturally traffic calming measures to reduce need for signage or physical speed controlling measures.
- **Heights, Density and Form:** To correspond with and expand visual characteristics of character areas and aid prominence of both more urban and fragmented development.
- **Views and Historic Environment:** To respect, celebrate and incorporate existing view lines into the fabric of development, giving opportunities for open or framed views where possible.
- **Appearance:** Create coherence as well as diversity in architectural style, material choices and urban form that correspond to local context.
- **Development Blocks and Plots:** Masterplan areas of development that are flexible to accommodate changes to residential and commercial development need and legislation. Provide a range of options for plot sizes that cater for a variety of residents.
- **Sustainability:** To create resilience and opportunities for conversion of residential and commercial uses for the future. Create opportunities for multi-modal transport solutions, subscription car use and the emerging shift in vehicular fuel models. Implement Sustainable Urban Drainage solutions early on and alongside the phased development.

- 9.8 A key part of Stamford North's placemaking philosophy is a commitment to ensure that the development is coordinated and sympathetically designed to be in harmony with the local landscape and key elements of Stamford rich history. This is described in the emerging Neighbourhood Plan. By ensuring that the appearance of the new development is appropriate to its setting and fully considers the spatial and distinctive characteristics of its locality to create stylistic variety, a development with its own distinction will emerge.
- 9.9 The emphasis in design terms is to link the urban core of Stamford with its northern green edge and provide betterment to this edge as experienced from pedestrian and cycling green corridors which will integrate with the new Main Street.
- 9.10 The main arterial routes in and out of Stamford have distinct and unique characters that are of relevance in the design considerations for the new Main Street. By drawing from a variation of celebrated characteristics throughout Stamford for the site's neighbourhoods, a lasting and strong impression can be achieved that can be appreciated for generations to come.

10 Infrastructure Delivery

10.1 The Local Plans are accompanied by Infrastructure Delivery Plans (IDP) which set out the Infrastructure Delivery Schedule for all development within South Kesteven and Rutland. The Councils have identified the anticipated infrastructure requirements in Stamford for the allocations detailed in the Plan.

10.2 The Stamford North development is a new sustainable urban extension comprising in the region of 2,000 homes, local centres, a new primary school and a new Main Street connecting Ryhall Road to the Old Great North Road and appropriate green infrastructure.

10.3 Providing appropriate enabling infrastructure to support new development is a key component achieving sustainable development. In recognition of this fact the IDP confirms the infrastructure to be funded via contributions

must meet the tests for planning obligations outlined regulation 122 of the Community Infrastructure Levy Regulations (“the CIL Regulations”) as follows -

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

10.4 The IDP also confirms new development cannot be used to fund an existing lack of infrastructure or address current shortfalls in provision, but is solely required to address the needs arising from new development. The IDP confirms the Council will monitor the provision of infrastructure, as set out in the Infrastructure delivery schedule; in effect confirmed the IDP will be a ‘living’ document that will be continually updated. It is

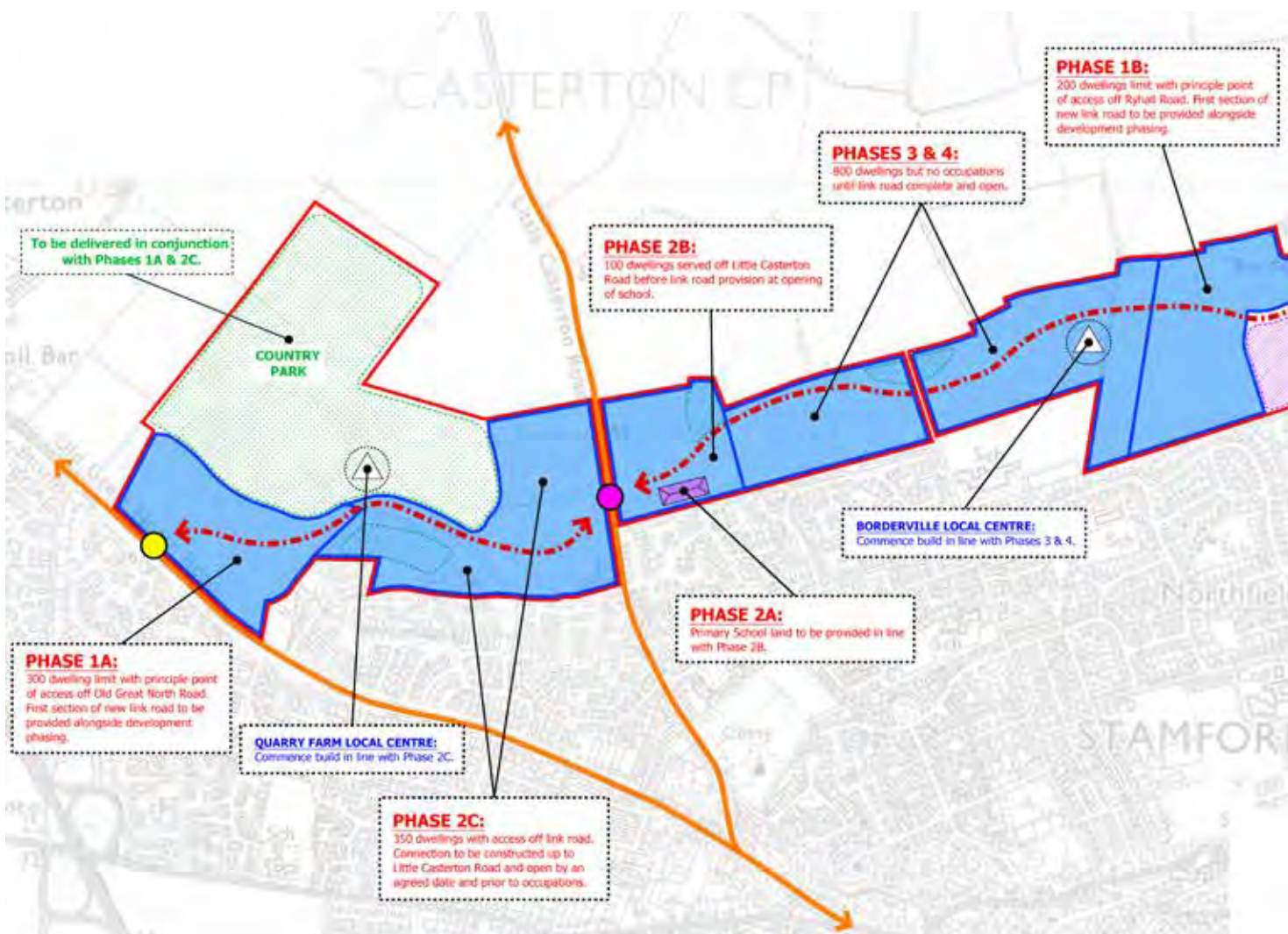


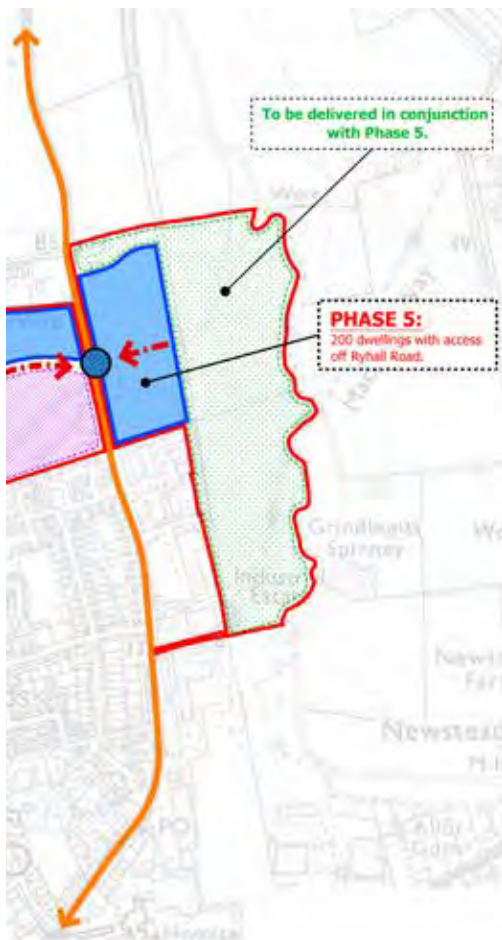
Fig 60. Options for development sequence / phasing

anticipated that there will be a requirement for some improvements to existing road junctions in the west and east of Stamford, in addition to those works already discussed in detail and agreed between the landowners and developers, SKDC, LCC, RCC and Highways England regarding access on and off the A1. Further modelling and survey work will be carried out as part of the planning application Transport Assessments, and this will identify any local junctions where improvements may be required in order to reduce congestion and mitigate the impact of the development. Junction improvements associated with Stamford North will be implemented and phased in accordance with development phasing to ensure that any potential issues don't arise.










Phasing Delivery

Phase

Phase	
1A+1B	500 Dwellings
2A	Primary School land
2B+2C	450 Dwellings
3+4	800 Dwellings
5	200 Dwellings



Key

-  Site
-  Indicative open space
-  Existing sports centre
-  Existing routes
-  Indicative spine road
-  New junction on Old Great North Road (Day 1 - from Development Brief)
-  New junction on Little Casterton Road (When school opens - from Development Brief)
-  New junction on Ryhall Road (Day 1 - from Development Brief)
-  Local centre

- 10.5 The IDP provides guidance as to types of enabling infrastructure that will be required to support Stamford North. The developers and landowners will work closely with RCC, SKDC, LCC and other relevant service providers to determine the exact level and composition of enabling infrastructure as the scheme progresses towards a planning application and subsequent negotiation and confirmation of the S106 Agreements.
- 10.6 Stamford North could make provision for the following infrastructure:
- Local Centres
 - Primary education
 - Secondary / 6th form education
 - Nursery Facilities
 - Highways and transport
 - Off-site pedestrian and cycle route improvements
 - Initial public transport support
 - Travel planning and travel demand management implementation
 - Off-site highway improvements, including at the A1/A606 junction.
 - Health Facilities
 - Electricity and gas
 - Foul & Surface Water Drainage
 - Broadband and Telecommunications
 - Green Infrastructure
 - Play and Sports Facilities
 - Ecology and biodiversity
 - Community Facilities
 - Affordable Housing
- 10.7 Further details on these infrastructure items and delivery partners is included as Appendix 2. This should be read in conjunction with the High-level phasing plan included at figure 60.
- 10.8 The development of the site will be phased. Construction will commence from both the east and west via the primary access points at Great North Road and Ryhall Road (Phases 1a and 1b). The 'High-level masterplan Phasing Plan' provides further detail on the proposed ordering of development to bring forward each new neighbourhood.
- 10.9 Depending on the timing for the provision of the primary school site, a phase of development specific to the school and supporting infrastructure may be brought forward accessed off Little Casterton Road (Phases 2a and 2b).
- 10.10 If house building and infrastructure provision was to commence on site in 2021 the allocation has the ability to provide new homes for 18 to 20 years at a build out rate of circa 100 new homes per annum. Delivery rates will depend on the actual build out rate at the time and the number of house builders on site.
- ### Delivery CIL/S106 Arrangements
- 10.11 Operating under the allocation and Development Brief policy framework, development on Stamford North could be brought forward promptly. Separate planning applications will be submitted for different parts of the site which will be coordinated via this Development Brief SPD.
- 10.12 The cross-county boundary status of the site proposal means that some of the planning issues associated with the proposed development will fall to be controlled and paid using a combination of s106 contributions and Community Infrastructure Levy (CIL).
- 10.13 The RCC CIL and Planning Obligations DPD document was adopted in January 2016. This sets out the level of developer contributions and affordable housing required for developments in the area in light of the introduction of CIL and the changes to the Section 106 regime.
- 10.14 In reference to the Stamford North proposal it is necessary that any planning contributions relate to the site and the wider Stamford area in a logical and transparent manner and satisfy local defined need and demand.
- 10.15 As part of the delivery of Stamford North, the SCG/Memorandum of Cooperation between RCC and SKDC and the Landowners Agreement between all the site landowners will need to

address the requirement for cross boundary S106 and CIL funding of services and facilities, depending on where need or mitigation is identified and/or improvement to existing and/or the provision of new facilities is required.

10.16 Detailed dialogue will be required with RCC and SKDC at the time of individual planning application submission to ensure that the Stamford North contributions package is viable.

10.17 The vast majority of impact of the proposed development will fall upon the services and facilities found in Stamford. As new residential development of scale in Rutland incurs CIL whilst development in South Kesteven does not, a mechanism will have to be agreed between RCC and SKDC to enable CIL monies from the Rutland part of the proposed development to be paid to SKDC and/or LCC departments, such as education provision.

11 Monitoring and Implementation Framework

11.1 The purpose of this Development Brief is to establish an overarching vision and strategic guidance for the delivery of Stamford North.

Planning Applications

11.2 It is acknowledged that the site will be the subject of separate planning applications relating to the various landowner interests at the site. These applications should consider the development cumulatively particularly in respect of highways.

11.3 If an Environmental Impact Assessment is required to support these planning applications, the determining authority (SKDC or RCC) should be approached for a Screening Opinion prior to the preparation of the application submission.

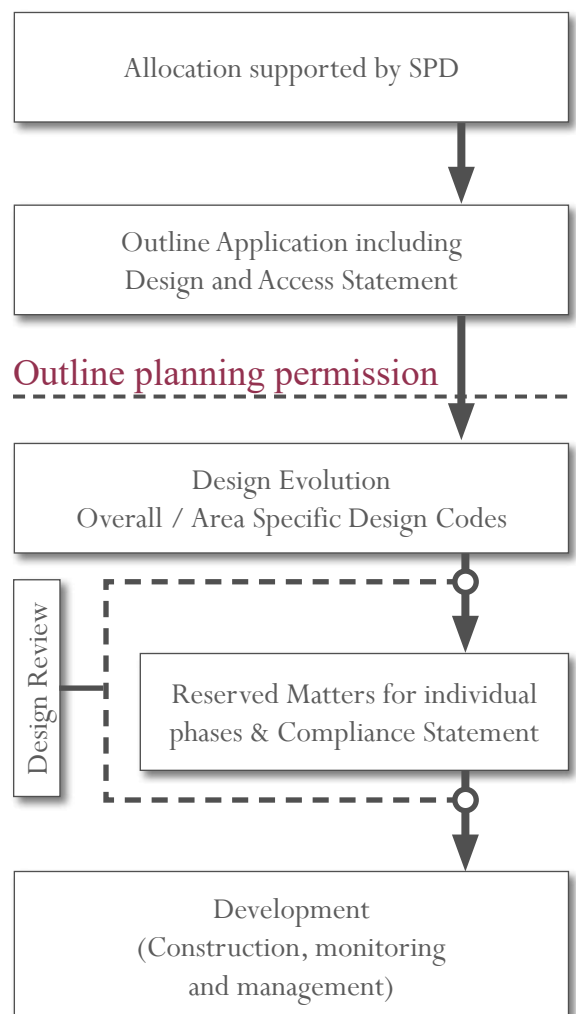


Fig 61. Planning process diagram

12 Conclusion

- 12.1 The planning system is required by Government to pro-actively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Stamford North will provide a significant level of new housing for the area and support sustainable economic growth by providing a mix of new homes and new jobs, delivering increased investment and expenditure and enhancing local economic opportunities.
- 12.2 This Development Brief sets out the vision and strategic structure for Stamford North. It provides an excellent opportunity for SKDC and RCC to facilitate and deliver promptly a logical project for the long-term expansion of Stamford in a controlled manner.
- 12.3 Stamford North will deliver new housing, employment and local services and unique green spaces. It will do this in a way which will help improve infrastructure within Stamford while rightfully addressing any infrastructure impacts that occur through the direct impact of the development, whether these be in the short, medium or long term. In addition to new housing and other commercial land uses Stamford North will deliver tangible landscaping and biodiversity improvements to support wildlife and provide expansive open/green space areas and SUDs to mitigate site drainage.
- 12.4 The site has few physical constraints and is in a logical, unconstrained and sustainable location in which to focus the future growth of Stamford over the emerging Local Plan period.

13 Appendices

Appendix 1 - Planning Policy Table

Appendix 2 - Site Specific Infrastructure Delivery Plan

Appendix 3 - Structure of Design Code

Appendix 4 - Level 1 Place Logic study of Stamford

Appendix 5 - Views and viewpoints to and from site

Appendix 1 - Planning Policy Table

Appendix 2 - Site Specific Infrastructure Delivery Plan

Infrastructure Item	Details
Local Centres / Community Facilities	<p>The SUE will make provision for new local centres. The local centres will provide a mix of uses including a range of shops, services and facilities, community space and health care such as dentists, pharmacy etc. The SUE will also include employment / business floorspace to help strengthen the mixed use offer of the local centres and will enable local people to access local employment opportunities. It is envisaged part of employment floorspace will include a Business Hub providing space suitable for local starts ups and SMEs. The local centres will act as the focal point of community activity and should benefit from strong pedestrian; cycle and bus links that connect them directly to the various open spaces; play parks; sports facilities and schools as well as the new housing.</p>
Primary Education	<p>The SUE will make provision for an on-site primary school; the exact size of which; will be confirmed through further consultation with LCC and RCC in response to the final accommodation schedule for the scheme and its expected pupil yield. Regard will also be had to existing primary school provision in the local catchment and the added pressure the new residents of the Stamford North SUE will place on existing infrastructure.</p>
Secondary / 6th Form Education	<p>The SKDC IDP identifies a requirement to extend the Welland Academy (secondary school and sixth form provision). Additional school provision will also be required for the Quarry Farm part of the site in Rutland County via CIL. Again the promoters of the Stamford North SUE will work closely with LCC and RCC to calculate the likely pupil yield of the scheme in response to the final housing mix (accommodation schedule) and the net requirement above existing provision in the local catchment. Currently significant surplus school places exist at the Casterton Business and Enterprise College.</p>
Nursery Facilities	<p>The new local centres will have scope to accommodate nursery uses as part of an integrated retail; leisure and community facilities offer. Locating nursery facilities in the local centres will provide enhanced accessibility for parents enabling drop off and pick-ups being possible as part of their trips to and from work.</p>
Highways and Travel	<p>In accordance with the IDP the Stamford North SUE will deliver a new Main Street connecting Ryhall Road to Little Casterton Road and Old Great North Road. The Main Street will not only provide access to new homes and supporting social infrastructure; but will also provide an important new connection along the north of Stamford providing an alternative route for traffic across the town avoiding the town centre.</p> <p>The Main Street should be designed to reduce vehicular speeds to ensure that residents, pedestrians and cyclists have priority. In this regard the Main Street will be integrated with wider pedestrian and cycle routes across the site and green infrastructure. Given its substantial cost to deliver; the Main Street will need to be phased alongside the adequate supply of new housing to ensure it can be viably delivered.</p> <p>New bus stops will be accommodated throughout the development to ensure connectivity with the Town Centre and the Railway station.</p> <p>Works will also be carried out at the A1 / A606 junction as agreed in principle with Highways England</p>

Delivery Partners	Infrastructure Location	Indicative Timescale	Funding
SUE Promoters / Developers, SKDC, RCC, Invest SK, Stamford First	The SUE will host two local centres with one in the east and one in the west	Built out in line with development programming set at the outline planning application stage	Development led
SUE Promoters / Developers, LCC, RCC	The primary school will be centrally located accessed in the short term from Little Casterton Road	Built out in phases that relate to development programming. The trigger for the provision of land and commencement of the initial phase of the school will be set at the outline planning application stage	S106 and CIL
SUE Promoters / Developers, LCC, RCC, Welland Academy, Casterton College Rutland	Education contributions will be used to extend current facilities at Welland Academy and Casterton College Rutland	Contributions provided in line with development programming set at the outline planning application stage	S106 and CIL
SUE Promoters / Developers, Private nursery providers	At the Primary School or alternatively at the Local Centres	Built out in line with development programming set at the outline planning application stage	Development led
SUE Promoters / Developers, Highways England, SKDC, RCC	Main Street to be built out from Old Great North Road by the Developer of Quarry Farm and to be built out from Ryhall Road by the lead developer for the eastern part of the SUE. The road will be development led in line with the build programme with interim and a permanent connection solution for Little Casterton Road included.	Built out in line with development programming set at the outline planning application stage.	Main Street - Development Led A1/A606 mitigation - S106 and CIL

Appendix 2 - Site Specific Infrastructure Delivery Plan

Infrastructure Item	Details
Health Facilities	It has been agreed with health providers that the development would make contributions towards improved and enlarged services at the Stamford and Rutland Hospital. In addition the local centres will provide a range spaces for additional healthcare facilities such as a dentist surgery, pharmacy or alternative health practices to be located at the site. NHS England will be consulted as part of the planning application submission.
Electricity / Power	Western Power Distribution (WPD) has confirmed there are no capacity issues that would prohibit development of the site coming forward. However there will be a requirement for new cables and existing cable upgrades to facilitate linking the site with the distribution network as identified in the SKDC IDP. There are no overhead or buried power lines easements crossing the site that would constraint development or sterilise areas. In addition, there are no oil or gas pipelines buried across the SUE area.
Foul & Surface Water Drainage	<p>Discussions with Anglian Water (AW) and drainage exerts has been undertaken with respect to the SUE. Subject to further investigation and pre development enquiries to Anglian Water, there appears to be numerous potential connection points for pumped connections into the existing system. Off-site reinforcement works would be required to the existing adopted foul sewer system to accept flows from this whole area. The Water Recycling centres for this part of the network are Stamford STW and Casterton STW.</p> <p>There are some surface water sewers in the area which may potentially be able to be used. However initial borehole data obtained for this area suggests a Limestone Bedrock formation which can be classed as a permeable bedrock which suggests that infiltration SUDS is likely to be a viable form of surface water drainage across this site subject to on site testing to BRE Digest 365.</p> <p>On this basis a SUDS system should be developed for the SUE as shown on the high level masterplan including ponds, swales, permeable paving and below ground systems. These systems also have the added potential to increase the biodiversity value of the site through the provision of natural wet and seasonally wet habitats. By developing a network of SUDS features across the site with suitable connection and discharge points the aim should be to not increase flood risk to the surrounding area.</p>
Gas	The town is served by gas through the National Grid. Gas service supplies are available by way of points of connection within Great North Road and Ryhall Road. Normal development costs for provision is expected based on discussions with National Grid (NG). There are no oil or gas pipelines buried across the SUE area that would complicate development of the SUE.
Broadband and Telecoms	No BT or fibre infrastructure services of size traverse the site but these services can be accessed via connection points within Great North Road and Ryhall Road. Based on initial discussions with BT standard connection costs are assumed to apply.

Delivery Partners	Infrastructure Location	Indicative Timescale	Funding
SUE Promoters / Developers, LPT, PSHT, NHS England	Health contributions will be used to extend current primary health care facilities in Stamford, primarily at the Stamford and Rutland Hospital	Contributions provided in line with development programming set at the outline planning application stage	S106 and CIL
SUE Promoters / Developers, WPD	Site specific supply solutions to be pursued to enable standalone development to commence concurrently at the east and west of the SUE	Infrastructure provided in line with development Infrastructure provided in line with development programming set at the outline planning application stage	Development led
SUE Promoters / Developers, AW, SKDC, RCC	Site specific supply solutions to be pursued to enable standalone development to commence concurrently at the east and west of the SUE	Infrastructure provided in line with development programming set at the outline planning application stage	Development led
SUE Promoters / Developers, NG	Site specific supply solutions to be pursued to enable standalone development to commence concurrently at the east and west of the SUE	Infrastructure provided in line with development programming set at the outline planning application stage	Development led
SUE Promoters / Developers, BT	Site specific supply solutions to be pursued to enable standalone development to commence concurrently at the east and west of the SUE	Infrastructure provided in line with development programming set at the outline planning application stage	Development led

Appendix 2 - Site Specific Infrastructure Delivery Plan

Infrastructure Item	Details
Green Infrastructure	<p>Approximately one third of the developable site should be set aside as green infrastructure.</p> <p>The development should provide a unique and extensive green infrastructure package across the site benefiting from the Quarry Farm Country Park in the west and the links to the River Gwash Macmillan Way walk in the east.</p> <p>The Quarry Farm Country Park will incorporate a range of existing habitats and vegetation as well as enhanced woodlands, grassland mosaic, meadows, and ponds and wetland features. Formal and informal public open spaces will ensure it becomes a well-used and popular community asset.</p> <p>A further green open space on the eastern edge of the allocation, beyond the line of the dismantled railway line, exists abutting the River Gwash. This area will be designed principally to protect and enhance the ecology and biodiversity of the area.</p> <p>Additional green infrastructure will traverse the site via a series of green spaces, landscape buffers, green planted corridors, areas of formal and informal open space, and play parks.</p> <p>Existing hedgerows, trees and vegetation found on site should be retained to help improve levels of site biodiversity. Enhancement of the boundaries will soften the transition from the new urban edge to the open countryside. Where linear green corridors are isolated these will be reinforced and linked into an overall east to west network. Linear green corridors will provide the opportunity to integrate surface drainage swales where this forms part of the drainage strategy.</p>
Play and Sports Facilities	<p>The eastern part of the SUE includes the Borderville Sports Centre which provides a range of facilities including football pitches and an indoor sports centre. The western part of SUE is less well served by play and sports facilities meaning there is likely to be a need to locate some new sports provision by way of playing fields within this part of the site as shown on the High Level Masterplan.</p> <p>New children play space will also be provided throughout the SUE providing both equipped play space and informal play areas.</p>
Ecology and Biodiversity	<p>The SUE will achieve an overall biodiversity benefit through significant ecological enhancement as part of the Quarry Farm Country Park and additional areas across the SUE such as an established biodiversity area at the River Gwash on the east, the creation of ponds, the enhancement of SUDs features, the creation of permanent wildflower grassland and hedgerow reinstatement.</p>
Affordable Housing	<p>The SUE will contribute 30% of Affordable Housing in accordance with Policy H2 and supporting text including paragraph 2.28 (p60) of the SKDC Local Plan and RLP16 of the RCC Local Plan. Affordable housing will be phased over the lifetime of the development alongside market housing and on-site infrastructure. A range of Affordable Housing types will be delivered across the SUE in consultation with the Councils and in accordance with Local Plan policy.</p>

Delivery Partners	Infrastructure Location	Indicative Timescale	Funding
SUE Promoters / Developers, SKDC RCC, Environment Agency	Site specific supply solutions to be pursued to enable standalone development to commence concurrently at the east and west of the SUE.	Infrastructure provided in line with development programming set at the outline planning application stage	Development led
SUE Promoters / Developers	Site specific supply solutions to be pursued to enable standalone development to commence concurrently at the east and west of the SUE	Infrastructure provided in line with development programming set at the outline planning application stage	Infrastructure provided in line with development programming set at the outline planning application stage
SUE Promoters / Developers, SKDC, RCC, LCC, Local community groups	Site specific supply solutions to be pursued to enable standalone development to commence concurrently at the east and west of the SUE	Ecological mitigation and improvement provided in line with development programming set at the outline planning application stage	Development led
SUE Promoters / Developers, SKDC, RCC, Local Housing Association / RSLs	Site specific provision in line with policy	Built out in line with development programming set at the outline planning application stage	Development led

Appendix 3 - Structure of Design Code

The below is a set of suggested headings and sub-headings to be covered by a Design Code prescribing site-wide and character area wide codes for the development of Stamford North:

INTRODUCTION

- Introduction to the Design Codes
- Vision Statement

SITE DESIGN

- Overview of masterplan
- Route hierarchy
- Green infrastructure and play strategy
- Public transport strategy

STREETS AND SPACES

- Primary routes
- Secondary routes
- Tertiary routes
- Green lanes
- Mews / courts
- Public right of way routes
- Special streets
- Key public spaces
- Key highway details

LANDSCAPE DESIGN

- Site Wide
 - Softscape
 - Hardscape
 - Street furniture
 - Planting palette
- Character areas
 - Boundary treatments

Within each of the Character Areas set out below, separate design codes will be developed to provide additional detail under the following headings:

CHARACTER AREA DESCRIPTIONS AND CODES

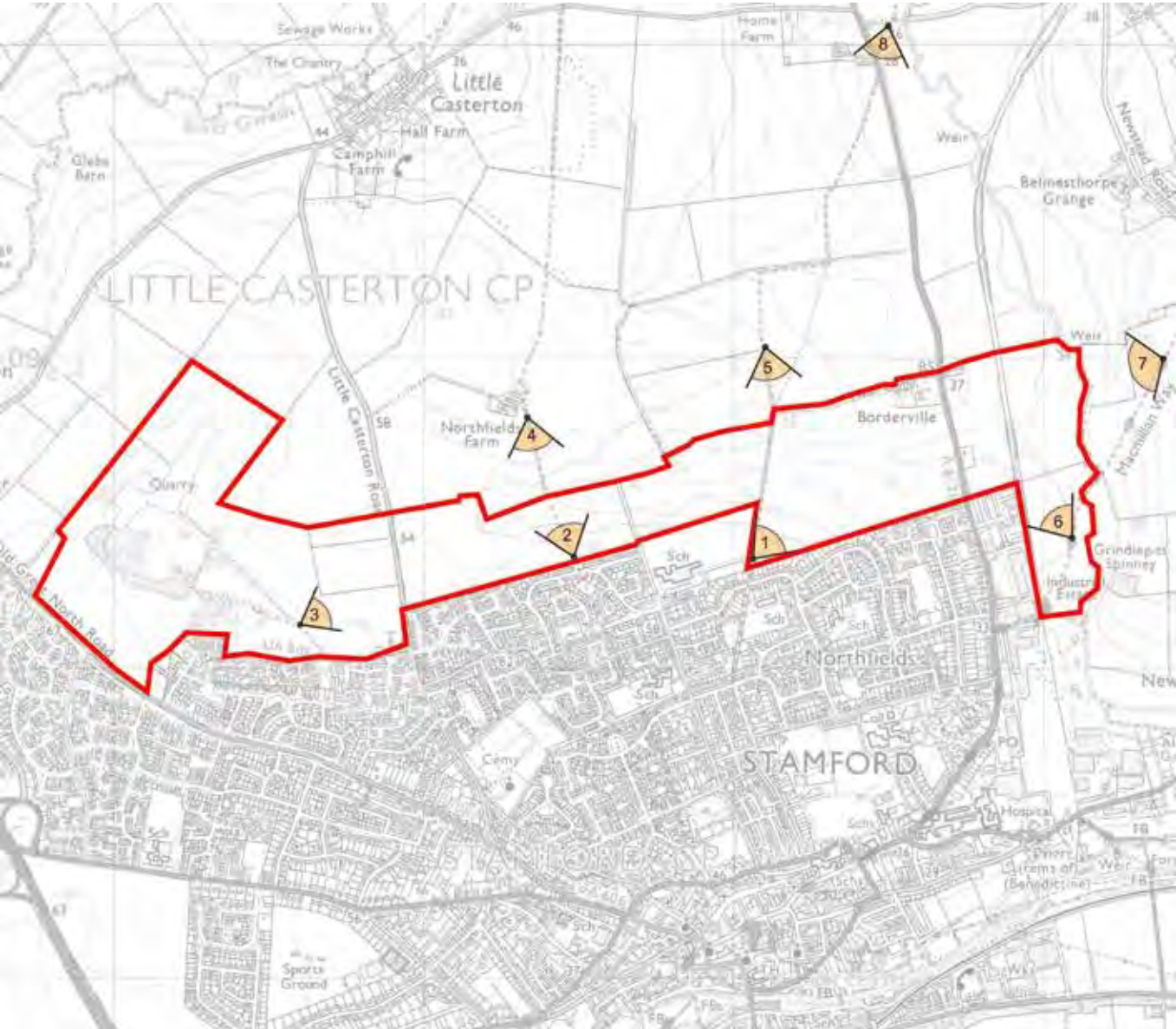
- Parkland Neighbourhood
- Northfields neighbourhood
- Local Centre Neighbourhood
- Borderville and Gwash Vale Neighbourhood
- Transition areas
 - Little Casterton Road
 - Ryhall Road

ARCHITECTURE

- Arrangement
 - Unity
 - Variety
 - Distinction
 - Addressing the plot
 - Typologies
 - Building/dwelling groups
- Materials
 - Walls
 - Roofs
 - Chimney
 - Doors
 - Porches and doorcases
 - Windows
 - Dormers
 - Balconies
 - Shop fronts

Appendix 4 - Level 1 Place Logic study of Stamford

Appendix 5 - Views and viewpoints to and from site





View 1



View 2



View 3



View 4





View 5



View 6



View 7



View 8



**APPENDIX E - RCC 004B
(APPENDIX 1 – HOUSING TRAJECTORY
FROM THE 2021 FIVE YEAR HOUSING SUPPLY REPORT**



Rutland County Council

Five Year Land Supply
& Developable Housing Land Supply
Report

2021/22 – 2025/26

Published 26TH MAY 2021

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1. Introduction

- 1.1 The National Planning Policy Framework (NPPF)¹ includes a requirement for local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing land when assessed against their housing requirements.
- 1.2 This report sets out the five year land supply position for Rutland County Council at 31st March 2021. The report compares the current requirement for new homes in the county with the deliverable supply to establish the number of years of supply which are available.
- 1.3 This assessment is based on monitoring data and each site identified is being actively monitored on a regular basis for updates on progress. Five year land supply reports are prepared annually and look forward over a five year period commencing on the 1st of April of the current year. The five year period covered by this statement is therefore the 1st April 2021 to the 31st March 2026.
- 1.4 As the Local Authority have recently submitted the Local Plan for examination, this report also goes further and provides information about the developable supply across Years 6-15. An updated trajectory with supporting numerical data is also provided to show how the submitted Local Plan will ensure an appropriate supply across the plan period.

2. National Policy Context

- 2.1 The NPPF seeks to ensure that the planning system delivers a flexible, responsive supply of housing development land to meet identified objectivity assessed needs.

Five Year Supply

- 2.2 The NPPF was revised in July 2018 (and has since been updated in 2019) when substantive amendments to policy in relation to housing land supply were made. Paragraph 73 of the NPPF continues to require local planning authorities to identify and update annually the housing land supply position. It requires that a 'supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old'² are identified.
- 2.3 The National Planning Practice Guidance (PPG) was updated in September 2018 following the revision of the NPPF, published in July 2018. The PPG provides further guidance on the policy requirements of the NPPF in relation to demonstrating a five year land supply.

¹ NPPF, February 2019, Paragraph 73

² NPPF, February 2019, Paragraph 73

- 2.4 The inclusion of sites within the five year supply needs to be carefully considered and it is particularly important that the deliverability of sites is assessed in detail. With this in mind, it is important to identify the definition of the term 'deliverable' confirmed in the NPPF Glossary which states:

'To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.'

Sites that are not major development and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer demand for the type of units or sites have long term phasing plans).

Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years'³.

- 2.5 It should be noted that at this point in time, the Local Plan has been submitted for examination and therefore the allocations included in the submitted version of the plan are included in this report so that they can be monitored. Where significant evidence and information is known about delivery, they are identified at the relevant and appropriate time when they are forecasted to come forward. Several of the sites identified as allocations are also subject to planning applications which are also being assessed, providing certainty that sites are being actively progressed through the planning process.

Applying a Buffer to the Five Year Supply Calculation

- 2.6 In addition to identifying the sites and forecasting delivery over the five year period there is also a requirement to identify a buffer. The buffer moves forward a certain percentage of housing delivery requirement from later in the plan period. Paragraph 73 of the NPPF provides the different buffer percentages and in which circumstances they should be used, stating:

'The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*

³ NPPF, February 2019, Page 66

c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.⁴

- 2.7 The NPPF has clarified how to establish whether a local planning authority meets criteria c) above and therefore require a 20% buffer to be applied. Footnote 39 of the NPPF states that the 20% buffer requirement is measured against the Housing Delivery Test from November 2018, where this indicates that delivery was below 85% of the housing requirement.

The Longer Term – Identifying a Developable Supply

- 2.8 Paragraph 67 b) requires that as part of the strategic policy making process with regard to housing land, planning policies should identify:

‘specific, developable sites or broad locations for growth, for years 6-10 and where possible, for years 11-15 of the plan’.

- 2.9 The definition of developable is set out in the NPPF Glossary which states:

‘To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged’.

Windfall Sites

- 2.10 Paragraph 70 of the NPPF allows windfall sites to be part of the anticipated supply, where there is ‘compelling evidence that they will provide a reliable source of supply’⁵. It goes on to state that ‘any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends’⁶. A Small Site Windfall Housing Study for Rutland was completed in 2020 and can be found at <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/archived-local-plan-evidence-base/housing/>.

Small and Medium Sized Sites

- 2.11 Paragraph 68 of the NPPF recognises the contribution that small and medium sized sites can play in the delivery of homes, due to the relative speed at which they can be built-out. Criteria a) of paragraph 68 requires local planning authorities to:

‘identify through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved’.

⁴ NPPF, February 2019, Paragraph 73

⁵ NPPF, February 2019, Paragraph 70

⁶ NPPF, February 2019, Paragraph 70

⁷ NPPF, February 2019, Paragraph 68 a)

Trajectory

- 2.12 The NPPF, at paragraph 73, highlights the need to include a trajectory as part of strategic policies, to illustrate the expected delivery rate of housing during the plan period. Identifying the anticipated delivery of sites ensures the ability to monitor and manage local planning policies.
- 2.13 This report now goes on to set out the local policy context for Rutland in relation to housing land supply.

3. Local Policy Context

The Core Strategy 2011 and Site Allocations Development Plan Document 2014

- 3.1 The Rutland County Council Core Strategy Development Plan Document was adopted in July 2011. This document set out the vision, objectives, spatial strategy and policies for development in Rutland up to 2026. It applies to the whole of the administrative area of Rutland County Council. The Core Strategy states that provision should be made for a minimum of 3000 dwellings over the plan period 2006 - 2026. This amounts to an average rate of 150 dwelling completions per annum.
- 3.2 The Site Allocations and Policies Development Plan Document was adopted by Rutland County Council on 13 October 2014. This document allocates sites for development and sets out policies for determining planning applications. It also applies to the whole of the administrative area of Rutland County Council.
- 3.3 There were a total of nine residential sites allocated in the Site Allocations and Policies Development Plan Document along with the identification of the Sustainable Urban Extension (SUE) located in Oakham set out in policy CS5 of the Core Strategy. The site allocations varied in size with indicative capacities ranging from 5 dwellings up to 40.
- 3.4 In addition to the allocations, Policy SP5 in the Site Allocations and Policies DPD allows for windfall developments within the towns and villages to come forward providing that:
- a) It is appropriate in scale and design to its location and to the size and character of the settlement;
 - b) It would not adversely affect the environment or local amenity;
 - c) It would not individually or cumulatively with other proposals, have a detrimental impact upon the form, character, appearance and setting of the settlement or neighbourhood and its surroundings;
 - d) It would not be detrimental to features and spaces which contribute to the important character of the settlement and the locality.
- 3.5 In addition to this criteria based approach the policy also encourages the re-use of buildings and previously developed land and the use of upper floors above shops and commercial premises in Oakham and Uppingham Town Centre and village and

neighbourhood centres.

The Emerging Rutland Local Plan – Submitted for Examination

- 3.6 The emerging Rutland Local Plan 2018-2036 which was submitted for examination in February 2021 is at an advanced stage of the plan making process. The examination dates are currently being programmed but at present look set to take place in late summer/autumn 2021.
- 3.7 The submitted Local Plan sets out a housing requirement of 130 dwellings per annum, equating to a total of 2340 dwellings across the plan period.

A Stepped Approach

- 3.8 As the available land supply was identified and assessed during the preparation of the Local Plan, it became clear, that whilst there is a more than adequate supply of land to meet the requirement of the total plan period, it would take time to build up to the delivery rates required, to meet the housing requirement. This is particularly the case, due to the strategic objective to provide a quantum of housing as part of a new settlement, St George's Garden Community, which will commence delivery in 2025/26.
- 3.9 The NPPG recognises that in some cases a stepped requirement is appropriate, particularly where 'strategic sites will have a phased delivery or are likely to be delivered later in the plan period'⁸.
- 3.10 On this basis, the housing requirement is stepped in order to identify and recognise this fact about the housing land supply position.
- 3.11 The housing requirement, identified in the trajectory in Chapter 10 of the submitted Local Plan, shows an annual housing requirement of 110 dwellings per annum between 2021/22 and 2025/26 (a total of 550 dwellings across the first five year period), followed by 140 dwellings per annum from 2026/27 onwards.
- 3.12 Due to the advancement of the Local Plan, it is important to look forward to the policies set out in the emerging Local Plan, as it will guide development across Rutland within the next five years and in addition, across the wider and more long term plan period and inform the sites which come forward for development, both on allocated sites and small windfall opportunities which continue to be supported by policy.
- 3.13 Policy H1 in the submitted Local Plan sets out 17 allocated sites in Oakham with Barleythorpe and across the Local Service Centre villages, with indicative capacities ranging from 6 to 200 dwellings. In addition, it identifies the delivery of a new Garden Community at St George's Barracks with an indicative capacity for delivery during the plan period of 1000 dwellings.
- 3.14 There is also allowance in Policy H1 of the submitted Local Plan for 200 dwellings to be delivered in the small town of Uppingham, where the specific sites are to be identified through the Uppingham Neighbourhood Plan Review process, rather than the Local Plan.

⁸ NPPG paragraph 021 Reference ID: 68-021-20190722 Revision date: 22 July 2019

Windfall Developments in the Rutland Context

- 3.15 A Small Site Windfall Study was completed in July 2020 in order to have a clear understanding of the number of new dwellings granted permission as windfall developments and how they have contributed to housing delivery for Rutland.
- 3.16 The study found that whilst the contribution of small windfall sites had decreased over the plan period, both brownfield and greenfield sites have consistently become available annually. The study included an assessment of national guidance (including permitted development rights) and local policies including the revised settlement hierarchy in the submitted plan in order to forecast likely windfall rates moving forward.
- 3.17 Recognition that windfall development continues to be supported under policies SD2, SD3 and SD4 of the submitted plan is important in forecasting the continued delivery of small scale windfall sites.
- 3.18 The study found that an average of 25 new dwellings per annum were delivered on small windfall sites over the last three year period.
- 3.19 This evidence demonstrates that windfall sites provide a reliable source of supply and therefore the inclusion of a windfall allowance in the supply is in line with the requirements of paragraph 70 of the NPPF. Based on this robust evidence, and to ensure that the approach is not overly ambitious, a windfall allowance of 20 dwellings per annum is identified as part of the housing land supply moving forward.
- 3.20 The windfall allowance of 20 dwellings per annum is therefore identified as part of the housing land supply, but will only be applied to years 3, 4 and 5 in the first five year period, to ensure there is no double counting with existing commitments on small sites.

4. Local Housing Need & Housing Requirement

- 4.1 Paragraph 73 of the NPPF states that ‘local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old’⁹. The PPG provides further guidance on this and it is important to note that the formula provided to calculate the local housing need figure does not set a housing requirement for an area, this is only done through the preparation and adoption of a local plan¹⁰.
- 4.2 The Core Strategy which sets out the strategic policies for sustainable development across Rutland was adopted in July 2011 and is therefore more than five years old.

⁹ NPPF, February 2019, Paragraph 73

¹⁰ NPPG, 20th February 2019, Paragraph: 002 Reference ID: 2a-002-20190220

- 4.3 On this basis, the housing requirement used for identifying the five year land supply position should be the local housing need figure calculated using the standard methodology set out in the PPG.
- 4.4 However, it is important due to the advancements in the plan making process, with the Local Plan 2018-2036 submitted for examination in February 2021, to provide further information about how the submitted Local Plan addresses housing land supply across the next five years and across the longer term. Therefore, the five year supply calculation utilising the housing requirement set out in the submitted Local Plan is also included in this report.
- 4.5 As identified above, the five year housing requirement in the submitted Local Plan for 2021/22 – 2025/26 is **550 dwellings**, with an annual requirement of **110 dwellings**.
- 4.6 This section of the report, now goes on to explain the local housing need calculation for Rutland.

Local Housing Need Calculation for Rutland

Step 1: Baseline

- 4.7 Step 1 of following the standard methodology involves setting a baseline using the household growth projections. As per the guidance, table 406 in the 2014 based household projections for local authority areas in England is utilised to establish the projected growth for Rutland over 10 consecutive years from 2020 to 2030. For Rutland the projected figures are 16,176 households in 2020 and 17,111 households in 2030. This is a projected growth of 935 households over the next ten years, with an annual figure of 94 dwellings (rounded up from 93.5).

Step 2: Affordability

- 4.8 Once the projected growth for the next ten years is identified the standard methodology moves on to step 2, applying an adjustment to take account of affordability. The most recent median workplace-based affordability ratios published by the Office of National Statistics (ONS) are used to carry out this calculation. The ratio is calculated by dividing the house price data for a given area by its earnings, which identifies the relative affordability of an area. 'A higher ratio indicates that on average, it is less affordable for a resident to purchase a house in their local authority district. Conversely, a lower ratio indicates higher affordability in a local authority. While there are many more factors that influence affordability, the simple ratio provides an overview of geographic differences across England and Wales.'¹¹ In Rutland the median workplace-based affordability ratio for 2019 identified in the ONS data published in 2020 is 8.94.

¹¹ Office for National Statistics, 2020, Ratio of house price to workplace-based earnings (lower quartile and median), 1997 to 2019

- 4.9 As the ratio is more than 4, an adjustment must be made following the calculation set out in the PPG¹²:

$$\text{Adjustment Factor} = 8.94 - 4 / 4 = 1.235$$

$$1.235 \times 0.25 + 1 = 1.30875$$

- 4.10 The adjustment factor for Rutland is therefore 1.30875 and is used to multiply the projected growth figure established in step 1 to identify the local housing need figure for the area. The local housing need for Rutland is therefore 1224 dwellings over the 10 year period as shown in the calculation below. The final figure is divided by 10 which equates to 123 per annum.

$$935 \times 1.30875 = 1224 \text{ (rounded up from 1223.68)}$$

$$1224 / 10 = 123 \text{ per annum (rounded up from 122.4)}$$

Step 3: Capping the level of any increase

- 4.11 The guidance goes on to discuss capping the level of increase in the minimum annual housing need figure to ensure that the minimum local housing need figure calculated using the standard method is as deliverable as possible. Different calculations are used depending on whether there are up to date strategic policies for an area or not. In the case of Rutland example calculation 2b in the PPG¹³ is relevant. The annual average requirement set out in the Core Strategy adopted in July 2011 is 150 dwellings per annum. The average annual household growth calculated at step 1 of this calculation is 94 dwellings per annum. The minimum annual local housing need figure is 123 per annum as calculated at step 2.
- 4.12 The cap calculation is based on the higher figure of either the average annual requirement set out in the Core Strategy (150) or the average annual household growth (94). Therefore the cap calculation is carried out on the average requirement set out in the Core Strategy at 150 dwellings per annum.

$$\text{Cap} = 150 + (40\% \times 150 = 60) = 210$$

¹² NPPG, 20th February 2019, Paragraph: 006 Reference ID: 2a-006-20190220

¹³ NPPG, 20th February 2019, Paragraph: 006 Reference ID: 2a-006-20190220

- 4.13 The capped figure is greater than the minimum annual local housing need figure and therefore does not limit the increase to the local authority's minimum annual housing need figure. The minimum figure for Rutland is therefore 123 per annum.

Step 4: Cities and urban centres uplift

- 4.14 Step 4 of the methodology includes an uplift in urban centres. A 35% uplift is then applied for those urban local authorities in the top 20 cities and urban centres list¹⁴. Rutland is not included on this list and therefore this element of the methodology does not impact on the calculation for Rutland.

Five Year Local Housing Need Figure for Rutland

- 4.15 To calculate the five year local need figure the annual minimum figure (123) is multiplied by 5, with the final five year local housing need for Rutland equating to **615 dwellings**.

5. Establishing the Five Year Requirement

- 5.1 The PPG requires past shortfalls to be taken into account in the five year land supply calculation, stating that 'the level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach)¹⁵.
- 5.2 Table 1 below shows the annual breakdown of net dwelling completions since the start of the plan period. It identifies that when applying the Core Strategy requirement of 150 dwellings per annum up until 2020/21 there is an oversupply of 272 dwellings across the 15 years.
- 5.3 This surplus would normally be deducted from the five year requirement when calculating the five year land supply however due to the strategic policies being more than five years old, the local housing need figure which projects the need going forward is used instead of the Core Strategy requirement. The PPG advises that 'where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years'¹⁶.
- 5.4 No surplus is deducted from the housing requirement identified in the submitted plan, that has been accrued since the beginning of the plan period including years 2018/19 – 2020/21 (81 dwelling surplus), as the requirement set out moving forward, is not backdated to these years.

¹⁴ Office for National Statistics list of Major Towns and Cities - <https://geoportal.statistics.gov.uk/datasets/major-towns-and-cities-december-2015-names-and-codes-in-england-and-wales/data>

¹⁵ NPPG, 13th September 2018, Paragraph: 044 Reference ID: 3-044-20180913

¹⁶ NPPG, 13th September 2018, Paragraph: 045 Reference ID: 3-045-20180913

Table 1: Net Dwelling Completions

Rutland County Council	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Total
Net Completions	158	127	127	120	121	92	125	171	225	220	248	257	211	184*	136**	2522
Core Strategy 2011 Requirement	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	2250
Difference	+8	-23	-23	-30	-29	-58	-25	+21	+75	+70	+98	+107	+61	+34	-14	+272

Completion data at individual site level during 2020/21 is provided in Appendix B and Appendix E.

* - Includes 32 dwellings released to market as a result of the completion of a C2 older person's housing scheme during 2019/20. See Appendix D of Five Year Land Supply Report 2020/21 – 2024/25 published August 2020 for more information

** - Includes 33 dwellings released to market as a result of the completion of a 60 bed Care Home during 2020/21. See Appendix D attached for more information.

Completion Data 2020/21

- 5.5 The completion data for 2020/21 is collated from the five year land supply monitoring and equates to **136 dwellings**. Table 2 below sets out the data for the 2020/21 completions. The breakdown of completions on individual sites can be found in Appendix B Table B (i), Appendix B Table B (iii) and in Appendix E.

Table 2: Completions 2020/21

Source of Completions	Number of demolitions/ losses completed during 2020/21	Number of dwellings completed during 2020/21	Net Total Completions
Large Sites with Planning Permission (Appendix B Table B (i))	7	76	69
Small Sites with Planning Permission (Appendix B Table B (iii))	3	2	-1
Sites fully completed during 2020/21 (Appendix E)	0	35	35
Number of dwellings released to market as a result of the completion of Class C2 developments (Appendix D)	0	33	33
Total	10	146	136

Buffers

- 5.6 Buffers are put in place to ensure that there is a realistic prospect of achieving the planned level of housing supply by providing additional flexibility. Paragraph 73 of the NPPF requires local authorities to include a 5% buffer to ensure choice and competition in the market for land, a 10% buffer where the local planning authority wishes to demonstrate a five year supply through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year. Where there has been a record of persistent under-delivery of housing, the buffer should be increased to 20%.
- 5.7 Footnote 39 of the NPPF makes it clear that persistent under-delivery will be measured against the Housing Delivery Test (HDT) from November 2018 and it is important to note that the buffers are not cumulative and that only one will apply. The buffer brings forward delivery of dwellings from later in the plan period into the first five years and does not require additional dwellings to be delivered. The 2020 updated HDT figures were published by Government in January 2021 and are identified for Rutland County Council in table 3 below.

Table 3: Housing Delivery Test Figures for Rutland County Council taken from Housing Delivery Test: 2020 Measurement

Year	Requirement	Delivered
2017/18	96	251
2018/19	133	213
2019/20	116	188
Total	346	652
Housing Delivery Test: 2020 measurement for Rutland – 189%		

- 5.8 Table 3 above identifies that following the methodology set out in the HDT Rule Book, Rutland has gone beyond the delivery requirement of at least 85% over the past three years. The minimum buffer of 5% to ensure choice and competition in the market is therefore applied.

Five Year Requirement for Rutland

- 5.9 The five year requirement utilising the local housing need figure is set out in Table 4a below.

Table 4a: Five Year Requirement: Local Housing Need Calculation – 2021/22 – 2025/26

a	Annual Local Housing Need Figure	123	
b	Basic Five Year Local Housing Need Figure	615	a x 5
c	5% Buffer applied	30.75	5% of b
d	Total Five Year Requirement including 5% buffer	646	b + c (rounded up)
e	Annual Requirement	129.2	d / 5

- 5.10 The five year requirement utilising the stepped housing requirement set out in the submitted Local Plan is set out in Table 4b below.

Table 4b: Five Year Requirement: Utilising submitted Local Plan requirement – 2021/22 – 2025/26

a	Stepped annual requirement for years 2021/22 – 2025/26 inclusive	110	
b	Basic Five Year Requirement Figure	550	a x 5
c	5% Buffer applied	27.5	5% of b
d	Total Five Year Requirement including 5% buffer	578	b + c (rounded up)
e	Annual Requirement	115.6	d / 5

- 5.11 Following the local housing need calculation, the five year Local Housing Need figure for Rutland required across the next five years from 2021/22 to 2025/26 including a 5% buffer is **646 dwellings**. Broken down into an annual requirement this equates to **129.2 dwellings per annum** over the next five years.
- 5.12 Following the stepped housing requirement as set out in the submitted Local Plan, the five year housing requirement figure for Rutland required across the next five years from 2021/22 to 2025/26 including a 5% buffer is **578 dwellings**. Broken down into an annual requirement this equates to **115.6 dwellings per annum** over the next five years.

6. The Five Year Supply

- 6.1 In order to calculate the amount of land supply for housing across Rutland it is important to have a clear understanding of the sites that are available. The Council have effective monitoring systems in place with an officer in post who does regular site visits to ascertain the delivery status of each site. This enables more informed estimations of the amount of homes that will be delivered in the five year period.
- 6.2 With regard to larger sites, in particular those identified in the submitted Local Plan it is important to gather information from the site promoters and developers on the intended delivery timescales and build out rates to inform the five year land supply assessment. All site promoters have been contacted for an update on the availability, deliverability and achievability of all sites, during March and April 2021.
- 6.3 Where detailed information is not provided by site promoters, with regard to build out rates, the information included in the five year supply assessment is based on assumptions, in order to provide a consistent and robust approach to establishing whether a site is deliverable or developable in the context of the NPPF requirement. These assumptions are set out in detail below and further information is provided in Appendix F.

- 6.4 It is important to have the definition of deliverable at the forefront of consideration. The NPPF confirms that for sites to be included in the five year supply, a site must be identified as deliverable. Page 66 of the glossary within the NPPF provides the following definition of the term deliverable:

‘To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.¹⁷*

Assumptions

- 6.5 As part of the monitoring that is carried out to inform the Five Year Land Supply, an assessment is made of when housing, either with planning permission in place, or identified in the submitted Local Plan, is expected to be built.
- 6.6 There are national studies that address build out rates of development, which focus on larger sites. In particular, the two most recent are the Letwin Report and Independent Review (Letwin, 2018) and Start to Finish: What factors affect the build-out rates of large scale housing sites? Second Edition (Lichfields, 2020).
- 6.7 These two national studies provide important information on the build out rates and the delivery of homes across the country. The Letwin Review included an assessment of sites with forecasted delivery, whereas the Lichfield Report assessed only completed development schemes or sites with at least three full years of delivery data.

Lead in times to commencing delivery of homes

- 6.8 The Lichfield Report identifies the average timeframes from validation of the first planning application to the completion of the first dwelling on site for larger sites. The average planning approval period ranges from 1.4 years for sites with a capacity of between 50 and 99 dwellings and 6.1 years for sites of more than 2000 dwellings. The planning approval period increases as the size of site increases.

¹⁷ NPPF Glossary, 2019, Page 66

6.9 On gaining detailed permission the period until delivery commences is also analysed. On sites with a capacity of between 50 and 99 dwellings, there is a 2 year lead in time between gaining consent and delivering the first dwelling. The equivalent period is 1.9 years for sites with a capacity of between 100 and 499 dwellings and 2.3 years for sites with a capacity of between 1000 and 1499 dwellings. The data provided at Figure 4 of the Lichfield Report is provided at Table 5 below for information purposes.

Table 5: Data from Figure 4: Average timeframes from validation of first application to completion of first dwelling, Lichfield 2020

	Site Size					
Duration in Years	50-99	100-499	500-999	1000-1499	1500-1999	2000+
Average planning approval period	1.4	2.1	3.3	4.6	5.3	6.1
Average planning to delivery period	2.0	1.9	1.7	2.3	1.7	2.3
Total	3.3*	4.0	5.0	6.9	7.0	8.4
* does not sum due to rounding						

Build out Rates

- 6.10 Once delivery commences on site, it is important to understand how fast sites are built out in order to include realistic delivery rates in the five year supply assessment. Build out rates can vary significantly, dependent on market conditions as well as the specific circumstances of the site, and who is bringing the site forward.
- 6.11 The Lichfield Report provides interesting information on the mean and median build out rates dependent on site size. These are included in Table 6 below and are taken from Table 3: median and mean delivery rates by site size on page 10 of the Lichfield Report.

Table 6: Data from Table 3: median and mean delivery rates by site size, Lichfield 2020

Site Size	Number of Sites	Median housing delivery (dwellings per annum)	Median delivery as % of total on site	Mean annual delivery (dwellings per annum)	Mean annual delivery as % of total units on site
50-99	29	27	33%	22	29%
100-499	54	54	24%	55	21%
500-999	24	73	9%	68	9%
1000-1499	17	88	8%	107	9%
1500-1999	9	104	7%	120	7%
2000+	27	137	4%	160	4%

- 6.12 Both the mean and median values show a correlation with a higher build out rate as the size of site increases. It also shows that the proportion of a site's total size that is built out each year reduces as site size increases.
- 6.13 Whilst the data in the Lichfield Report includes an assessment of 180 different sites and is very useful at getting information and evidence across the country, it is important to note that average figures are used and there are significant variations due to the circumstances varying between places and over different time periods. It is therefore important to review local data, to identify the situation for Rutland and the local context.

Delivery in Rutland – Looking back

- 6.14 A review of completed sites has been undertaken to gather information and analyse what has happened across the county of Rutland in recent times, in relation to delivery rates.
- 6.15 All planning permissions for sites with less than 10 dwellings where a planning application was received between 2015 and 2020 and are now completed have been analysed. In addition, all planning permissions for sites of 10 or more dwellings where a planning application was received between 2010 and 2020 and are now completed have been analysed. This information is provided in tabular form in Appendix F.
- 6.16 It should be noted that the data available is limited due to the nature of housing delivery across the county and the limited size, both geographically and in terms of housing requirement. It is considered important to only review planning permissions where the site has been completed, so a full picture of the delivery of a site is understood.

Small Sites: Less than 10 dwellings

- 6.17 23 sites fit the criteria above and are analysed as part of this research. 17 of the 23 sites are for a single dwelling. The remaining 6 sites have a capacity of between 3 and 7 dwellings. When looking at getting planning permission, the mean average number of days it took to get detailed consent was 90 days. The median figure was 73 days.
- 6.18 The mean average number of days between detailed consent granted and the delivery of the first dwelling on site is 634 (1.7 years). The median figure is 518 days (1.4 years).
- 6.19 All sites apart from one completed in full during one monitoring period. The one site that did not complete in full during one monitoring period was split across two years, but only due to the timing of the monitoring period. The site in question was for 7 dwellings, with the timeframe from the first completion to the last completion spanning 7 months.
- 6.20 The mean average number of days from commencement on site to final completion is 414 days (1.1 years). The median figure is 343 days (0.9 years). Identifying therefore that it takes on average approximately a year to complete small sites of less than 10 dwellings once they commence is a reasonable assumption.
- 6.21 With regard to sites identified for residential conversion through the prior notification process, whereby they have to be completed within three years of prior approval being granted; If they are actively being converted they will be identified in Year 1, if works have not commenced they will be identified as delivering in Year 2.
- 6.22 There is no comparable data in the national studies discussed above, due to the limited scale of these types of site. This local research therefore informs the assumptions used for the delivery of small sites of less than 10 dwellings in the five year land supply, set out in Table 7 below.

Table 7: Assumptions Used for Delivery in Five Year Land Supply for Small Sites of Less than 10 dwellings

1	Small sites of less than 10 dwellings with planning permission will be identified as delivering within 5 years in line with the National Planning Practice Guidance Annex 2: Glossary definition of deliverable, unless monitoring information confirms that they will not deliver in that timeframe.
2	If a site is actively under construction at the 31 st March, it will be identified as delivering in Year 1.
3	If a site has detailed permission or prior approval but work on site has not yet commenced it will be identified as delivering in Year 2.
4	If a site has outline permission only, it will be identified as delivering in Year 3.
5	If a site has commenced delivery but progress has stalled and information cannot be obtained from the developer as to when works will recommence (or it is confirmed

	that delivery will not continue for the time being), the site will not be included as delivering within 5 years.
6	If the site is allocated but there is no planning permission in place, delivery will be identified, based on active discussions with the site promoter and considering this information against the definition of deliverable in the NPPG Annex 2: Glossary.
7	Sites will be identified as delivering within one monitoring year, unless further information is received from the developer or monitoring officer that confirms that a slower build out rate is more realistic.

Medium Sites: 10 – 49 dwellings

- 6.23 Different authorities quantify the capacity of medium and large sites in various ways dependent on the type of sites coming forward within their administrative area. For Rutland, based on the dataset available, there was a divide in sites around the 50 dwellings capacity and therefore those with a capacity of more than 10 but less than 50 are considered medium sites in the Rutland context.
- 6.24 There were 9 sites that fit the criteria set out above for being included in the study with capacities ranging from 10 to 38 dwellings. These sites related to planning applications submitted between 2010 and 2020 that were approved and were fully built out and completed. When looking at getting planning permission, the mean average number of days it took to get detailed consent (either full planning permission or reserved matters approval) was 274 days (0.8 years). The median figure was 280 days (0.8 years). Only two of the sites had outline planning permission in place prior to applying for detailed consent. The mean average for gaining outline permission was 851 days (2.3 years).
- 6.25 If you remove the two sites from the data that went through the outline and reserved matters process, the remaining 7 sites that went straight to full planning permission had a mean average determination timeframe of 326 days (0.9 years). The two sites that went through outline and then reserved matters had a mean average total determination period of 944 days (2.6 years).
- 6.26 The mean average number of days between detailed consent being granted and the delivery of the first dwelling on site is 583 (1.6 years). The median figure is 553 days (1.5 years).
- 6.27 The mean average number of completions is 16 dwellings per annum. The delivery rate varies considerably across the 9 sites. One site of 25 dwellings completed over three monitoring periods where as two other sites, including one of 35 dwellings and another of 38 dwellings completed during one monitoring period.
- 6.28 The mean average number of days from commencement on site to final completion is 479 days (1.3 years). The median figure is 494 days (1.4 years). Identifying therefore that it takes on average approximately two monitoring periods to complete medium sites of between 10 and 49 dwellings once they commence is a reasonable assumption.

6.29 There is no comparable data in the national studies discussed above, due to the limited scale of these types of site. This local research therefore informs the assumptions used for the delivery of medium sites of between 10 and 49 dwellings in the five year land supply, set out in Table 8 below.

Table 8: Assumptions Used for Delivery in Five Year Land Supply for Medium Sites of between 10 and 49 dwellings

1	Medium sites of between 10 and 49 dwellings with detailed planning permission will be identified as delivering within 5 years in line with the National Planning Practice Guidance Annex 2: Glossary definition of deliverable, unless monitoring information confirms that they will not deliver in that timeframe.
2	If a site is actively under construction at the 31 st March, it will be identified as delivering across Year 1 and Year 2, with the capacity split across the two years equally.
3	If a site has detailed permission but work on site has not yet commenced it will be identified as delivering across Year 2 and Year 3, with the capacity split across the two years equally.
4	If a site has outline permission only and/or is allocated, delivery will be identified, based on active discussions with the site promoter and considering this information against the definition of deliverable in the NPPG Annex 2: Glossary.
5	If a site has commenced delivery but progress has stalled and information cannot be obtained from the developer as to when works will recommence (or it is confirmed that delivery will not continue for the time being), the site will not be included as delivering within 5 years.
6	Delivery will be identified across two monitoring periods, with the total split equally, unless further information is received from the developer or monitoring officer that confirms that a slower or faster build out rate is more realistic.

Larger Sites: 50+ dwellings

6.30 The data available for larger sites with a capacity of 50 or more dwellings where an application was submitted between 2010 and 2020 and has now been completed is limited in Rutland and mainly relates to individual phases of the Oakham North Urban Extension identified in the Rutland Core Strategy, adopted in July 2011. There are two other sites, one other in Barleythorpe and another located in the town of Uppingham. As the Oakham North development has been phased, these individual phases can be considered, however it needs to be identified that they form part of the wider urban extension and therefore do not reflect completely independent sites.

- 6.31 6 sites fit the criteria above and are analysed as part of this research. Capacities range from 61 to 200 dwellings. When looking at getting planning permission, the mean average number of days it took to get detailed consent (either full planning permission or reserved matters approval) was 241 days (0.7 years). The median figure was 246 days (0.7 years). Four of the sites had outline planning permission in place prior to applying for detailed consent, albeit three of the sites related to a single outline permission at Oakham North. The mean average for gaining outline permission was 519 days (1.4 years).
- 6.32 When looking at those sites where outline and reserved matters were dealt with, the mean average number of days it took to get full consent was 613 days (1.7 years). The median figure was 634 days (1.7 years). For the two sites that went straight to full planning permission, rather than gaining outline first, the mean average number of days it took to get consent was 385 days (1.1 years). The median figure was also 385 days (1.1 years).
- 6.33 The mean average number of days between detailed consent being granted and the delivery of the first dwelling on site is 543 (1.5 years). The median figure is 645 days (1.8 years).
- 6.34 On this basis, where a site is allocated and information is provided on when a full planning application is likely to be submitted or an application is currently pending consideration, 3 years will be allowed for gaining planning permission, dealing with discharging conditions, starting on site and delivering the first dwelling. This allows for a cautious approach when comparing it to the average through the local research (979 days = 2.7 years). An allocated site without a planning application submitted will therefore be factored in no earlier than Year 4 on this basis. This is also dependent on written evidence from the site promoter that a planning application is being actively prepared and details provided of when it will be submitted.
- 6.35 The mean average number of completions is 33 dwellings per annum per site. The median figure is 30 dwellings per annum. However, across the Oakham North Urban Extension the build out rate included annual figures of 83, 122, 91, 133 and 35 in respect of these completed phases. These figures do not include completions from other phases that are still under construction at this time, and therefore there are higher delivery rates on this sustainable urban extension development than are identified here.
- 6.36 The build out rate information provided here needs to be approached cautiously on these larger sites, because there isn't enough evidence in the past 10 years on completed sites to provide a significant amount of information, particularly when half of the sites relate to a wider urban extension.
- 6.37 All larger sites, identified as allocations in particular, have been discussed with site promoters, developers and landowners and information has been received on the intended delivery timescales and build out rates. The information received will be sense checked against this local research and the figures identified in the national research to ensure they are consistent in approach. Where information is more vague, an assumption will be used based on the mean average number of completions at this point in time, of 33 dwellings per annum.

Comparing local research to national data

- 6.38 The Lichfield Report provides comparative data, with sites of a capacity of between 50 and 99 dwellings taking 1.4 years to get planning approval and a further 2 years to deliver the first dwelling on site totalling 3.3 years (does not sum due to rounding). Larger sites with a capacity of between 100 and 499 dwellings took 2.1 years to gain planning approval and a further 1.9 years to start delivering on site, totalling 4 years.
- 6.39 The local data largely reflects the national averages with Rutland's median figure of 1.8 years to gain planning approval sitting in between the two site size categories in the national data of 1.4 years (sites with a capacity of 50-99) and 2.1 years (sites with a capacity of 100-499).
- 6.40 With regard to lead in times where conditions are discharged, site works commence and the first dwelling is delivered, again the local data largely reflects the national averages with the median figure of 1.8 years for Rutland being comparable to the national average of 1.9 years for sites with a capacity of 100-499 dwellings and 2 years for sites with a capacity of 50-99 dwellings.
- 6.41 The build out rate of 33 dwellings per annum identified through local research sits comfortably in between the two site size categories in the national data of 22 dwellings per annum (sites with a capacity of 50-99) and 55 dwellings per annum (sites with a capacity of 100-499). As the data for Rutland's larger sites spans across the two national categories (due to a limited amount of sites), the assumed rate of 33 dwellings per annum is considered appropriate.
- 6.42 Whilst it is accepted that the dataset is limited for Rutland over the last ten years, the fact the data is largely in line with the national averages provides a robust and realistic approach to establishing assumptions.
- 6.43 The assumptions used for large sites as a starting point for identifying delivery are set out in Table 9 below.

Table 9: Assumptions Used for Delivery in Five Year Land Supply for Larger Sites of 50+ dwellings

1	Larger sites of more than 50 dwellings with detailed planning permission will be identified as delivering within 5 years in line with the National Planning Practice Guidance Annex 2: Glossary definition of deliverable, unless monitoring information confirms that they will not deliver in that timeframe.
2	If a site is actively under construction at the 31 st March, it will be identified as delivering from Year 1 at a delivery rate of 33 dwellings per annum, unless evidence such as past delivery rates on the site, or information provided by the developer is received that mean a different delivery timeframe or build out rate should be followed.
3	If a site has detailed permission but work on site has not yet commenced it will be identified as delivering from Year 3 onwards at a delivery rate of 33 dwellings per annum, unless information is provided by the developer that mean a different delivery timeframe or build out rate should be followed.
4	If a site has outline permission only, delivery will be identified, no earlier than Year 4 at a rate of 33 dwellings per annum. This assumption however will also be based on active discussions with the site promoter as to when a detailed planning application is to be submitted and considering this information against the definition of deliverable in the NPPG Annex 2: Glossary. If further evidence or information is known that means a site will deliver more quickly this will be used to evidence a quicker delivery timeframe.
5	If a site is allocated but there is no planning permission in place, delivery will only be identified, based on active discussions with the site promoter and based on the information received, assessed against the definition of deliverable in the NPPG Annex 2: Glossary. Delivery will be identified, no earlier than Year 4 at a rate of 33 dwellings per annum. Indicators such as the submission of planning applications, Statement of Common Grounds and other written evidence will be utilised to make a judgement as to the likely delivery of a site. . If further evidence or information is known that means a site will deliver more quickly this will be used to evidence a quicker delivery timeframe.
6	If a site has commenced delivery but progress has stalled and information cannot be obtained from the developer as to when works will recommence (or it is confirmed that delivery will not continue for the time being), the site will not be included as delivering within 5 years.

6.44 The assumptions set out above which reflect the NPPF definition in the Rutland context of what is a deliverable site have been used to determine when sites will deliver in the five year supply and at what rate.

Rutland's Five Year Supply 2021/22 – 2025/26 – The Data

- 6.45 Of the 145 sites within the supply, 21 sites were fully built out and completed during 2020/21. These completed sites are identified in Appendix E. Of the remaining 124 sites in the supply with outstanding capacity, 12 sites fall within the category of large sites (of 10 or more dwellings) with planning permission in place. 15 of the sites fall into the category of large sites (of 10 or more dwellings) that are allocated (in the submitted Local Plan) but not yet with planning permission in place.
- 6.46 Large sites in the category of being allocated but yet to gain planning permission are only included in the five year supply where sufficient information has been provided by the developers, planning agents and planning officers in the Development Management Team as delivering within the later stages of the five year period. Only 4 of the 15 sites in this category are identified as delivering within the first five years, and all 4 of these sites have Statements of Common Ground signed along with written evidence of deliverability update information being received in support of the delivery of these sites. No site in this category is identified as delivering prior to Year 4.
- 6.47 87 of the 124 sites in the supply are small sites of less than 10 dwellings where planning permission is in place. There are 10 small sites identified as allocations without planning permission in place. There are six small sites identified where a start on site has been made some time ago but regular monitoring has identified that they are not being actively developed. These sites are not included in the supply at this point in time. Monitoring will continue and they will be brought back into the supply if the sites become active again.

Windfall Supply

- 6.48 The proportion of small sites present in the supply highlights the important role that windfall sites play in the delivery of new homes across Rutland. Windfall completions have formed a consistent supply since the beginning of the plan period in 2006. This type of development has also made up a significant number of completions since the Site Allocations & Policies Development Plan Document was adopted in October 2014.
- 6.49 The Site Allocations & Policies Development Plan Document sets out policies which support small scale windfall developments across Oakham, Uppingham and the villages. These policies continue to be applied and it is therefore considered that there is compelling evidence that the supply of windfall developments will continue in line with what has happened to date. A Windfall Study has been completed which looks at completions across the 13 years of the plan period so far from 2006/07 to 2018/19 as well as the average over the last three years to provide a more up to date context. The Windfall Study does demonstrate a reduction in the delivery of windfall developments, with the initial five year period between 2006 and 2011 providing an annual average of 58 dwellings, and in comparison the average between 2016 and 2019 equating to 25 dwellings per annum.

- 6.50 With the changes in policy set out in the Local Plan Review, including three additional villages classified as Local Service Centres and the removal of the “restraint village” policy will ensure that there continues to be a supply of windfall sites coming forward. In addition, the number of new homes provided by the Class Q Prior Notification procedure means that it is reasonable to assume that the rate of supply from windfall sites will continue at a level of about **20 homes per annum**. The Windfall Study sets out that this is based on an assumption that about 3 dwellings per annum will be built in each of the two towns, a further 7 may come forward across the 10 Local Service Centres and 7 across the Smaller Villages category.
- 6.51 To avoid any double counting between the small scale sites with planning permission and the windfall allowance, the small sites with planning permission are not included in the supply from year 3 onwards at which point the windfall allowance is utilised instead. Small sites that are allocated remain included across the five years if they are identified as coming forward and are not discounted. This is demonstrated in Table 10 below.

Lapse Rate

- 6.52 An important consideration when looking at small sites and deliverability is the potential for planning permissions to lapse and remain unimplemented. The number of planning permissions that have lapsed have been recorded since 2006/07. This enables an average to be calculated which can be used to estimate the number of planning permissions that will lapse and as a result the number of dwellings lost from the supply.
- 6.53 The number of dwellings where planning permission has lapsed for each monitoring period are identified in Appendix A. The average number since 2006/07 is 9.5 dwellings per annum. This figure has been rounded up to 10 and applied as a lapse rate against the small sites with permission. The lapse rate is not applied to the windfall allowance, which is calculated based on actual completions rather than permissions granted, nor allocations which are sites that are planned for.

Sources of Five Year Supply

- 6.54 A breakdown of the supply is identified in Table 10 below. The table sets out the different sources of sites based on the scale of a site and whether they have planning permission in place.

Table 10: Sources of Five Year Supply

Category of Site	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Net Total in five year period
Large sites with planning permission	104	76	71	67	19	337
Large sites allocated but without planning permission	0	0	0	71	124	195
Small sites with planning permission	33	65	-	-	-	98
Small sites allocated but without planning permission	0	0	0	0	0	0
Windfall allowance	-	-	20	20	20	60
Small sites lapse rate deduction	-10	-10	-	-	-	-20
Total	127	131	91	158	163	670

- 6.55 All of the data that sits behind Table 10 is provided in Appendix B. Completions to date, the outstanding number of dwellings still to be delivered and the forecasted delivery over the next five years is set out.
- 6.56 The assumptions set out above are the starting point for the identification of delivery, along with an assessment against the glossary definition of deliverable, identified in the NPPF. On large sites, the developers/ planning agents have been contacted to establish the forecast for delivery and to gather up to date information on the availability of sites, progress made towards submission of planning applications and other information on intended timeframes.
- 6.57 The delivery of homes on the Oakham North Sustainable Urban Extension has provided a consistent supply of completions since the site began delivering in 2012/13. Table 11 below identifies the amount of completions delivered each year on the SUE so far. The five year supply data does identify that the SUE will be built out within the next five years.

Table 11: Net Delivery of Dwellings on Oakham North Sustainable Urban Extension

Net Dwellings Completed	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
Oakham North SUE	39	140	123	120	197	115	174	57	54

6.58 Small scale sites have been identified as deliverable sites in line with the definition set out in the Glossary of the NPPF. The forecasted delivery timescales are based on whether they have full or outline consent, when the consent was granted and at what stage the development is currently at, in line with the assumption work set out above. All sites, including small sites are regularly monitored through site visits, to identify the progress on site.

Student and Older Person’s Accommodation

6.59 Student accommodation and Use Class C2 residential institutions have not been accounted for prior to 2019/20 in the five year land supply calculation for Rutland due to the limited amount of information known about how to adequately include them as a source. The updated PPG introduced guidance on how to include student housing and older people’s housing completions in the five year supply in September 2018.

6.60 Paragraph 42 of the NPPG stipulates that ‘all student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market’¹⁸.

6.61 Similarly, paragraph 43 states ‘local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement’¹⁹. Whilst the amount of student accommodation across the county is not a significant number, there has been delivery of older person’s accommodation in recent years with another scheme currently being built out at the Oakham North Sustainable Urban Extension.

6.62 There have been no student accommodation schemes granted or delivered during 2020/21. Background information is provided in Appendix C for monitoring purposes. There is currently an older person’s accommodation development being built out in Oakham. The 60 bed Care Home element of the scheme was completed in September 2020, there is an outstanding 41 assisted living units included in the scheme which have not yet commenced. The site is included in Appendix D so that it can be monitored.

¹⁸ NPPG Reference ID: 3-042-20180913

¹⁹ NPPG Reference ID: 3-043-20180913

- 6.63 Any new permissions granted for student accommodation or older person's accommodation will be monitored moving forward so that the full picture of the supply can be identified, including the number of dwellings released to the market following the completion of communal types of accommodation.
- 6.64 As the completion figure for 2020/21 is not factored in to the supply calculation due to the use of the Local Housing Need figure to assess housing land supply, rather than the Core Strategy housing requirement, the figures do not impact on the five year housing land supply at this point in time. However, it is important to record these alternative types of developments which do release housing back into the supply once completed.

7. Rutland's Five Year Supply

- 7.1 The housing requirement for Rutland has been identified using the Local Housing Need figure calculated in line with the PPG guidance. In addition, the stepped housing requirement identified in the submitted Local Plan is included to demonstrate that the submitted plan which is about to go through the examination process, results in an appropriate number of deliverable sites in line with the requirements of the NPPF. The two calculations are set out in Tables 4a and 4b above.
- 7.2 The Local Housing Need figure based on the standard methodology across the next five years from 2021/22 to 2025/26 including a 5% buffer is **646 dwellings**.
- 7.3 The Stepped Housing Requirement set out in the submitted Local Plan across the next five years from 2021/22 to 2025/26 including a 5% buffer is **578 dwellings**.
- 7.4 The supply of land for housing is set out in Table 10 above and the full and specific site data is included in Appendix B. There is a five year **supply of 670 dwellings**.
- 7.5 The results show that Rutland does have a sufficient supply of deliverable sites to meet the five year requirement of 646 dwellings and can currently demonstrate a **5.2 year supply** when looking at the Local Housing Need figure, and a **5.8 year supply** when looking at the housing requirement figure set out in the submitted Local Plan. These calculations are set out in Table 12a and Table 12b below.

Table 12a: Rutland's Five Year Supply based on the Local Housing Need Figure

f	Five Year Land Supply Estimate	670	Table 10
g	Total amount of supply (years)	5.2	f/ Table 4a: e

Table 12b: Rutland’s Five Year Supply based on the Stepped Housing Requirement set out in the Submitted Plan

f	Five Year Land Supply Estimate	670	Table 10
g	Total amount of supply (years)	5.8	f/ Table 4b: e

8. Supply in the Longer Term – Identifying a Developable Supply

How many homes to plan for across the Plan Period

- 8.1 In addition to the requirement for a five year supply, paragraph 67 b) of the NPPF confirms that local planning policies should identify a supply of:
- ‘specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan’.
- 8.2 As part of the preparation of the Local Plan which has been submitted for examination, significant work has been carried out to ensure that a developable supply from years 6-15 is identified, to ensure there is a strategic approach to housing delivery throughout the plan period.
- 8.3 The calculation of Local Housing Need for Rutland following the standard methodology is set out above in Section 4. At the time of plan submission, the local housing need for Rutland is **123 dwellings per annum** when following the standard calculation set out in the PPG. **This equates to a Local Housing Need of 2214 dwellings across the plan period.**
- 8.4 Whilst the Local Housing Need figure does not produce the requirement²⁰, it is useful in informing the starting point for establishing the housing requirement for an area.
- 8.5 There is scope within the PPG, where there are exceptional circumstances, to identify an increased housing requirement. Examples of where this approach may be appropriate are where ‘increases in housing need are likely to exceed past trends because of:
- growth strategies for the area are likely to be deliverable, for example where funding is in place to promote and facilitate additional growth;
 - strategic infrastructure improvements that are likely to drive an increase in the homes needed locally; or
 - an authority agreeing to take on unmet need from neighbouring authorities, as set out in a statement of common ground;’²¹

²⁰ NPPG, Paragraph: 002 Reference ID: 2a-002-20190220

²¹ NPPG, Paragraph: 010 Reference ID: 2a-010-20201216

- 8.6 An open dialogue is held with neighbouring local planning authorities and no issues have been raised that means the housing requirement needs to be increased in order to meet unmet need elsewhere²².
- 8.7 As these circumstances or others that may be considered to have a similar impact are not applicable in the case of Rutland, the housing requirement is set at a similar rate to the housing need figure of 123 dwellings per annum.
- 8.8 To build in a small amount of flexibility, as the standard methodology and data used to calculate the housing need was introduced, consulted upon and amended during the preparation of the Regulation 19 version of the plan, a housing requirement was identified that saw the rounding up of the housing need figure. The **housing requirement was therefore set at 130 dwellings per annum**. This equates to **2340 dwellings across the plan period**.
- 8.9 Whilst it is considered that there are no exceptional circumstances that require a significant deviation from the standard housing need figure in setting the housing requirement (in line with the PPG), the Council want to ensure there is sufficient housing supply to respond to affordability issues and to provide flexibility in the supply to ensure that new homes are delivered.
- 8.10 It is good practice to provide a buffer of supply on top of the established housing requirement figure in order to ensure choice and flexibility in the market and to provide a range of different types and sized sites across the area. If a buffer is not incorporated into identifying the number of homes to plan for, there would be no flexibility if any of the sites with planning permission or allocated do not come forward or come forward more slowly than anticipated.
- 8.11 Starting with the evidence produced in the Strategic Housing Market Assessment (SHMA) that identified that the supply of 160 dwellings could be considered a reasonable option, this was interrogated further and considered an appropriate level of supply to identify, in order to ensure the housing requirement of 130 dwellings per annum is met.
- 8.12 A **25% buffer** has therefore been identified as an appropriate way of ensuring the flexibility and choice of housing land supply is provided to ensure the housing requirement is met in full. This approach ensures that there is sufficient flexibility to maintain a five year supply as well as meeting the longer term aims of the plan in terms of delivery.
- 8.13 The headline figures in Table 13 below set out the local housing need and the housing requirement.

²² NPPF Paragraph 60

Table 13: Local Housing Need, Housing Requirement and the Amount of Land Supply to Identify for Rutland as set out in the submitted Local Plan

Need/ Requirement/ Supply	Plan Period (18 years)	Per Annum
Rutland Local Housing Need (using PPG Standard Method)	2214	123
Rutland Housing Requirement (set out in submitted Local Plan)	2340	130

Identifying the remaining supply

- 8.14 As set out in Table 1 in Chapter 5 of the submitted plan, deducted from the Housing Requirement figure of 130 dwellings per annum are the completions achieved during 2018/19 (300 dwellings) and sites with planning permission at the 1st April 2019 (600 dwellings). This results in a final figure of **1529 dwellings to be found moving forward**, through allocated sites and a windfall allowance through planning policy.
- 8.15 Applying the 25% buffer to this residual requirement of 1529 dwellings, equates to an additional 382.25 dwellings of housing land supply to find, to ensure the wider delivery aspirations are met. This equates to a total of **1911.25 dwellings of housing land supply to identify**.
- 8.16 A range of specific sites are identified through the submitted Local Plan that meets this identified supply figure, and provides a range of developable sites across the 6-10 and 11-15 year periods.
- 8.17 Table 14 below provides a breakdown of the figures across the settlement categories. The full data is included in Table 16 which is provided in the trajectory section of this report.
- 8.18 The final indicative capacity identified on sites through the submitted Local Plan is **1924 dwellings**, which meets and slightly exceeds the residual requirement (including the 25% buffer) identified above.

Table 14: Developable sites by Settlement Across Years 6 to 15 as set out in the Submitted Local Plan

Category of Site	Year 6 2026/27	Year 7 2027/28	Year 8 2028/29	Year 9 2029/30	Year 10 2030/31	Year 11 2031/32	Year 12 2032/33	Year 13 2033/34	Year 14 2034/35	Year 15 2035/36	Total
Allocated Sites: Oakham with Barleythorpe	48	33	33	33	25	0	0	0	0	0	172
Allocated Sites: Uppingham	33	33	33	35	64	33	33	33	33	33	363
Allocated Sites: St George's Garden Community	75	100	100	100	100	100	100	100	100	100	975
Allocated Sites: Cottesmore	2	2	2	2	0	0	0	0	0	0	8
Allocated Sites: Edith Weston	0	0	33	33	4	0	0	0	0	0	70
Allocated Sites: Empingham	2	8	1	0	0	0	0	0	0	0	11
Allocated Sites: Ketton	7	13	5	0	0	0	0	0	0	0	25
Allocated Sites: Market Overton	13	14	0	0	0	0	0	0	0	0	27
Allocated Sites: Ryhall	6	6	0	12	12	0	0	0	0	0	36
Allocated Sites: Whissendine	0	6	18	13	0	0	0	0	0	0	37
Windfall allowance	20	20	20	20	20	20	20	20	20	20	200
Total	206	235	245	248	225	153	153	153	153	153	1924

9. Small and Medium Sized Sites

- 9.1 As previously identified, the NPPF highlights the important contribution of small and medium sized sites for meeting the housing requirement due to relatively quick build out rates.
- 9.2 In order to identify a good mix of sites, paragraph 68 requires that local planning authorities 'identify through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved'.
- 9.3 The housing requirement, as set out above is 2340 dwellings across the plan period. This figure, minus the completions 2018/19 (211) and commitments (600) results in a figure of 1529 dwellings. 10% of that figure is 153 dwellings (rounded up from 152.9 dwellings).
- 9.4 Paragraph 69 of the NPPF states that 'Neighbourhood Planning Groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area'. As the housing allocations for the town of Uppingham have been left to the Neighbourhood Plan process to be determined, 10% of the 200 dwellings allocated to Uppingham are identified in this calculation.
- 9.5 A windfall allowance is included in the housing supply, due to historic delivery of such small sites, along with policies included in the Local Plan to continue to support these in certain cases (Policies SD2 – The spatial strategy for development and SD3 – Development within planned limits of development). Permitted development rights through the Prior Notification process also provide a source of small windfall developments. Evidence on the amount of windfall allowance to include is discussed above. As windfall development on small sites is supported in policy and Prior Approval processes, they are included as a source of small and medium sized sites.
- 9.6 Table 15 below sets out the source of small and medium sized sites, the site area and the indicative capacity, with the total equating to 431 dwellings. This represents a **28% proportion** of the overall residual requirement figure (1529 dwellings) across the plan period, exceeding the 10% requirement set out in the NPPF.

Table 15: Small and Medium Sized Sites planned for across the plan period

Site Reference	Site Address	Site Area (ha)	Indicative Capacity
Allocations			
H1.5	Land off Main Street Barleythorpe	0.55	8
H1.6	Uppingham (20 - 10% of the 200 identified as being allocated by the Neighbourhood Plan should be compliant with this requirement)	To be allocated in the Uppingham Neighbourhood Plan	20
H1.9	West of 17 Whitwell Road, Empingham	0.17	5
H1.10	Southview Farm, Empingham	0.28	6
H1.14	Main Street, Market Overton	0.91	27
H1.15	River Gwash Trout Farm, Belmesthorpe Lane, Ryhall	0.84	24
H1.16	Land to the south-west of Belmesthorpe Lane, Ryhall	0.42	12
H1.17	Land off Melton Road, Whissendine	0.48	12
Total number of dwellings allocated on small and medium sized sites under 1 hectare in area			114
Windfall Allowance			
	Windfall allowance over plan period		300
Total Windfall Allowance			300
Brownfield Land Register			
LPR/GLA/01 (part of)	Land East of Seaton Road, Glaston	0.27	10-12
LPR/MOR/01 (part of)	Part of The White Horse Inn, Morcott	0.81	1-5
LPR/NOR/02	Pinfold Close, North Luffenham	0.21	6-8
Total number of dwellings identified on brownfield land register on small and medium sized sites under 1 hectare in area (using minimum figure of the range and only sites without planning permission in place)			17
Total			
Total number of dwellings identified on small and medium sized sites under 1 hectare in area included as allocated sites or sites identified on brownfield land register and windfall allowance			431

10. The Trajectory

- 10.1.1 As required by the NPPF, a trajectory is provided in Chapter 10 of the submitted Local Plan. It is important to update this as monitoring periods pass, so that there is an up to date position identified.
- 10.1.2 Identified in Figure 1 below is the updated trajectory based on the data set out in this report.
- 10.1.3 The numerical data that sits behind this trajectory is provided in Table 16 below.

Figure 1: Rutland Local Plan Housing Trajectory 2021/22 - 2035/36 - Updated May 2021

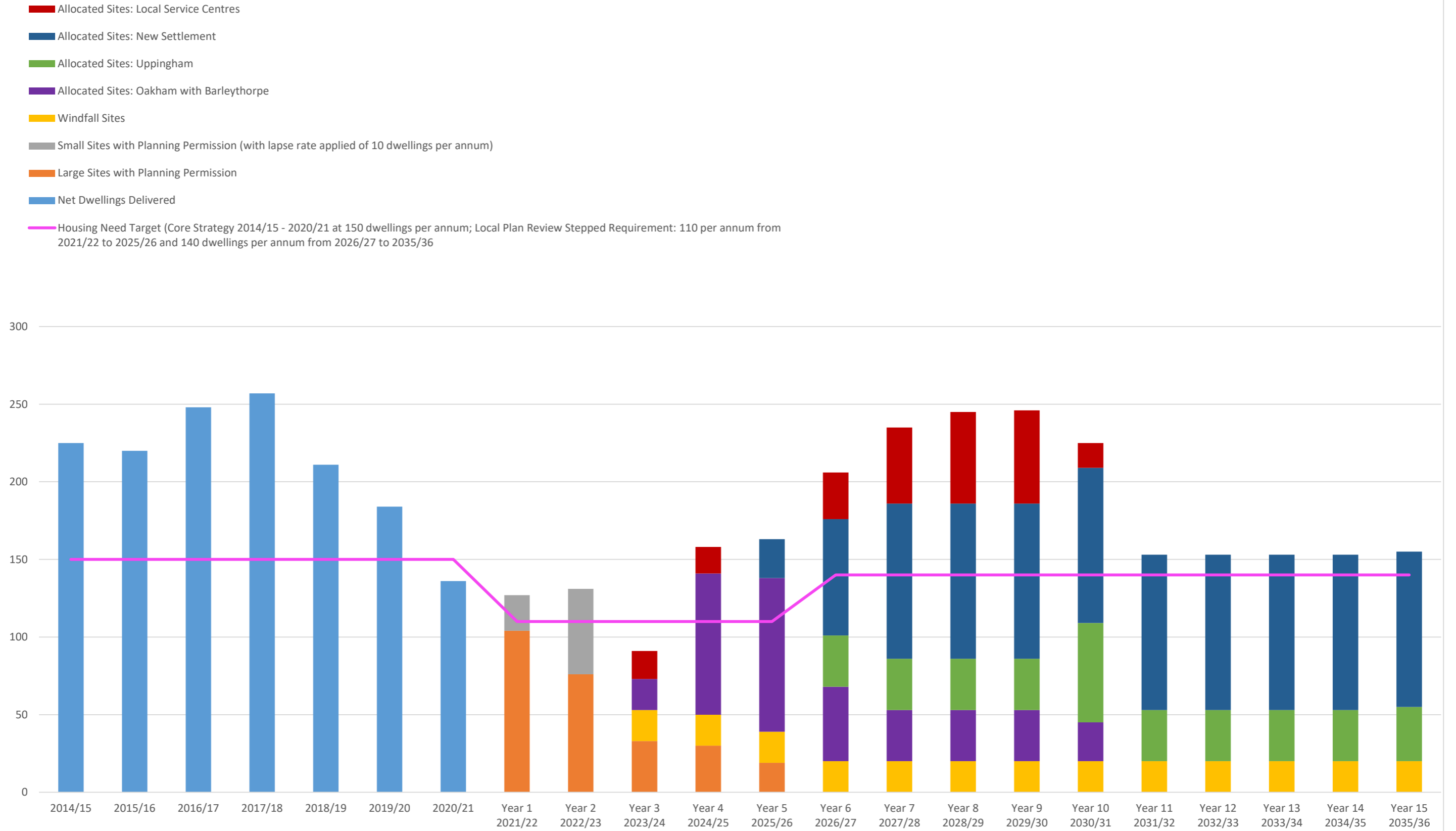


Table 16: Numerical data behind Rutland Local Plan Housing Trajectory 2021/22 - 2035/36 - Updated May 2021

Source of Delivery	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Year 6 2026/27	Year 7 2027/28	Year 8 2028/29	Year 9 2029/30	Year 10 2030/31	Year 11 2031/32	Year 12 2032/33	Year 13 2033/34	Year 14 2034/35	Year 15 2035/36	Total	
Net Dwellings Delivered	225	220	248	257	211	184	136																	
Phase 9 Oakham North								33	33	33	11	0	0	0	0	0	0	0	0	0	0	0	0	110
Phase 10 Oakham North								33	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40
Land West of, Uppingham Road, Oakham, Oakham (APP/2013/0004)								12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Land Between Barleythorpe and Burley Park Way, Barleythorpe (2019/1383/RES)								0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24
Land south Of Leicester Road, Uppingham (2019/0525/OUT)								0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	20
Land between Barleythorpe and Burley Park Way, Barleythorpe (2018/1068/NMA)								14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Land north of Cold Overton Road, Langham (2020/0380/OUT)								0	0	0	9	9	0	0	0	0	0	0	0	0	0	0	0	18
Casterton Lane Yard, Holme Close, Tinwell (2019/0469/FUL)								7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Ashwell Farmyard, Teigh Road, Ashwell (2019/0409/FUL)								5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
Large Sites with Planning Permission (not allocated in the submitted Local Plan)								104	76	33	30	19	0	0	0	0	0	0	0	0	0	0	0	262
Small Sites with Planning Permission (with lapse rate of 10 dwellings per annum)								23	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78
Windfall Sites								0	0	20	20	20	20	20	20	20	20	20	20	20	20	20	20	260
H1.1 Land south of Brooke Road (former allotments), Oakham (40)								0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	0	40
H1.2 Land off Uppingham Road, Oakham (73)								0	0	0	33	33	7	0	0	0	0	0	0	0	0	0	0	73
H1.3 Land off Burley Road, Oakham (200)								0	0	0	10	33	33	33	33	33	25	0	0	0	0	0	0	200
H1.4 Land south of Braunston Road, Oakham (61)								0	0	0	28	33	0	0	0	0	0	0	0	0	0	0	0	61
H1.5 Land off Main Street, Barleythorpe (8)								0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	8
Allocated Sites: Total Oakham with Barleythorpe								0	0	20	91	99	48	33	33	33	25	0	0	0	0	0	0	382
Allocated Sites in Current Uppingham Neighbourhood Plan								0	0	0	0	0	33	33	33	33	31	0	0	0	0	0	0	163
Allocated Sites to be identified through Uppingham Neighbourhood Plan Review								0	0	0	0	0	0	0	0	0	33	33	33	33	33	35	200	
Allocated Sites: New Settlement								0	0	0	0	25	75	100	100	100	100	100	100	100	100	100	100	1000
H1.7 Land off Main Street, Cottesmore (8)								0	0	0	0	0	2	2	2	2	0	0	0	0	0	0	0	8
H1.8 Officers Mess, Edith Weston (70)								0	0	0	0	0	0	0	33	33	4	0	0	0	0	0	0	70
H1.9 West of 17 Whitwell Road, Empingham (5)								0	0	0	0	0	2	2	1	0	0	0	0	0	0	0	0	5
H1.10 Southview Farm, Empingham (6)								0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	6
H1.11 Adjacent Chater House, High Street, Ketton (15)								0	0	0	0	0	7	8	0	0	0	0	0	0	0	0	0	15
H1.12 The Crescent, High Street, Ketton (35)								0	0	18	17	0	0	0	0	0	0	0	0	0	0	0	0	35
H1.13 Home Farm, Ketton (10)								0	0	0	0	0	0	5	5	0	0	0	0	0	0	0	0	10
H1.14 Main Street, Market Overton (27)								0	0	0	0	0	13	14	0	0	0	0	0	0	0	0	0	27
H1.15 River Gwash Trout Farm, Belmesthorpe Lane, Ryhall (24)								0	0	0	0	0	0	0	0	12	12	0	0	0	0	0	0	24
H1.16 Land to the southwest of Belmesthorpe Lane, Ryhall (12)								0	0	0	0	0	6	6	0	0	0	0	0	0	0	0	0	12
H1.17 Land off Melton Road, Whissendine (12)								0	0	0	0	0	0	6	6	0	0	0	0	0	0	0	0	12
H1.18 South Lodge Farm, Whissendine (25)								0	0	0	0	0	0	0	12	13	0	0	0	0	0	0	0	25
Allocated Sites: Total Local Service Centres								0	0	18	17	0	30	49	59	60	16	0	0	0	0	0	0	249
Total Supply								127	131	91	158	163	206	235	245	248	225	153	153	153	153	153	153	2594
Housing Need Target (Core Strategy 2014/15 - 2020/21 at 150 dwellings per annum; Local Plan Review Stepped Requirement: 110 per annum from 2021/22 to 2025/26 and 140 dwellings per annum from 2026/27 to 2035/36)	150	150	150	150	150	150	150	110	110	110	110	110	140	140	140	140	140	140	140	140	140	140	140	140

Appendix A: Lapse Rates

Table A (i): Lapse Rates on Small Sites across Rutland

Lapse Rates	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Total
Number of Net dwellings lapsed and not implemented on small sites	14	7	16	21	16	11	5	1	2	12	10	10	2	12	4	143

Appendix B: Breakdown of Sites within the Five Year Supply

Table B (i) – Large Sites (10 or more dwellings) with planning permission

Planning Application Reference	Allocation Reference	Outline (O) or Detailed (D)	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to 2020/21	Demolitions/ Losses in 2020/21	Completed in 2020/21	Total Net Completions at 31st March 2021	Outstanding Dwellings - including those under construction at 31st March 2021	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Total Five Years
2015/0785/RES; 2015/0083/RES; 2020/0021/RES	SUE	D	Phase 9 Oakham North – 228 dwellings	Land between Barleythorpe and Burley Park Way, Barleythorpe	Barleythorpe	228	73	0	45	118	110	33	33	33	11	0	110
2014/0581/RES; 2016/0892/RES; 2016/1106/RES	SUE	D	Phase 10 Oakham North – 189 dwellings	Land Between Barleythorpe and Burley Park Way, Barleythorpe	Barleythorpe	189	136	0	9	145	44	33	7	0	0	0	40
APP/2013/0004; OUT/2010/0954		D	Proposed housing development and associated works including provision of access onto Uppingham Road, Oakham.	Land West of, Uppingham Road, Oakham	Oakham	102	68	0	22	90	12	12	0	0	0	0	12
2014/0899/RES; 2018/0609/RES	SUE	D	Continuing Care Retirement Community & Care Home, comprising of 66 No. Independent Living Units, 41 No. Assisted Living Units and a 60 No. Bed Care Home.	Land Between Barleythorpe Oakham Bypass, & The Rutland College, & Land North of the Oakham Bypass, Oakham	Barleythorpe	66	0	0	0	0	66	0	0	0	0	0	0
2019/1228/OUT	Submitted Plan H1.1	O	Outline application for the erection of up to 40 no. dwellings with associated open space, landscaping and infrastructure (access and highway improvements for detailed consideration with all other matters reserved for future consideration).	Allotment Gardens, Brooke Road, Oakham	Oakham	40	0	0	0	0	40	0	0	20	20	0	40
2017/0564/FUL; 2019/1012/DMP; 2020/1262/MAF pending	H7 & Submitted Plan H1.12	D	Demolition of existing dwellings and erection of 35 dwellings (including affordable) together with access, associated parking and open space.	6 The Crescent, Ketton, Stamford	Ketton	28	0	7	0	-7	35	0	0	18	17	0	35
2014/0386/RES; 2016/0108/RES; 2016/0673/RES; 2019/1383/RES	SUE	D	Reserved Matters application to change external appearance of apartment block 18 x 2 bedroom and 6 x 3 bedroom apartments approved under Reserved Matters application 2016/0108/RES in relation to permission APP/2011/0832.	Land Between Barleythorpe and Burley Park Way, Barleythorpe	Barleythorpe	24	0	0	0	0	24	0	24	0	0	0	24
2019/0525/OUT	UNP Site C	O	Housing development (up to 20 no. dwellings) with access from Leicester Road	Land South Of Leicester Road Uppingham	Uppingham	20	0	0	0	0	20	0	0	0	10	10	20

2014/1144/RES; 2018/1068/NMA	SUE	D	Retail Unit Blocks with 18 No. Apartments above reference (related to APP/2011/0832)	Land Between Barleythorpe and Burley Park Way, Barleythorpe	Barleythorpe	18	4	0	0	4	14	14	0	0	0	0	14
2020/0380/OUT	LNP06	O	Erection of 18 no. dwellings with associated access, highways, open space and drainage infrastructure	Land north of Cold Overton Road, Langham	Langham	18	0	0	0	0	18	0	0	0	9	9	18
2019/0469/FUL		D	Demolition of existing steel frame barn and erection of 14 no. dwellings including 4 no. affordable properties	Casterton Lane Yard, Holme Close, Tinwell	Tinwell	14	0	0	0	0	14	7	7	0	0	0	14
2017/0358/FUL; 2019/0409/FUL		D	Change of use from Agricultural to C3 Residential. Demolition of existing modern metal sheds. Conversion of existing farm buildings to 10 no. dwelling units with associated landscaping.	Ashwell Farmyard, Teigh Road, Ashwell	Ashwell	10	0	0	0	0	10	5	5	0	0	0	10
									Total Demolitions/ Losses 2020/21	Total Net Completions 2020/21							
									7	76	Total Five Year Supply	104	76	71	67	19	337

Table B (ii) – Large Sites (10 or more dwellings) allocated

Planning Application Reference	Allocation Reference	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to 2020/21	Demolitions/ Losses in 2020/21	Completed in 2020/21	Total completions at 31st March 2021	Outstanding Dwellings - including those under construction at 31st March 2021	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Total Five Years	Deliverability Information Received
	Submitted Plan H1.8	Residential development with indicative capacity of 70 dwellings	Officers Mess, Edith Weston	Edith Weston	70	0	0	0	0	70	0	0	0	0	0	0	Deliverability Update received 01/04/2021.
	Submitted Plan H2	Residential development with indicative capacity of up to 1000 dwellings during Plan period	St George's Garden Community	Edith Weston	1000	0	0	0	0	1000	0	0	0	0	25	25	Statement of Common Ground signed 31/01/2021
2020/1263/MAF pending	H5 & Submitted Plan H1.11	Allocated Site in Site Allocations & Policies DPD October 2014 for 34 dwellings. Allocated for 15 dwellings in the Submission Plan	Land adjacent to Chater House, High Street	Ketton	15	0	0	0	0	15	0	0	0	0	0	0	Deliverability Update received from developer 03/03/2021.
2020/1254/MAF - pending	H6 & Submitted Plan H1.13	Allocated Site in Site Allocations & Policies DPD October 2014 for 19 dwellings. Allocated for 10 dwellings in the Submission Plan	Home Farm, High Street	Ketton	10	0	0	0	0	10	0	0	0	0	0	0	Deliverability Update received 21/04/2021.
	H8	Allocated Site in Site Allocations & Policies DPD October 2014 for 33 dwellings	Land adjacent to Empingham Road	Ketton	33	0	0	0	0	33	0	0	0	0	0	0	01/04/2020
	Submitted Plan H1.14	Residential development with indicative capacity of 27 dwellings	Main Street, Market Overton	Market Overton	27	0	0	0	0	27	0	0	0	0	0	0	Deliverability Update received 01/03/2021.
	Submitted Plan H1.2	Residential development with indicative capacity of 73 dwellings	Land off Uppingham Road, Oakham	Oakham	73	0	0	0	0	73	0	0	0	33	33	66	Deliverability Update received 10/03/2021.
	Submitted Plan H1.3	Residential development with indicative capacity of 200 dwellings	Land off Burley Road, Oakham	Oakham	200	0	0	0	0	200	0	0	0	10	33	43	Statement of Common Ground signed 01/03/2021

2020/1473/MAO - pending	Submitted Plan H1.4	Outline planning application for the construction of up to 62 no. dwellings (Use Class C3) with associated landscaping, open space and access, drainage and services infrastructure; to include details of access off Braunston Road, with all other matters reserved.	Land south of Braunston Road, Oakham	Oakham	61	0	0	0	0	61	0	0	0	28	33	61	Statement of Common Ground signed 01/03/2021.	
	Submitted Plan H1.15	Residential development with indicative capacity of 24 dwellings	River Gwash Trout Farm, Belmesthorpe Lane, Ryhall	Ryhall	24	0	0	0	0	24	0	0	0	0	0	0	Deliverability Update received 05/03/2021.	
	Submitted Plan H1.16	Residential development with indicative capacity of 12 dwellings	Land to the south west of Belmesthorpe Lane, Ryhall	Ryhall	12	0	0	0	0	12	0	0	0	0	0	0	Deliverability Update received 29/04/2021.	
	Submitted Plan H1.6	Residential development with indicative capacity of 200 dwellings to be allocated through Neighbourhood Plan	Uppingham	Uppingham	200	0	0	0	0	200	0	0	0	0	0	0	Uppingham Neighbourhood Plan Review being progressed.	
2019/0524/OUT - Pending	UNP Site B	Housing development (up to 163 no. dwellings) with access from Leicester Road	Land North Of Leicester Road Uppingham	Uppingham	163	0	0	0	0	163	0	0	0	0	0	0	Deliverability Update received from developer 20/04/2021.	
	Submitted Plan H1.17	Residential development with indicative capacity of 12 dwellings	Land off Melton Road, Whissendine	Whissendine	12	0	0	0	0	12	0	0	0	0	0	0	Deliverability Update received from developer 08/03/2021.	
2020/0172/OUT - pending	Submitted Plan H1.18	Residential development with indicative capacity of 25 dwellings	South Lodge Farm, Whissendine	Whissendine	25	0	0	0	0	25	0	0	0	0	0	0	Deliverability Update received from developer 08/03/2021.	
											Total	0	0	0	71	124	195	

Table B (iii) – Small Sites with planning permission (Less than 10 dwellings)

Planning Application Reference	Allocation Reference	Outline or Detailed	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to 2020/21	Demolitions/ Losses in 2020/21	Completed in 2020/21	Total Net Completions at 31st March 2021	Outstanding Dwellings - including those under construction at 31st March 2021	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Total Five Years
2020/0844/FUL		D	Proposed 1 no. dwelling.	Land to the rear of 1 Main Road, Barleythorpe	Barleythorpe	1	0	0	0	0	1	0	1	0	0	0	1
APP/2012/0562; 2016/0146/FP		D	Conversion of barn to 2 No. single storey dwellinghouses.	Carpenters Court, Main Street, Barrow, Oakham, Rutland, LE15 7PE	Barrow	2	0	0	0	0	2	2	0	0	0	0	2
2019/0787/FUL pending		D	Conversion of three redundant barns to dwellings and construction of three additional dwelling houses	Land at Welland Farm, Main Street, Barrowden	Barrowden	6	0	0	0	0	6	0	0	0	0	0	0
2017/0084/FUL		D	Demolition of an existing large steel framed agricultural building and the erection of two detached dwellings.	Old Hall Farm Building, Loddington Lane, LE15 9LA	Belton-in-Rutland	2	0	0	1	1	1	1	0	0	0	0	1
FUL/2007/0919; 2020/0494/FUL		D	Section 73 application for FUL/2007/0919 - The erection of a two storey dwelling house with double garage.	Bungalow Farm, Seaton Road, Bisbrooke, Oakham	Bisbrooke	1	0	0	0	0	1	0	1	0	0	0	1
2019/1155/FUL		D	Change of use of Grade 2 listed barn to new dwelling, including new garage, driveway and associated landscaping	Barn Opposite Junction With The Inhams, Top Lane, Bisbrooke	Bisbrooke	1	0	0	0	0	1	0	1	0	0	0	1
2018/0520/FUL; FUL/2010/0488 2013/0573		D	Erection of two storey dwelling south of property.	6, Wood Lane, Braunston, Oakham, LE15 8QZ	Braunston-in-Rutland	1	0	0	0	0	1	1	0	0	0	0	1
2019/0888/PAD; 19/00736/CNDWBN (superseded 2018/1062/PAD)		PN	Proposed change of use from agricultural building to 1 dwellinghouse.	America Lodge America Lodge Lane LE15 8DF	Brooke	1	0	0	0	0	1	1	0	0	0	0	1
2019/1335/FUL		D	Demolition of the existing house and erection of a new dwelling.	The Lilacs, 16 Church Lane, Brooke	Brooke	0	0	0	0	0	0	-1	1	0	0	0	0
2018/0947/PAD		PN	Class Q Prior Approval to convert no. 1 Agricultural Building to Residential use.	Barn by Burley Wood, Stamford Road	Burley	1	0	0	0	0	1	1	0	0	0	0	1

2020/0843/PAD		PN	Prior approval for proposed change of use of an Agricultural building to 3 no. dwellinghouses.	Fairchild Lodge, Lyddington Road, Caldecott	Caldecott	3	0	0	0	0	3	0	3	0	0	0	3
2020/0040/FUL		D	Construction of No.1 detached dwelling on land adjacent to No.22 Main Street.	Land adjacent to 22 Main Street, Caldecott	Caldecott	1	0	0	0	0	1	0	1	0	0	0	1
2020/0674/FUL; 2020/0332/PAD		D	Proposed conversion of existing agricultural buildings to a dwelling with associated annex to include demolition of existing agricultural buildings.	Quarry Farm, Holywell Road, Clipsham	Clipsham	1	0	0	0	0	1	0	1	0	0	0	1
2020/0775/PAD		PN	Prior approval for proposed change of use of agricultural building to 1 no. dwellinghouse.	Agricultural Building, Bradley Lane, Clipsham	Clipsham	1	0	0	0	0	1	0	1	0	0	0	1
2020/1250/FUL		D	Minor Material Amendment application for APP/2010/1287 - Extension of time for implementation of FUL/2007/0972, Erection of two-storey dwellinghouse.	Land adjacent to 7 Rectory Lane, Edith Weston	Edith Weston	1	0	0	0	0	1	0	1	0	0	0	1
FP/2010/0248		D	Erection of dwelling and garage	7 Church Road	Egleton	1	0	0	0	0	1	0	0	0	0	0	0
2018/0850/FUL 2014/1136/FUL		D	Change of use of primary barn to form a single dwelling, demolition of part of barn and erection of extensions and carrying out of alterations. Conversion and alterations to outbuilding to form ancillary outbuilding.	11 Church Road	Egleton	1	0	0	0	0	1	0	1	0	0	0	1
2019/0559/OUT		O	Outline application for 1.5 storey detached dwelling with some matters reserved.	Innisfree, 4 Stamford Road, Essendine	Essendine	1	0	0	0	0	1	0	0	1	0	0	1
2018/1124/FUL		D	New Dwelling to replace existing (Revised).	The Bungalows 1 Stamford Road PE9 4LQ	Essendine	0	-1	0	0	-1	1	1	0	0	0	0	1
2018/1129/FUL		D	Construction of 1 no. new dwelling with PV panels, detached garage	Land to the south of Lonsdale Farmhouse, 6 Main Road, Glaston	Glaston	1	0	0	0	0	1	1	0	0	0	0	1
2017/0888/FUL; 2019/0287/FUL		D	Construct 5 no. detached properties and a new access road. The site is currently occupied by industrial buildings falling under Class B1, and it is proposed to change to residential use under Class C3.	Barker Signs Ltd 21 Old Great North Road PE9 4AP	Great Casterton	5	0	0	1	1	4	4	0	0	0	0	4

2020/1215/FUL; 2018/0531/FUL; 2015/0556/FUL		D	Modern single storey extension to be removed to create building plot to erect two new dwellings on either end of the existing terrace houses (Nos 3 - 8) and a car park to the rear to serve the existing cottages.	3 - 8, Main Street, Great Casterton, Stamford, PE9 4AP	Great Casterton	2	0	0	0	0	2	0	2	0	0	0	2
2016/1206/FUL; 19/02550/CROSS		D	Replacement dwelling - alternative proposal to an extant permission. Construction of partially subterranean family dwelling, associated landscaping and proposed attenuation pond.	Land at Walk Farm Barn, Ryhall Road	Great Casterton	1	0	0	0	0	1	0	1	0	0	0	1
FUL/2010/0533		D	Erection of 2 No. two storey semi-detached dwellings.	Land adjacent to, 1, Tithe Barn Row, Greetham, Oakham, LE15 7HR	Greetham	2	0	0	0	0	2	0	0	0	0	0	0
2015/0831/FUL; 2017/0304/BN		D	Conversion of bakery into a dwelling.	66 Main Street	Greetham	1	0	0	0	0	1	1	0	0	0	0	1
2017/1201/FUL		D	New dwelling on land close to Gunthorpe Hall to facilitate enabling development for Martinthorpe Farmhouse.	Gunthorpe Hall, Hall Drive, Gunthorpe	Gunthorpe	1	0	0	0	0	1	0	1	0	0	0	1
2020/0482/PAD		PN	Proposed change of use of two storey farm office to 1 no dwellinghouse.	The Crewyard, Gunthorpe Hall, Hall Drive, Gunthorpe	Gunthorpe	1	0	0	0	0	1	1	0	0	0	0	1
2015/1150/FUL		D	Residential development of the existing kennels via the conversion of one existing building, a new dwelling in place of existing outbuildings and the construction of new garaging for the existing dwelling, Old Priest House. Various existing outbuildings are proposed to be demolished.	Old Priest House, Lyndon Road, LE15 8TJ	Hambleton	2	0	0	0	0	2	0	0	0	0	0	0
2014/0171/FUL 2018/0230/FUL		D	Demolition of the existing dwelling, two storey garage and associated outbuildings and the construction of a new family dwelling with integrated garage.	The Paddock, Lyndon Road, Hambleton, Oakham, Rutland	Hambleton	0	0	0	0	0	0	-1	1	0	0	0	0
2019/1082/MAF		D	The Demolition of existing dwelling and associated outbuildings. The erection of a 1 no. new build private dwelling.	The Garden House, Ketton Road, Hambleton	Hambleton	0	0	0	0	0	0	-1	1	0	0	0	0

2018/0357/FUL 2015/0260/FUL		D	Erection of dwellinghouse to rear (south east) of existing dwellinghouse, including associated works.	14 Redmiles Lane, Ketton, Rutland, PE9 3RG	Ketton	1	0	0	0	0	1	0	1	0	0	0	1
2019/0648/FUL; 2016/0470/FUL; 2020/1190/FUL		D	The proposed demolition of existing outbuildings, retention and alteration of an existing wall and construction of 1 no. 2-storey, 4-bedroom detached dwelling, with associated external store, landscaping and alteration to shared access with Gable House.	Land adj to the Gable House High Street	Ketton	1	0	0	0	0	1	0	1	0	0	0	1
2018/0522/OUT		O	Proposed New Dwelling	Land to the East of 3 Sand Furrows, PE9 3SS	Ketton	1	0	0	0	0	1	0	0	1	0	0	1
2019/0328/FUL; 2017/1082/FUL		D	Demolition of existing flat roof single storey extension and new 2 and single storey extension to cottage, and new build 1 no. 2 storey dwelling to part of site.	1 The Green, Ketton, PE9 3RA	Ketton	1	0	0	0	0	1	1	0	0	0	0	1
2019/0063/FUL		D	Change of use from lorry repair workshop to single residential dwelling	Garage off Church Road	Ketton	1	0	0	0	0	1	0	1	0	0	0	1
2019/0676/FUL		D	Proposed new single storey dwelling	Manor Barn, 33B High Street, Ketton	Ketton	1	0	0	0	0	1	0	1	0	0	0	1
2018/0784/FUL 2017/0472/FUL 2016/0144/FUL		D	Proposed Alterations/Refurbishment and Change of Use to Form Dwelling	30 Burley Road, Langham, LE15 7YH	Langham	1	0	0	0	0	1	1	0	0	0	0	1
2018/0433/FUL		D	Conversion/extension to form single storey dwelling.	Land adjacent to 12 Church Street, LE15 7JE	Langham	1	0	0	0	0	1	0	1	0	0	0	1
2017/1187/FUL; 2015/0243/FUL		D	Demolition of existing dwelling and erection of new dwelling	Brickle Farm, College Farm Lane LE15 9AF	Leighfield	0	-1	0	0	0	1	1	0	0	0	0	1
2020/1227/FUL		D	Demolition of existing dwelling and replacement with new detached dwelling.	The Croft, Toll Bar, Little Casterton	Little Casterton	0	0	0	0	0	0	-1	1	0	0	0	0
2018/0333/FUL		D	Conversion of redundant barn to residential use.	The Bell House, 4 The Green , LE15 9LW	Lyddington	1	0	0	0	0	1	0	1	0	0	0	1
2019/1204/FUL		D	Subdivision of site into two separate dwellings.	Clipper Cottage, 15 Main Street, Lyddington	Lyddington	1	0	0	0	0	1	0	1	0	0	0	1
2018/0665/FUL		D	Construction of a new dwelling	Land to the east of the Yews 9 Priory Road LE15 8ST	Manton	1	0	0	0	0	1	0	0	0	0	0	0
2019/0116/FUL; 2020/0365/FUL		D	Proposed 3 bedroom dwelling	2 Wing Road, Manton	Manton	1	0	0	0	0	1	1	0	0	0	0	1

2018/0511/FUL		D	Demolitions and replacement dwelling	Cedar House, Wing Road, LE15 8SZ	Manton	0	-1	0	0	-1	1	1	0	0	0	0	1
2017/0462/PAD; 2020/1369/PAD		PN	Two new single storey dwelling houses to be constructed using the steel framework of the existing agricultural buildings.	Agricultural Barn, Teigh Road.	Market Overton	3	0	0	0	0	3	0	3	0	0	0	3
2018/0978/PAD		D	Change of use of Agricultural Building to residential dwelling (allowed under APP/A2470/W/19/3221197)	Manor Farm Barn, Thistleton Road, Market Overton	Market Overton	1	0	0	0	0	1	0	1	0	0	0	1
2019/1369/OUT		O	Conversion of a redundant traditional stone agricultural barn into 1 no. two storey dwelling.	Vine Farm, Back Lane, Morcott	Morcott	1	0	0	0	0	1	0	0	1	0	0	1
2019/0862/PAD		D	Change of Use of an Agricultural Building to a Dwelling House (Class C3) and for Associated Operational Development.	Vine Farm, Back Lane, Morcott	Morcott	1	0	0	0	0	1	0	1	0	0	0	1
2019/1300/PAD		D	Change of use of agricultural building to form 3 new dwellings and associated operational development.	Barn At Vine Farm, Back Lane, Morcott	Morcott	1	0	0	0	0	1	0	1	0	0	0	1
2017/0008/FUL; 2020/1213/FUL		D	Erection of 3 new dwellings	Land Adj Pasture House 10 Glebe Road, North Luffenham	North Luffenham	3	0	0	0	0	3	3	0	0	0	0	3
2018/1151/PAD		D	Change of use of barn to 3 no. dwellings (allowed under appeal APP/A2470/W/19/3221217)	Barn at Cannon House, Settings Farm, Pilton Road, North Luffenham	North Luffenham	3	0	0	0	0	3	0	3	0	0	0	3
2019/0731/FUL		D	Conversion of barn to create 2 No. dwellinghouses.	Sculthorpe House, Pilton Road, North Luffenham	North Luffenham	2	1	0	0	1	1	0	1	0	0	0	1
2020/0111/FUL		D	Change of use of the existing offices (B1) at the front of the building to 1 no. 1 bedroom flat and 1 no. 3 bedroom flat and convert shop (A1) at rear to 1 no. 3 bedroom house (C3).	78 High Street, Oakham	Oakham	3	0	0	0	0	3	0	3	0	0	0	3
2018/1039/FUL; 2020/0704/FUL		D	Erection of 2 new dwellings.	Land at Kings Road	Oakham	2	0	0	0	0	2	2	0	0	0	0	2
2019/1401/POD		D	Prior approval for a change of use from main entrance, office and meeting space into a flat.	William Dalby House, South Street, Oakham	Oakham	1	0	0	0	0	1	0	1	0	0	0	1
2020/1316/FUL		D	Change of use required for ground floor retail unit from	10 Northgate, Oakham	Oakham	1	0	0	0	0	1	1	0	0	0	0	1

			class A1 to ground floor flat class C3a.															
2016/1228/FUL		D	Replacement dwelling and garage.	Catmose Farm House, 40 Uppingham Road	Oakham	0	-1	0	0	-1	1	1	0	0	0	0	0	1
2020/1183/FUL		D	Demolition of existing bungalow. Construction of 1 no. 2 storey, 5 bedroom dwelling and associated landscaping.	6 Catmose Park Road, Oakham	Oakham	0	0	1	0	-1	1	1	0	0	0	0	0	1
2018/1341/FUL		D	Change of use from 2 no. cottages to commercial shop use (Class A1)	18 and 20 Gaol Street, LE15 6AQ	Oakham	-2	0	0	0	0	-2	0	-2	0	0	0	0	-2
2016/0384/FUL		D	Barn Conversions to form 2 dwellings	Taylor's Farm, Casterton Lane PE9 4DH	Pickworth	2	0	0	0	0	2	0	0	0	0	0	0	0
2019/0177/FUL; 2017/0363/FP; 2015/0106/PAD		PN	Change of use of agricultural building to a dwellinghouse.	Land at Preston Road	Preston	1	0	0	0	0	1	0	0	0	0	0	0	0
2020/0003/PAD		D	Proposed change of use of agricultural building to 4 no. dwelling houses.	Former Pig Farm, Ayston Road, Ridlington	Ridlington	4	0	0	0	0	4	0	4	0	0	0	0	4
2017/0492/LBA		D	Conversion of barns to form 2 dwellings.	Fig Tree Farm 1, Top Farm, Ridlington LE15 9AX	Ridlington	2	0	0	0	0	2	0	0	0	0	0	0	0
2019/1293/FUL; 2020/0888/FUL; 2021/0051/FUL		D	Replacement Dwelling and demolition of existing light industrial buildings	Beckendale House Farm, 3 East Lane, Ridlington	Ridlington	0	0	0	0	0	0	-1	1	0	0	0	0	0
APP/2013/0190; FUL/2009/1207)		D	Erection of two-storey detached dwelling and associated double garage to front (north) of new property and creation of new access to the north	Hilltop Cottage, Essendine Road, Ryhall, Oakham, PE9 4HE	Ryhall	1	0	0	0	0	1	1	0	0	0	0	0	1
2017/1007/FUL		D	Conversion of approved extension to form single dwelling to include new conservatory to the rear. Erection of boundary fence and gate.	43 Coppice Road	Ryhall	1	0	0	0	0	1	1	0	0	0	0	0	1
2019/0341/OUT		O	Proposed permanent agricultural dwelling	Land off Little Casterton Road, Ryhall	Ryhall	1	0	0	0	0	1	0	0	1	0	0	0	1
2019/1036/FUL		D	Replacement dwelling incorporating landscaping and associated access	The Bungalow, Newstead Road, Belmesthorpe	Ryhall	0	0	1	0	-1	1	1	0	0	0	0	0	1
2018/0222/OUT		O	1 no. dwelling	6 Cuttings Lane, South Luffenham, LE15 7HF	South Luffenham	1	0	0	0	0	1	0	0	1	0	0	0	1

2020/0774/PAD		PN	Prior approval for proposed change of use of agricultural building to a dwellinghouse (does not include operational development).	Agricultural building at Cuckoo Farm, Stamford Road, South Luffenham	South Luffenham	1	0	0	0	0	1	0	1	0	0	0	1
2019/1372/PAD		D	Proposed conversion of existing agricultural building and alterations to form 1 No. detached dwelling.	Woodlands Farm, Stocken Hall Road, Stretton	Stretton	1	0	0	0	0	1	0	1	0	0	0	1
2019/1032/FUL; 2017/0752/FUL		D	Conversion of two existing barns to a single residential unit.	Costalls Barn, Edmondthorpe Road	Teigh	1	0	0	0	0	1	1	0	0	0	0	1
2019/0800/FUL		D	New dwelling houses	Grange Farm Barns, Main Street, Thistleton	Thistleton	2	0	0	0	0	2	0	2	0	0	0	2
2020/1086/PAD		PN	Conversion of Agricultural building to dwellinghouse.	Development site, Fosse Lane, Thistleton	Thistleton	1	0	0	0	0	1	0	1	0	0	0	1
2018/0197/FUL		D	The demolition of the existing house, kenneling and other ancillary accommodation to enable the erection of a replacement family dwelling, garaging and stables.	Amberley Cottage Mill Road LE15 9JW	Thorpe by Water	0	0	0	0	0	0	-1	1	0	0	0	0
2019/1052/FUL		D	Part demolition, part extension and conversion of Public House to form dwelling. Erection of 2 no. semi-detached houses along Stamford Road and 2 no. houses along Crown Lane.	The Crown Inn, Crown Lane, Tinwell	Tinwell	4	0	0	0	0	4	0	4	0	0	0	4
2020/0236/FUL; 2016/0375/OUT	UNP Site A	D	Construction of 7 no. dwellings with associated access and parking.	Land adj to 68 Leiceister Road	Uppingham	7	0	0	0	0	7	0	7	0	0	0	7
2017/0657/OUT; 2018/1145/RES; 18/02465/INDWE; 2020/0702/DIS		O	Erection of dwelling.	Many Bushes, 7 London Road LE15 9TJ	Uppingham	1	0	0	0	0	1	1	0	0	0	0	1
2018/0448/FUL; 2020/0723/FUL		D	Erect single dwelling with associated landscaping and utilizing existing access	Behind 34 North Street West, Uppingham	Uppingham	1	0	0	0	0	1	1	0	0	0	0	1
2020/0406/FUL		D	Construction of dwelling and associated access	9 Stockerston Road, Uppingham	Uppingham	1	0	0	0	0	1	0	1	0	0	0	1
2020/0790/FUL		D	Change of use and renovation of old bakery extension to the rear of the shop (currently being used as a showroom) to a 1 No. dwellinghouse. No alterations to existing access.	17 High Street East, Uppingham	Uppingham	1	0	0	0	0	1	0	1	0	0	0	1

2020/0584/FUL		D	Erection of replacement dwelling including demolition of existing.	9 Spring Back Way, Uppingham	Uppingham	0	0	1	0	-1	1	1	0	0	0	0	1
2013/1114/FUL; 2017/0737/FUL; 2019/1361/FUL		D	Demolitions, erection of 4 No. dwellings and conversion of existing buildings to form 1 No. dwelling and a car port	Manor Farm, Station Road, Whissendine, Oakham, LE15 7HG	Whissendine	5	0	0	0	0	5	5	0	0	0	0	5
2019/0169/FUL		D	The extension and modernisation of an existing dwelling. The construction of a new build family dwelling within a designated area of the existing plot.	29A The Nook, Whissendine	Whissendine	1	0	0	0	0	1	0	1	0	0	0	1
2019/1390/OUT		O	Two storey dwelling to rear of 3 Stapleford Road Whissendine.	3 Stapleford Road, Whissendine	Whissendine	1	0	0	0	0	1	0	0	1	0	0	1
2019/0542/FUL		D	Conversion of barn to dwelling house with single storey extension and change of use of cottage from an ancillary building to an independent dwelling house. Erection of detached garage to serve the barn	Cedar Cottage, Bottom Street, Wing	Wing	2	0	0	0	0	2	0	2	0	0	0	2
									3	2							104
											33	65	6	0	0		

Table B (iii) – Allocated Small Sites (Less than 10 dwellings)

Planning Application Reference	Allocation Reference	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to 2020/21	Total Demolitions/ Losses	Demolitions/ Losses in 2020/21	Completed in 2020/21	Total Net completions at 31st March 2021	Outstanding Dwellings - including those under construction at 31st March 2021	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Total Five Years	Deliverability Information Received
2019/1389/FUL - pending	Submitted Plan H1.5	6 no. detached dwellings with garaging and associated site work (allocated with an indicative capacity of 8)	Land off Main Street, Barleythorpe	Barleythorpe	8	0	0	0	0	0	8	0	0	0	0	0	0	Awaiting update from landowner's architect.
	Submitted Plan H1.7	Residential development with indicative capacity of 8 dwellings	Land off Main Street, Cottesmore	Cottesmore	8	0	0	0	0	0	8	0	0	0	0	0	0	Deliverability Update received from developer 16/04/2021.
	H3 & Submitted Plan H1.10	Allocated Site in Site Allocations & Policies DPD October 2014 for 5 dwellings	Land at Southview Farm, Main Street	Empingham	6	0	0	0	0	0	6	0	0	0	0	0	0	Deliverability Update received 22/03/2021.
	H2	Allocated Site in Site Allocations & Policies DPD October 2014 for 5 dwellings	Farm at 16 Main Street	Empingham	5	0	0	0	0	0	5	0	0	0	0	0	0	None received.
	Submitted Plan H1.9	Residential development with indicative capacity of 5 dwellings	West of 17 Whitwell Road, Empingham	Empingham	5	0	0	0	0	0	5	0	0	0	0	0	0	Deliverability Update received from developer 13/04/2021.
	LNP01		Hayes Farm, Manor Lane, Langham	Langham	0	0	0	0	0	0	0	0	0	0	0	0	0	Allocated in Neighbourhood Plan
	LNP02		Land west of Ashwell Road, Langham	Langham	0	0	0	0	0	0	0	0	0	0	0	0	0	Allocated in Neighbourhood Plan
	LNP03		Land East of Ashwell Road at Burley Road junction, Langham	Langham	0	0	0	0	0	0	0	0	0	0	0	0	0	Allocated in Neighbourhood Plan
	LNP04		Land west of Melton Road, Langham	Langham	0	0	0	0	0	0	0	0	0	0	0	0	0	Allocated in Neighbourhood Plan
	LNP14		Land east of Ashwell Road, Langham	Langham	0	0	0	0	0	0	0	0	0	0	0	0	0	Allocated in Neighbourhood Plan
									0	0	0	0	0	0	0	0	0	
									0	0	32	0	0	0	0	0	0	

Appendix C: Student Accommodation

Ratio calculation and details of completed schemes

Table C (i) – 2011 Census Data (CT0773) – Number of students in student only household

Area	All student only households	Size of student only household															
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15+	
Rutland	30	14	6	5	5	0	0	0	0	0	0	0	0	0	0	0	0

Table C (ii) – Number of students calculated by using 2011 Census Data (CT0773) and resultant ratio

Area	All student only households	Number of students living in communal accommodation by number of students in the accommodation																
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15+	Total	Ratio
Rutland	30	14	12	15	20	0	0	0	0	0	0	0	0	0	0	0	61	2.03

Appendix D: Older Person's Accommodation

including Ratio calculation and details of current schemes

Table D (i) – 2011 Census Data (CT0774) – Number of households by household size

Area	Total Households	Size of household															
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15+	
Rutland	15,002	4752	8733	1181	279	48	9	0	0	0	0	0	0	0	0	0	0

Table D (ii) – Number of adults by household size calculated by using 2011 Census Data (CT0774) and resultant ratio

Area	Total number of adults (aged 16 or over) by size of household																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15+	Total	Ratio
Rutland	4752	17466	3543	1116	240	54	0	0	0	0	0	0	0	0	0	27171	1.81

Table D (iii) – Older Person's Accommodation schemes under construction 2019/20

Application Reference	Location	Proposal	Number of older person's accommodation spaces under construction 20/21
2014/0899/RES	Land Between Barleythorpe Oakham Bypass & The Rutland College & Land North Of The Oakham Bypass Oakham Rutland	Reserved matters application for the construction of Continuing Care Retirement Community & Care Home, comprising of 66 No. Independent Living Units, 41 No. Assisted Living Units and a 60 No. Bed Care Home.	41 Assisted Living Units outstanding.

Table D (iii) – Older Person’s Accommodation schemes completed 2019/20

Application Reference	Location	Proposal	Number of older person’s accommodation spaces completed 20/21
2014/0899/RES	Land Between Barleythorpe Oakham Bypass & The Rutland College & Land North Of The Oakham Bypass Oakham Rutland	Reserved matters application for the construction of Continuing Care Retirement Community & Care Home, comprising of 66 No. Independent Living Units, 41 No. Assisted Living Units and a 60 No. Bed Care Home.	60 bed care home completed and opened on the 17 th September 2020. 60 residential unit bedrooms/ conversion ratio of 1.81 = 33 dwellings released to the market through the delivery of C2 residential units during 2020/21.

Appendix E: Completion data for sites that completed delivering in 2020/21

Planning Application Reference	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to 2020/21	Demolitions/ Losses in 2020/21	Completed in 2020/21	Total Net completions at 31st March 2021
2016/1093/PAD 2015/0289/PAD (appeal)	Building operations reasonably necessary to implement previous approval under the provision of Class Q(a) for the change of use of three agricultural buildings into three dwellings.	Meadowsweet Farm, knossington Road, Braunston in Rutland, Oakham, LE15 8QX	Braunston-in-Rutland	3	2	0	1	3
2018/0227/FUL	Proposed internal alterations to dwellings; including reverting one dwelling house back into two independent dwellings, as it had been previously.	7 Main Street, LE16 8RS	Caldecott	1	0	0	1	1
2019/1104/FUL	Change of use from dwelling in multiple use classes C1 and C3 to 2 separate dwellings: nos 6 and 7 The Green.	7 The Green, Caldecott	Caldecott	1	0	0	1	1
2018/0981/RES 2016/0297/OUT 2020/0464/FUL	Reserved matters application pursuant to outline permission 2016/0297/OUT - to demolish the existing bungalow and erect 2 stone built 2 storey houses.	5 Church Lane	Edith Weston	1	-1	0	2	1
2017/0144/FUL; 2019/0460/FUL; 2019/0631/FUL	Erection of detached dwelling & garage.	36 Weston Road, Edith Weston, LE15 8HQ	Edith Weston	1	0	0	1	1

2019/0757/PAD	Change of use of agricultural building to a dwellinghouse.	Barn adjacent to 3 Shacklewell Cottages, Stamford Road, Empingham	Empingham	1	0	0	1	1
2018/0629/RES	Reserved matters application for 2017/0402/OUT - the residential development for a single dwelling for an agricultural worker.	Home Farm, Pickworth Road, Great Casterton, PE9 4DF	Great Casterton	1	0	0	1	1
2018/0734/FUL	The proposed development is for a conversion of existing garage and stables into a new dwelling. The existing side row of stables will be demolished and rebuilt in a similar foot print.	Land adjacent to, 15, Cold Overton Road, Langham	Langham	1	0	0	1	1
2017/0419/FUL	Demolition of existing bungalow. Erection of single storey dwelling.	13 Church Lane LE15 9DH	Morcott	0	-1	0	1	0
F/1999/0568	Erection of new dwelling house with detached garage and store.	Land adjacent to, 14, Willoughby Road, LE15 9DY	Morcott	1	0	0	1	1
2019/0358/FUL; 2018/0412/FUL	Demolish and Rebuild Barns to form single dwelling with landscaping (revised version of consent 2018/0412/FUL & 2018/0429/LBA).	Barns to rear of Village Hall.	Morcott	1	0	0	1	1
2018/0358/FUL; 2020/0024/FUL	Demolition of house and garage and replacement with new 4 bed dwelling including detached garage. Erection of new front gates and fencing.	12 Glebe Road, North Luffenham, LE15 8JU	North Luffenham	0	-1	0	1	0
2019/0505/FUL; 2019/1326/FUL	Demolition of existing dwelling and garage and erection of new dwelling and detached garage with studio above and relocation of existing garage to be used as garden store, new walls and piers to	23 Stamford Road, Oakham	Oakham	0	-1	0	1	0

	entrance, fencing and gate to driveway							
2017/0886/FUL	Demolition of existing outbuilding and replacement with 1.no two bedroom single storey dwelling house.	The Glen, Waterside, PE9 4EY	Ryhall	1	0	0	1	1
2019/0697/FUL	Conversion of barn and extension off annex to form a new dwelling and alterations to existing house	The Old Forge, Foundry Road, Ryhall	Ryhall	1	0	0	1	1
2017/0619/FUL 2015/0291/FUL	Proposed New Dwelling at allotments on South View in Uppingham. Variation of Condition 2 of application 2015/0291/FUL.	Allotment gardens, South View	Uppingham	1	0	0	1	1
2018/1036/FUL	Proposed new chalet style & single storey dwelling and extension of existing driveway	Land at rear of 11 Stockerston Road, Uppingham	Uppingham	1	0	0	1	1
2017/0422/MAJ	Erection of 29 dwellings with associated landscaping, open space and infrastructure.	Land South of Leicester Road.	Uppingham	29	17	0	12	29
2016/0336/MAJ	The erection of 75 dwellings with associated open space, landscaping, access, parking and infrastructure.	Land South of Leicester Road.	Uppingham	75	72	0	3	75
2018/0212/RES; 2015/0086/OUT; 2019/0436/FUL	Reserved matters application for the erection of 5 detached dwellings and associated works of outline permission 2015/0086/OUT.	Whissendine Cottage, 32 Main Street	Whissendine	5	3	0	2	5
2019/1098/FUL	Change of use of land for siting of mobile home for a period of three years	Wing Hall, Wing Hall Drive, Wing	Wing	0	0	0	0	0
						Totals	0	35

Appendix F: Assumption Analysis

In addition to the national research (The Letwin Report and Lichfield Report) utilised to establish assumptions, research has been carried out on local delivery data held by Rutland County Council. This data allows an assessment of local delivery rates and timeframes achieved in the past, informing a robust forecasted delivery in the Five Year Land Supply Report.

The data utilised for the research was split into two categories for the purposes of identifying the data. The first set of data collated was for small sites of less than 10 dwellings. Due to these types of sites being more common in Rutland, only five years worth of data was identified for the research. All sites that were completed as of the 31st March 2021, and where the application was received between the 1st January 2015 and the 31st December 2020 were reviewed.

The second category was for sites with a capacity of 10 or more dwellings. As these types of site are less common in Rutland than small sites, ten years worth of data was utilised to try and provide the most up to date information, whilst expanding the criteria to ensure there was sufficient data to analyse. All sites that were completed as of the 31st March 2021, and where the application was received between the 1st January 2010 and the 31st December 2020 were reviewed.

It should be reiterated that only completed sites were included in the dataset, to provide a consistent snapshot of delivery. No lapsed sites or incomplete sites were included. Replacement dwellings were also removed from the dataset and only sites where there was a new build element to the proposal were included. Therefore, conversions and change of use consents were not included. This cleansing of the data was done to ensure that the schemes were comparable in terms of the type of development.

With regard to outline, full and reserved matters consents, dates of when applications were validated and determined were taken from Rutland's planning database. Subsequent applications which sought to amend the initial detailed consent were not included, only the initial and first approved scheme, in order to provide consistency.

Dates with regard to commencement on site, delivery of first dwelling and final completion of all dwellings on site, were drawn from several sources including council tax monitoring data, planning commitment data and building control records. One source of data could not be relied on to collate the information for all sites and therefore it is accepted that whilst the dates are as accurate as they can possibly be, there is scope for different dates to be recorded in the different monitoring systems, due to them being used for different purposes.

All data used in the analysis is identified in Table F (i) below.

Table F (i) – Assumption Analysis – Raw data

Reference	Settlement	Total Dwellings	No. of days taken to gain outline planning permission	No. of days taken to gain detailed permission	Date commenced on site	Date of first completion	Days between detailed consent granted and first completion on site	Date of final completion	Delivery 2011/12	Delivery 2012/13	Delivery 2013/14	Delivery 2014/15	Delivery 2015/16	Delivery 2016/17	Delivery 2017/18	Delivery 2018/19	Delivery 2019/20	Delivery 2020/21
2017/0660/FUL	Eggleton	1	0	49	01/09/2017	07/05/2018	255	07/05/2018								1		
2017/1113/FUL	Greetham	1	0	73	11/06/2018	22/02/2019	385	22/02/2019								1		
2017/0939/FUL	Oakhams	1	0	72	15/03/2019	26/11/2019	704	26/11/2019										1
2016/0813/FUL	Oakhams	6	0	182	19/06/2017	23/02/2018	371	05/03/2018							6			
2015/0947/FUL	North Luffenham	1	0	54	09/05/2016	10/02/2017	423	10/02/2017						1				
2015/0021/OUT; 2015/0318/FUL	Oakhams	1	46	53	27/01/2016	31/10/2016	518	31/10/2016						1				
2015/0638/FUL	Market Overton	1	0	44	25/08/2015	02/06/2016	280	02/06/2016						1				
2016/0041/FUL	Ketton	1	0	56	10/08/2016	22/05/2017	434	22/05/2017							1			
2016/1136/FUL	Oakhams	5	0	89	19/06/2017	23/11/2017	276	04/04/2018								5		
2018/0643/FUL	Oakhams	1	0	76	28/01/2019	02/12/2019	427	02/12/2019									1	
2015/0841/FUL	Market Overton	1	0	56	14/09/2016	02/08/2017	631	02/08/2017							1			
2018/0174/FUL	Ketton	1	0	138	24/09/2018	02/09/2019	412	02/09/2019									1	
2015/0981/FUL	North Luffenham	1	0	97	03/11/2017	12/11/2018	1008	12/11/2018								1		
APP/2011/0832; 2015/0377/RES	Barleythorpe	3	85	57	29/11/2016	30/11/2017	888	19/12/2017							3			
2018/1036/FUL	Uppingham	1	0	186	17/02/2020	29/03/2021	706	29/03/2021										1
2018/0024/FUL	Glaston	3	0	66	11/04/2018	13/06/2019	451	13/06/2019									3	
2016/0144/FUL	Langham	1	0	55	23/05/2016	02/10/2017	546	02/10/2017							1			
2015/0498/FUL	Uppingham	4	0	85	12/04/2018	08/10/2019	1503	08/10/2019									4	
2017/0144/FUL	Edith Weston	1	0	148	22/05/2019	12/01/2021	1281	12/01/2021										1
2016/0251/FUL	Belton in Rutland	1	0	52	08/04/2015	10/01/2017	235	10/01/2017						1				
2015/0770/OUT; 2016/1143/FUL	Ryhall	7	71	202	31/08/2017	16/01/2019	589	04/07/2019								5	2	
2017/0886/FUL	Ryhall	1	0	97	18/10/2018	18/11/2020	1051	18/11/2020										1
2017/0619/FUL	Uppingham	1	0	77	24/10/2018	29/12/2020	1203	29/12/2020										1
2015/1075/MAJ	Empingham	29	0	417	24/07/2017	02/02/2018	374	02/05/2018							13	16		
2013/0392/MAJ	Uppingham	38	0	291	07/05/2014	26/01/2015	325	25/02/2015				38						
2017/0254/MAJ	Oakhams	16	0	215	07/12/2017	13/11/2018	393	14/12/2018								16		
2013/1042/FUL	Greetham	19	0	215	01/12/2016	28/04/2017	1025	11/12/2017							19			
FUL/2010/0705	Cottesmore	25	0	282	22/11/2012	02/11/2012	554	31/03/2014	5	11	9							
OUT/2008/0228; APP/2012/0688	North Luffenham	20	1128	90	01/01/2014	02/04/2014	359	05/08/2015				18	2					
2013/0541/MAJ	Oakhams	10	0	585	29/04/2016	06/11/2017	1004	11/01/2018							10			
2013/0956/OUT; 2016/0930/RES	Greetham	35	574	95	05/06/2017	29/06/2018	553	20/02/2019								35		
2017/0422/MAJ	Uppingham	29	0	280	21/01/2019	26/11/2019	658	17/11/2020									17	12
OUT/2009/1306; APP/2012/0788	Barleythorpe	144	543	90	20/02/2012	20/02/2015	758	29/09/2017			21	19	40	48	16			
OUT/2009/1306; APP/2012/0495	Barleythorpe	200	543	91	17/10/2012	11/09/2014	694	27/07/2017			30	40	26	85	19			
OUT/2009/1306; APP/2011/0612	Barleythorpe	143	543	178	20/02/2012	30/11/2012	288	14/08/2015		23	32	63	25					
OUT/2008/0344; APP/2010/1073	Barleythorpe	125	448	314	01/01/2012	23/03/2012	226	22/08/2014		41	54	30						
APP/2013/0097	Oakhams	61	0	322	01/03/2014	05/01/2015	634	18/09/2015			5	29	27					
2016/0336/MAJ	Uppingham	75	0	448	31/10/2017	19/09/2018	655	24/04/2019								32	40	3

**APPENDIX F - FIVE YEAR LAND SUPPLY &
DEVELOPABLE HOUSING LAND SUPPLY REPORT
(2021/22 – 2025/26 HALF YEAR UPDATE REPORT**



Rutland County Council

Five Year Land Supply
& Developable Housing Land Supply
Report

2021/22 – 2025/26

Half year update report

Quarter 1 & 2 2021

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1. Introduction

- 1.1 This paper is supplementary to the full annual Five-year Housing Land Supply statement for the period 2021/22 – 2025/26, and provides an update to the supply situation as based on the monitoring period 1st April 2021 – 30th September 2021.

2. Local Housing Need & Housing Requirement

- 2.1 The calculation of housing need for Rutland is set out in detail in the Five year housing land supply paper and is not repeated in this update report as the calculation of need will not change within the monitoring year. The calculation is set out below for information.

Table 1: Five Year Requirement: Local Housing Need Calculation – 2021/22 – 2025/26

a	Annual Local Housing Need Figure	129	
b	Basic Five Year Local Housing Need Figure	645	a x 5
c	5% Buffer applied	32.25	5% of b
d	Total Five Year Requirement including 5% buffer	677	b + c (rounded up)
e	Annual Requirement	135.4	d / 5

- 2.2 Following the local housing need calculation, the five year Local Housing Need figure for Rutland required across the next five years from 2021/22 to 2025/26 including a 5% buffer is **677 dwellings**. Broken down into an annual requirement this equates to **135.4 dwellings per annum** over the next five years.

3. The Five Year Supply

- 3.1 In order to calculate the amount of land supply for housing across Rutland it is important to have a clear understanding of the sites that are available. This is the element of the five year supply which will be updated in this paper.

Sources of Five Year Supply

- 3.2 A breakdown of the supply is identified in Table 2 below. The table sets out the different sources of sites based on the scale of a site and whether they have planning permission in place.
- 3.3 All of the data that sits behind Table 2 is provided in Appendix A of this paper. Completions to date, the outstanding number of dwellings still to be delivered and the forecasted delivery over the next five years is set out.

Table 2: Sources of Five Year Supply

Category of Site	Year 1 1 Oct 2021/ 31 Sept 22	Year 2 1 Oct 2022/31 Sept 23	Year 3 1 Oct 2023/31 Sept 24	Year 4 1 Oct 2024/31 Sept 25	Year 5 1 Oct 2025/31 Sept 26	Net Total in five year period
Large sites with planning permission	91	69	69	56	19	304
Large sites allocated but without planning permission	0	0	0	0	0	0
Small sites with planning permission	43	69	-	-	-	119
Small sites allocated but without planning permission	0	0	0	0	0	0
Windfall allowance	-	-	20	20	20	60
Small sites lapse rate deduction	-10	-10	-	-	-	-20
Total	124	128	89	76	39	463

3.4 The assumptions used to determine supply and delivery are set out in the main Five-year Housing Land Supply statement located here- <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/housing-supply/>

4. Rutland's Five-Year Supply

- 4.1 The housing requirement for Rutland has been identified using the Local Housing Need figure calculated in line with the PPG guidance. The calculation is set out in Table 1.
- 4.2 The Local Housing Need figure based on the standard methodology across the next five years from 2021/22 to 2025/26 including a 5% buffer is **677 dwellings**.
- 4.3 The supply of land for housing is set out in Table 2 above and the full and specific site data is included in Appendix A. There is a five year **supply of 463 dwellings**.

- 4.4 The results show that Rutland does not have a sufficient supply of deliverable sites to meet the five year requirement of 677 dwellings and can demonstrate a **3.4 year supply** when looking at the Local Housing Need figure, these calculations are set out in Table 3.

Table 3: Rutland's Five Year Supply based on the Local Housing Need Figure

Need	a	Annual Local Housing Need Figure	129	
	b	Basic Five Year Local Housing Need Figure	645	a x 5
	c	5% Buffer applied	32.25	5% of b
	d	Total Five Year Requirement including 5% buffer	677	b + c (rounded up)
	e	Annual Requirement	135.4	d / 5
Supply	f	Five Year Land Supply Estimate	463	Table 2
	g	Total amount of supply (years)	3.4	f/ e

Appendix A: Breakdown of Sites within the Five Year Supply

Table B (i) – Large Sites (10 or more dwellings) with planning permission

Planning Application Reference	Allocation Reference	Outline (O) or Detailed (D)	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to 2020/21	Demolitions/ Losses in 2020/21	Completed in Monitoring Period (1st Apr 21 -30 Sept 21)	Total Net Completions at 30th Sept 2021	Outstanding Dwellings - including those under construction at 30th Sept 2021	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Total Five Years
2015/0785/RES; 2015/0083/RES; 2020/0021/RES	SUE	D	Phase 9 Oakham North - Construction of 42 No. residential dwellings and associated garages and infrastructure; Construction of 191 residential dwellings, garages and associated infrastructure (Area 9). 2020 Reserved matters applications to alter approved plans for phase 9 - AREA C ONLY in order to make amendments to 9 no. plots, remove 5 no. plots and create some garages (Previously approved under Reserved Matters application 2016/0673/RES) (in relation to outline permission APP/2011/0832). Total gross number therefore reduced from 233 by 5 to 228 as a result of 2020/0021/RES.	Land between Barleythorpe and Burley Park Way, Barleythorpe, Rutland	Barleythorpe	228	118	0	15	133	95	32	32	31		0	95
2019/1228/OUT	Submitted Plan H1.1	O	Outline application for the erection of up to 40 no. dwellings with associated open space, landscaping and infrastructure (access and highway improvements for detailed consideration with all other matters reserved for future consideration).	Allotment Gardens, Brooke Road, Oakham		40	0	0		0	40	0	0	20	20	0	40
2017/0564/FUL; 2019/1012/DMP; 2020/1262/MAF pending	H7 & Submitted Plan H1.12	D	Demolition of existing dwellings and erection of 35 dwellings (including affordable) together with access, associated parking and open space. Demolition of existing 7 dwellings granted prior approval under 2019/1012/DMP and dealt with under separate record.	6 The Crescent Ketton Stamford Rutland PE9 3SY		28	0	7	0	0	28	0	0	18	17	0	35
2014/0386/RES; 2016/0108/RES; 2016/0673/RES; 2019/1383/RES	SUE	D	Reserved Matters application to change external appearance of apartment block 18 x 2 bedroom and 6 x 3 bedroom apartments approved under Reserved Matters application 2016/0108/RES in relation permission APP/2011/0832.	Land Between Barleythorpe and Burley Park Way, Barleythorpe (Larkfleet)		24	0	0	0	0	24	0	24	0	0	0	24

2019/0525/OUT	UNP Site C	O	Housing development (up to 20 no. dwellings) with access from Leicester Road	Land South Of Leicester Road Uppingham Rutland		20	0	0	0	0	20	0	0	0	10	10	20
2014/1144/RES; 2018/1068/NMA	SUE	D	Retail Unit Blocks with 18 No. Apartments above reference (related to APP/2011/0832)	Land Between Barleythorpe and Burley Park Way, Barleythorpe (Larkfleet)		18	4	0	0	4	14	14	0	0	0	0	14
2020/0380/OUT	LNP06	O	Erection of 18 no. dwellings with associated access, highways, open space and drainage infrastructure	Land north of Cold Overton Road, Langham		18	0	0	0	0	18	0	0	0	9	9	18
2019/0469/FUL		D	Demolition of existing steel frame barn and erection of 14 no. dwellings including 4 no. affordable properties	Casterton Lane Yard, Holme Close, Tinwell		14	0	0	6	6	8	7	1	0	0	0	8
2017/0358/FUL; 2019/0409/FUL		D	Change of use from Agricultural to C3 Residential. Demolition of existing modern metal sheds. Conversion of existing farm buildings to 10 no. dwelling units with associated landscaping. Variation approved under 2019/0409/FUL for variation of Condition No. 2 (Car Port and Bin Storage) and (replace the floor in barn B) of Planning Permission 2017/0358/FUL.	Ashwell Farmyard, Teigh Road		10	0	0	0	0	10	5	5	0	0	0	10
									Total Demolitions/ Losses 1 Apr 21- 30th Sept 21	Total Net Completions 1 Apr 21- 30th Sept 21							
									0	288							
											Total Five Year Supply	91	69	69	56	19	304

Table B (ii) – Large Sites (10 or more dwellings) allocated

Planning Application Reference	Allocation Reference	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to 2020/21	Demolitions/ Losses in 2020/21	Completed in 2020/21	Total completions at 30 th September 2021	Outstanding Dwellings - including those under construction at 31st March 2021	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Total Five Years	Deliverability Information Received	
2020/1263/MAF pending	H5	Allocated Site in Site Allocations & Policies DPD October 2014 for 34 dwellings.	Land adjacent to Chater House, High Street	Ketton	15	0	0	0	0	15	0	0	0	0	0	0	Deliverability Update received from developer 03/03/2021.	
2020/1254/MAF - pending	H6	Allocated Site in Site Allocations & Policies DPD October 2014 for 19 dwellings.	Home Farm, High Street	Ketton	10	0	0	0	0	10	0	0	0	0	0	0	Deliverability Update received 21/04/2021.	
	H8	Allocated Site in Site Allocations & Policies DPD October 2014 for 33 dwellings	Land adjacent to Empingham Road	Ketton	33	0	0	0	0	33	0	0	0	0	0	0	01/04/2020	
2019/0524/OUT - Pending	UNP Site B	Housing development (up to 163 no. dwellings) with access from Leicester Road	Land North Of Leicester Road Uppingham	Uppingham	163	0	0	0	0	163	0	0	0	0	0	0	Deliverability Update received from developer 20/04/2021.	
											Total	0	0	0	0	0	0	

Table B (iii) – Small Sites with planning permission (Less than 10 dwellings)

Planning Application Reference	Allocation Reference	Outline or Detailed	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to 1st April 2021	Total complete prior to 2020/21	Demolitions/ Losses in (1st April-30th sept)	Completed in 2020/21	Completed in Monitoring Period (1st Apr - 30th Sept)	Total Net Completions at 30th Sept 2021	Outstanding Dwellings - including those under construction at 31st March 2021	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Total Five Years	
2020/0844/FUL		D	Proposed 1 no. dwelling.	Land to the rear of 1 Main Road, Barleythorpe	Barleythorpe	1	0	0		0	0	0	1	0	1	0	0	0	0	1
APP/2012/0562 ; 2016/0146/FP		D	Conversion of barn to 2 No. single storey dwellinghouses.	Carpenters Court, Main Street, Barrow, Oakham, Rutland, LE15 7PE	Barrow	2	0	0		0	1	1	1	1	0	0	0	0	0	1
2019/0787/FUL pending		D	Conversion of three redundant barns to dwellings and construction of three additional dwelling houses	Land at Welland Farm, Main Street, Barrowden	Barrowden	6	0	0		0	0	0	6	0	0	0	0	0	0	0
2017/0084/FUL		D	Demolition of an existing large steel framed agricultural building and the erection of two detached dwellings.	Old Hall Farm Building, Loddington Lane, LE15 9LA	Belton-in-Rutland	2	1	0		1	0	1	1	1	0	0	0	0	0	1
FUL/2007/0919 ; 2020/0494/FUL		D	Section 73 application for FUL/2007/0919 - The erection of a two storey dwelling house with double garage.	Bungalow Farm, Seaton Road, Bisbrooke, Oakham	Bisbrooke	1	0	0		0	0	0	1	1		0	0	0		1

2019/1155/FUL		D	Change of use of Grade 2 listed barn to new dwelling, including new garage, driveway and associated landscaping	Barn Opposite Junction With The Inhams, Top Lane, Bisbrooke	Bisbrooke	1	0	0		0	0	0	1	0	1	0	0	0	1
2018/0520/FUL ; FUL/2010/0488 2013/0573		D	Erection of two storey dwelling south of property.	6, Wood Lane, Braunston, Oakham, LE15 8QZ	Braunston-in-Rutland	1	0	0		0	0	0	1	1	0	0	0	0	1
2019/1335/FUL		D	Demolition of the existing house and erection of a new dwelling.	The Lilacs, 16 Church Lane, Brooke	Brooke	0	0	0		0	0	0	0	-1	1	0	0	0	0
2018/0947/PAD		PN	Class Q Prior Approval to convert no. 1 Agricultural Building to Residential use.	Barn by Burley Wood, Stamford Road	Burley	1	0	0		0	0	0	1	1	0	0	0	0	1
2020/0843/PAD		PN	Prior approval for proposed change of use of an Agricultural building to 3 no. dwellinghouses.	Fairchild Lodge, Lyddington Road, Caldecott	Caldecott	3	0	0		0	0	0	3	0	3	0	0	0	3
2020/0040/FUL		D	Construction of No.1 detached dwelling on land adjacent to No.22 Main Street.	Land adjacent to 22 Main Street, Caldecott	Caldecott	1	0	0		0	0	0	1	0	1	0	0	0	1
2020/0674/FUL ; 2020/0332/PAD		D	Proposed conversion of existing agricultural buildings to a dwelling with associated annex to include demolition of existing agricultural buildings.	Quarry Farm, Holywell Road, Clipsham	Clipsham	1	0	0		0	0	0	1	0	1	0	0	0	1
2020/0775/PAD		PN	Prior approval for proposed change of use of agricultural building to 1 no. dwellinghouse.	Agricultural Building, Bradley Lane, Clipsham	Clipsham	1	0	0		0	0	0	1	0	1	0	0	0	1

2020/1250/FUL		D	Minor Material Amendment application for APP/2010/1287 - Extension of time for implementation of FUL/2007/0972, Erection of two-storey dwellinghouse.	Land adjacent to 7 Rectory Lane, Edith Weston	Edith Weston	1	0	0		0	0	0	1	0	1	0	0	0	1
FP/2010/0248		D	Erection of dwelling and garage	7 Church Road	Egleton	1	0	0		0	0	0	1	1	0	0	0	0	1
2018/0850/FUL 2014/1136/FUL		D	Change of use of primary barn to form a single dwelling, demolition of part of barn and erection of extensions and carrying out of alterations. Conversion and alterations to outbuilding to form ancillary outbuilding.	11 Church Road	Egleton	1	0	0		0	0	0	1	0	1	0	0	0	1
2019/0559/OUT		O	Outline application for 1.5 storey detached dwelling with some matters reserved.	Innisfree, 4 Stamford Road, Essendine	Essendine	1	0	0		0	0	0	1	0	0	1	0	0	1
2018/1124/FUL		D	New Dwelling to replace existing (Revised).	The Bungalows 1 Stamford Road PE9 4LQ	Essendine	0	-1	-1		0	0	-1	1	1	0	0	0	0	1
2017/0888/FUL ; 2019/0287/FUL		D	Construct 5 no. detached properties and a new access road. The site is currently occupied by industrial buildings falling under Class B1, and it is proposed to change to residential use under Class C3.	Barker Signs Ltd 21 Old Great North Road PE9 4AP	Great Casterton	5	1	0		1	1	2	3	3	0	0	0	0	3
																			3

2020/1215/FUL ; 2018/0531/FUL ; 2015/0556/FUL		D	Modern single storey extension to be removed to create building plot to erect two new dwellings on either end of the existing terrace houses (Nos 3 - 8) and a car park to the rear to serve the existing cottages.	3 - 8, Main Street, Great Casterton, Stamford, PE9 4AP	Great Casterton	2	0	0		0	0	0	2	0	2	0	0	0	2
2016/1206/FUL ; 19/02550/CROSS		D	Replacement dwelling - alternative proposal to an extant permission. Construction of partially subterranean family dwelling, associated landscaping and proposed attenuation pond.	Land at Walk Farm Barn, Ryhall Road	Great Casterton	1	0	0		0	0	0	1	1	0	0	0	0	1
FUL/2010/0533		D	Erection of 2 No. two storey semi-detached dwellings.	Land adjacent to, 1, Tithe Barn Row, Greetham, Oakham, LE15 7HR	Greetham	2	0	0		0	0	0	2	2	0	0	0	0	2
2015/0831/FUL ; 2017/0304/BN		D	Conversion of bakery into a dwelling.	66 Main Street	Greetham	1	0	0		0	0	0	1	1	0	0	0	0	1
2017/1201/FUL		D	New dwelling on land close to Gunthorpe Hall to facilitate enabling development for Martinthorpe Farmhouse.	Gunthorpe Hall, Hall Drive, Gunthorpe	Gunthorpe	1	0	0		0	0	0	1	0	1	0	0	0	1
2020/0482/PAD		PN	Proposed change of use of two storey farm office to 1 no dwellinghouse.	The Crewyard, Gunthorpe Hall, Hall Drive, Gunthorpe	Gunthorpe	1	0	0		0	0	0	1	1	0	0	0	0	1

2015/1150/FUL		D	Residential development of the existing kennels via the conversion of one existing building, a new dwelling in place of existing outbuildings and the construction of new garaging for the existing dwelling, Old Priest House. Various existing outbuildings are proposed to be demolished.	Old Priest House, Lyndon Road, LE15 8TJ	Hambleton	2	0	0		0	0	0	2	2	0	0	0	0	2
2014/0171/FUL 2018/0230/FUL		D	Demolition of the existing dwelling, two storey garage and associated outbuildings and the construction of a new family dwelling with integrated garage.	The Paddock, Lyndon Road, Hambleton, Oakham, Rutland	Hambleton	0	0	0		0	0	0	0	-1	1	0	0	0	0
2019/1082/MA F		D	The Demolition of existing dwelling and associated outbuildings. The erection of a 1 no. new build private dwelling.	The Garden House, Ketton Road, Hambleton	Hambleton	0	0	0		0	0	0	0	-1	1	0	0	0	0
2018/0357/FUL 2015/0260/FUL		D	Erection of dwellinghouse to rear (south east) of existing dwellinghouse, including associated works.	14 Redmiles Lane, Ketton, Rutland, PE9 3RG	Ketton	1	0	0		0	0	0	1	0	1	0	0	0	1
2019/0648/FUL ; 2016/0470/FUL ; 2020/1190/FUL		D	The proposed demolition of existing outbuildings, retention and alteration of an existing wall and construction of 1 no. 2-storey, 4-bedroom detached dwelling, with associated external store, landscaping and alteration to shared access with Gable House.	Land adj to the Gable House High Street	Ketton	1	0	0		0	0	0	1	0	1	0	0	0	1

2019/0328/FUL ; 2017/1082/FUL	D	Demolition of existing flat roof single storey extension and new 2 and single storey extension to cottage, and new build 1 no. 2 storey dwelling to part of site.	1 The Green, Ketton, PE9 3RA	Ketton	1	0	0		0	0	0	1	1	0	0	0	0	1
2017/1082/FUL	D	Change of use from lorry repair workshop to single residential dwelling	Garage off Church Road	Ketton	1	0	0		0	0	0	1	0	1	0	0	0	1
2019/0676/FUL	D	Proposed new single storey dwelling	Manor Barn, 33B High Street, Ketton	Ketton	1	0	0		0	0	0	1	0	1	0	0	0	1
2018/0784/FUL 2017/0472/FUL 2016/0144/FUL	D	Proposed Alterations/Refurbishment and Change of Use to Form Dwelling	30 Burley Road, Langham, LE15 7YH	Langham	1	0	0		0	0	0	1	1	0	0	0	0	1
2018/0433/FUL	D	Conversion/extension to form single storey dwelling.	Land adjacent to 12 Church Street, LE15 7JE	Langham	1	0	0		0	0	0	1	1	0	0	0	0	1
2017/1187/FUL ; 2015/0243/FUL	D	Demolition of existing dwelling and erection of new dwelling	Brickle Farm, College Farm Lane LE15 9AF	Leighfield	0	-1	-1		0	0	-1	1	1	0	0	0	0	1
2020/1227/FUL	D	Demolition of existing dwelling and replacement with new detached dwelling.	The Croft, Toll Bar, Little Casterton	Little Casterton	0	0	0		0	-1	-1	1	1	0	0	0	0	1
2018/0333/FUL	D	Conversion of redundant barn to residential use.	The Bell House, 4 The Green , LE15 9LW	Lyddington	1	0	0		0	0	0	1	0	1	0	0	0	1

2021/0809/FUL		D	The conversion of agricultural buildings into one residential dwelling	Land NW Of Blue Stones Bungalow College Farm Lane, Belton In Rutland Rutland	Belton In Rutland Rutland	1	0	0		0	0	0	1	0	1	0	0	0	1
2021/0878/FUL		D	Demolition of existing pump house and construction of new 2 bedroom dwelling.	The Old Pump House Manton Road LE15 8HB	Edith Weston	1	0	0		0	0	0	1	0	1	0	0	0	1
2020/1244/FUL		D	Conversion of existing barn to dwelling, - outbuilding part of app	35 Main Street Empingham Rutland LE15 8PR	Empingham	1	0	0		0	0	0	1	0	1	0	0	0	1
2020/1346/PAD		PN	Proposed change of use of an agricultural building to a dwelling.	The Old Piggery Far Wood Lane LE15 7QT	Greetham	1	0	0		0	0	0	1	0	1	0	0	0	1
2020/1428/FUL		D	Erection of 1 no. detached dwelling including access and parking.	Land To The South Of 1 Pond Lane Greetham Rutland	Greetham	1	0	0		0	0	0	1	0	1	0	0	0	1
2020/1431/PAD		PN	Proposed change of use of an Agricultural Building to a Dwellinghouse (class C3)	Land Off Main Street Lyddington Rutland	Lyddington	1	0	0		0	0	0	1	0	1	0	0	0	1
2020/0365/FUL		D	Detached dwelling	Land Adjacent To 2 Wing Road Manton Rutland	Manton	1	0	0		0	0	0	1	1	0	0	0	0	1
2020/1369/PAD		PN	Proposed change of use of an agricultural building to 3 no. dwellinghouses	Agricultural Barn Teigh Road Market Overton Rutland	Market Overton	3	0	0		0	0	0	3	0	3	0	0	0	3
2021/0451/FUL		D	New dwelling.	1 Woodland View LE15 6EJ	Oakham	1	0	0		0	0	0	1	0	1	0	0	0	1

2021/0366/FUL		D	Change of use of 1 no. shop and 2 no. office suites to 3 no. domestic apartments	40 Melton Road Oakham Rutland	Oakham	3	0	0		0	0	0	3	0	3	0	0	0	3
2020/0790/FUL		D	Change of use and renovation of old bakery extension to the rear of the shop (currently being used as a showroom) to a 1 No. dwellinghouse. No alterations to existing access.	17 High Street East, Uppingham	Uppingham	1	0	0		0	0	0	1	0	1	0	0	0	1
2020/0441/FUL		D	Proposed detached dwelling.	The Old Station Shepherds Walk Belmesthorpe Rutland	Ryhall	1	0	0		0	0	0	1	0	1	0	0	0	1
2021/0491/FUL		D	Reinstatement of original Farmhouse and single storey extensions to create a single dwelling house.	Cuckoo Farm Lodge Stamford Road South Luffenham Rutland PE9 3UU	South Luffenham	1	0	0		0	0	0	1	0	1	0	0	0	1
2021/0264/PAD		PN	Change of use of agricultural building to form 1 No. Dwelling; and building operations reasonably necessary to convert the building to a dwelling.	Sheepwash Barn Main Street Stoke Dry Rutland	Stoke Dry	1	0	0		0	0	0	1	0	1	0	0	0	1
2020/0772/PAD		PN	Notification for Prior Approval for Proposed Change of Use of an Agricultural Building to a Dwelling House (Class C3)	Glebe Farm Empingham Road Tinwell PE9 3UL	Tinwell	1	0	0		0	0	0	1	1	0	0	0	0	1
2020/1183/FUL		D	Demolition of existing bungalow. Construction of 1 no. 2 storey, 5 bedroom dwelling and associated landscaping.	6 Catmose Park Road, Oakham	Oakham	0	0	0		0	0	0	0	1	0	0	0	0	1

2020/0275/FUL		D	Conversion of redundant reservoir to 1 no. 4 bedroom house to include garage and solar array.	The Old Reservoir Stockerston Road Uppingham Rutland	Uppingham	1	0	0		0	0	0	1	0	1	0	0	0	1
2021/0116/FUL		D	Change of use of betting shop (A2 use) to 1 no. dwelling (C3 use) including first floor extension	24 North Street East Uppingham Rutland LE15 9QJ	Uppingham	1	0	0		0	0	0	1	0	1	0	0	0	1
2017/0657/OUT		O	Erection of a dwelling	Many Bushes, 7 London Road LE15 9TJ	Uppingham	1	0	0		0	0	0	1	1	0	0	0	0	1
2021/0471/FUL		D	Construction of a replacement dwelling and demolition of existing bungalow	The Bungalow Ketton Road North Luffenham Rutland PE9 3UT	Ketton	0	0	0		0	0	0	0	0	-1	1	0	0	0
2020/0111/FUL		D	Change of use of the existing offices (B1) at the front of the building to 1 no. 1 bedroom flat and 1 no. 3 bedroom flat and convert shop (A1) at rear to 1 no. 3 bedroom house (C3).	78 High Street, Oakham	Oakham	3	0	0		0	0	0	3	0	3	0	0	0	3
2018/0665/FUL		D	Construction of a new dwelling	Land to the east of the Yews 9 Priory Road LE15 8ST	Manton	1	0	0		0	0	0	1	0	0	0	0	0	0
2018/0978/PAD		D	Change of use of Agricultural Building to residential dwelling (allowed under APP/A2470/W/19/3221 197)	Manor Farm Barn, Thistleton Road, Market Overton	Market Overton	1	0	0		0	0	0	1	0	1	0	0	0	1

2019/1369/OUT	O	Conversion of a redundant traditional stone agricultural barn into 1 no. two storey dwelling.	Vine Farm, Back Lane, Morcott	Morcott	1	0	0		0	0	0	1	0	0	1	0	0	1
2019/0862/PAD	D	Change of Use of an Agricultural Building to a Dwelling House (Class C3) and for Associated Operational Development.	Vine Farm, Back Lane, Morcott	Morcott	1	0	0		0	0	0	1	0	1	0	0	0	1
2019/1300/PAD	D	Change of use of agricultural building to form 3 new dwellings and associated operational development.	Barn At Vine Farm, Back Lane, Morcott	Morcott	3	0	0		0	0	0	3	0	3	0	0	0	3
2017/0008/FUL ; 2020/1213/FUL	D	Erection of 3 new dwellings	Land Adj Pasture House 10 Glebe Road, North Luffenham	North Luffenham	3	0	0		0	0	0	3	3	0	0	0	0	3
2018/1151/PAD	D	Change of use of barn to 3 no. dwellings (allowed under appeal APP/A2470/W/19/3221 217)	Barn at Cannon House, Settings Farm, Pilton Road, North Luffenham	North Luffenham	3	0	0		0	0	0	3	0	3	0	0	0	3
2019/0731/FUL	D	Conversion of barn to create 2 No. dwellinghouses.	Sculthorpe House, Pilton Road, North Luffenham	North Luffenham	2	1	1		0	0	1	1	0	2	0	0	0	2
2018/1039/FUL ; 2020/0704/FUL	D	Erection of 2 new dwellings.	Land at Kings Road	Oakham	2	0	0		0	0	0	2	2	0	0	0	0	2
2016/1228/FUL	D	Replacement dwelling and garage.	Catmose Farm House, 40 Uppingham Road	Oakham	0	-1	-1		0	0	-1	1	1	0	0	0	0	1

2018/1341/FUL		D	Change of use from 2 no. cottages to commercial shop use (Class A1)	18 and 20 Gaol Street, LE15 6AQ	Oakham	-2	0	0		0	0	0	-2	0	-2	0	0	0	-2
2016/0384/FUL		D	Barn Conversions to form 2 dwellings	Taylors Farm, Casterton Lane PE9 4DH	Pickworth	2	0	0		0	0	0	2	0	0	0	0	0	0
2019/0177/FUL ; 2017/0363/FP; 2015/0106/PAD		PN	Change of use of agricultural building to a dwellinghouse.	Land at Preston Road	Preston	1	0	0		0	0	0	1	1	0	0	0	0	1
2020/0406/FUL		D	Construction of dwelling and associated access	9 Stockerston Road, Uppingham	Uppingham	1	0	0		0	0	0	1	0	1	0	0	0	1
2017/0492/LBA		D	Conversion of barns to form 2 dwellings.	Fig Tree Farm 1 , Top Farm, Ridlington LE15 9AX	Ridlington	2	0	0		0	0	0	2	0	0	0	0	0	0
APP/2013/0190 ; FUL/2009/1207)		D	Erection of two-storey detached dwelling and associated double garage to front (north) of new property and creation of new access to the north	Hilltop Cottage, Essendine Road, Ryhall, Oakham, PE9 4HE	Ryhall	1	0	0		0	0	0	1	1	0	0	0	0	1
2017/1007/FUL		D	Conversion of approved extension to form single dwelling to include new conservatory to the rear. Erection of boundary fence and gate.	43 Coppice Road	Ryhall	1	0	0		0	0	0	1	1	0	0	0	0	1
2019/0341/OUT		O	Proposed permanent agricultural dwelling	Land off Little Casterton Road, Ryhall	Ryhall	1	0	0		0	0	0	1	0	0	1	0	0	1

2018/0222/OUT		O	1 no. dwelling	6 Cuttings Lane, South Luffenham, LE15 7HF	South Luffenham	1	0	0		0	0	0	1	0	0	1	0	0	1
2020/0774/PAD		PN	Prior approval for proposed change of use of agricultural building to a dwellinghouse (does not include operational development).	Agricultural building at Cuckoo Farm, Stamford Road, South Luffenham	South Luffenham	1	0	0		0	0	0	1	0	1	0	0	0	1
2019/1372/PAD		D	Proposed conversion of existing agricultural building and alterations to form 1 No. detached dwelling.	Woodlands Farm, Stocken Hall Road, Stretton	Stretton	1	0	0		0	0	0	1	0	1	0	0	0	1
2019/1032/FUL ; 2017/0752/FUL		D	Conversion of two existing barns to a single residential unit.	Costalls Barn, Edmondthorpe Road	Teigh	1	0	0		0	0	0	1	1	0	0	0	0	1
2019/0800/FUL		D	New dwelling houses	Grange Farm Barns, Main Street, Thistleton	Thistleton	2	0	0		0	0	0	2	0	2	0	0	0	2
2019/1052/FUL		D	Part demolition, part extension and conversion of Public House to form dwelling. Erection of 2 no. semi-detached houses along Stamford Road and 2 no. houses along Crown Lane.	The Crown Inn, Crown Lane, Tinwell	Tinwell	4	0	0		0	0	0	4	4	0	0	0	0	4
2020/0236/FUL ; 2016/0375/OUT	UNP Site A	D	Construction of 7 no. dwellings with associated access and parking.	Land adj to 68 Leiceister Road	Uppingham	7	0	0		0	0	0	7	0	7	0	0	0	7
2017/0657/OUT ; 2018/1145/RES ; 18/02465/IND WE ; 2020/0702/DIS		O	Erection of dwelling.	Many Buses, 7 London Road LE15 9TJ	Uppingham	1	0	0		0	0	0	1	1	0	0	0	0	1

2018/0448/FUL ; 2020/0723/FUL		D	Erect single dwelling with associated landscaping and utilizing existing access	Behind 34 North Street West, Uppingham	Uppingham	1	0	0		0	0	0	1	1	0	0	0	0	1
2020/1086/PAD		PN	Conversion of Agricultural building to dwellinghouse.	Development site, Fosse Lane, Thistleton	Thistleton	1	0	0		0	0	0	1	0	1	0	0	0	1
2013/1114/FUL ; 2017/0737/FUL ; 2019/1361/FUL		D	Demolitions, erection of 4 No. dwellings and conversion of existing buildings to form 1 No. dwelling and a car port	Manor Farm, Station Road, Whissendine, Oakham, LE15 7HG	Whissendine	5	0	0		0	0	0	5	5	0	0	0	0	5
2019/0169/FUL		D	The extension and modernisation of an existing dwelling. The construction of a new build family dwelling within a designated area of the existing plot.	29A The Nook, Whissendine	Whissendine	1	0	0		0	0	0	1	0	1	0	0	0	1
2019/1390/OUT		O	Two storey dwelling to rear of 3 Stapleford Road Whissendine.	3 Stapleford Road, Whissendine	Whissendine	1	0	0		0	0	0	1	0	0	1	0	0	1
2019/0542/FUL		D	Conversion of barn to dwelling house with single storey extension and change of use of cottage from an ancillary building to an independent dwelling house. Erection of detached garage to serve the barn	Cedar Cottage, Bottom Street, Wing	Wing	1	0	0		0	0	0	1	0	1	0	0	0	1
2020/0003/PAD		D	Proposed change of use of agricultural building to 4 no. dwelling houses.	Former Pig Farm, Ayston Road, Ridlington	Ridlington	4	0	0		0	0	0	4	0	4	0	0	0	4
2019/1036/FUL		D	Replacement dwelling incorporating landscaping and associated access	The Bungalow, Newstead Road, Belmesthorpe	Ryhall	0	0	0		0	0	0	0	-1	1	0	0	0	0
																			0

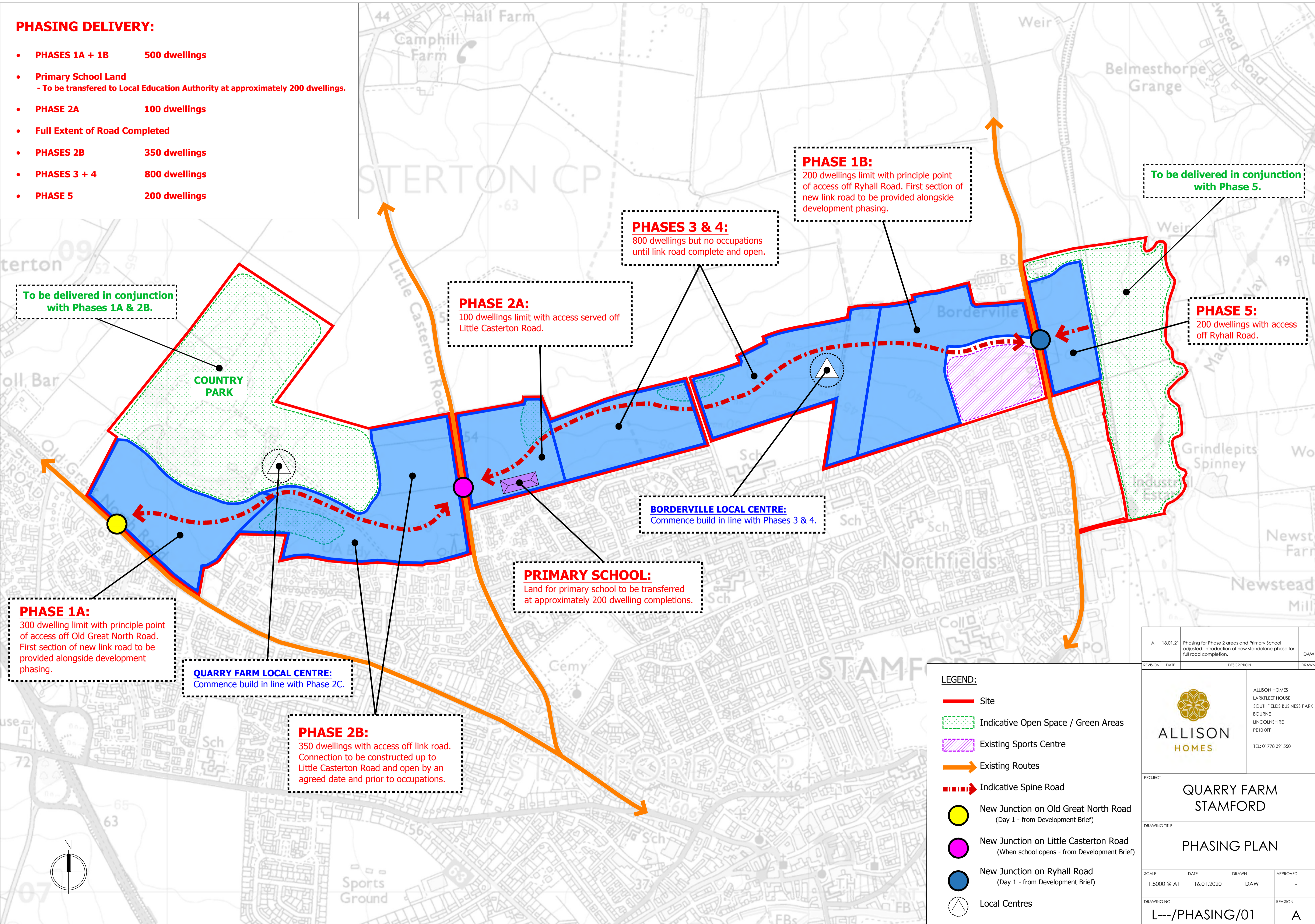
Table B (iii) – Allocated Small Sites (Less than 10 dwellings)

Planning Application Reference	Allocation Reference	Proposal	Development Address	Parish	Net Total Dwellings	Total complete prior to 2020/21	Total Demolitions/ Losses	Demolitions/ Losses in 2020/21	Completed in 2020/21	Total Net completions at 30 th September 2021	Outstanding Dwellings - including those under construction at 30 th September 2021	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Total Five Years	Deliverability Information Received	
	H3	Allocated Site in Site Allocations & Policies DPD October 2014 for 5 dwellings	Land at Southview Farm, Main Street	Empingham	6	0	0	0	0	0	6	0	0	0	0	0	0	0	Deliverability Update received 22/03/2021.
	H2	Allocated Site in Site Allocations & Policies DPD October 2014 for 5 dwellings	Farm at 16 Main Street	Empingham	5	0	0	0	0	0	5	0	0	0	0	0	0	0	None received.
	LNP01		Hayes Farm, Manor Lane, Langham	Langham	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Allocated in Neighbourhood Plan
	LNP02		Land west of Ashwell Road, Langham	Langham	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Allocated in Neighbourhood Plan
	LNP03		Land East of Ashwell Road at Burley Road junction, Langham	Langham	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Allocated in Neighbourhood Plan
	LNP04		Land west of Melton Road, Langham	Langham	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Allocated in Neighbourhood Plan
	LNP14		Land east of Ashwell Road, Langham	Langham	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Allocated in Neighbourhood Plan
								0	0	0	11	0	0	0	0	0	0	0	

APPENDIX G - PHASING PLAN – L/PHASING/01 REV A

PHASING DELIVERY:

- PHASES 1A + 1B 500 dwellings
- Primary School Land - To be transferred to Local Education Authority at approximately 200 dwellings.
- PHASE 2A 100 dwellings
- Full Extent of Road Completed
- PHASES 2B 350 dwellings
- PHASES 3 + 4 800 dwellings
- PHASE 5 200 dwellings



To be delivered in conjunction with Phases 1A & 2B.

PHASE 1A:
300 dwelling limit with principle point of access off Old Great North Road. First section of new link road to be provided alongside development phasing.

QUARRY FARM LOCAL CENTRE:
Commence build in line with Phase 2C.

PHASE 2B:
350 dwellings with access off link road. Connection to be constructed up to Little Casterton Road and open by an agreed date and prior to occupations.

PHASE 2A:
100 dwellings limit with access served off Little Casterton Road.

PHASES 3 & 4:
800 dwellings but no occupations until link road complete and open.

PRIMARY SCHOOL:
Land for primary school to be transferred at approximately 200 dwelling completions.

BORDERVILLE LOCAL CENTRE:
Commence build in line with Phases 3 & 4.

PHASE 1B:
200 dwellings limit with principle point of access off Ryhall Road. First section of new link road to be provided alongside development phasing.

To be delivered in conjunction with Phase 5.

PHASE 5:
200 dwellings with access off Ryhall Road.

- LEGEND:**
- Site
 - Indicative Open Space / Green Areas
 - Existing Sports Centre
 - Existing Routes
 - Indicative Spine Road
 - New Junction on Old Great North Road (Day 1 - from Development Brief)
 - New Junction on Little Casterton Road (When school opens - from Development Brief)
 - New Junction on Ryhall Road (Day 1 - from Development Brief)
 - Local Centres

REVISION	DATE	DESCRIPTION	DRAWN
A	18.01.21	Phasing for Phase 2 areas and Primary School adjusted. Introduction of new standalone phase for full road completion.	DAW



ALLISON HOMES

ALLISON HOMES
 LARKFLEET HOUSE
 SOUTHFIELDS BUSINESS PARK
 BOURNE
 LINCOLNSHIRE
 PE10 0FF
 TEL: 01778 391550

PROJECT
QUARRY FARM STAMFORD

DRAWING TITLE
PHASING PLAN

SCALE	DATE	DRAWN	APPROVED
1:5000 @ A1	16.01.2020	DAW	-

DRAWING NO.	REVISION
L---/PHASING/01	A

