Statement by Rutland County Council

Land in Rutland on the edge of Stamford

Purpose of this Statement

1. This statement sets out Rutland County Council’s position regarding land on the edge of Stamford in Rutland in response to a request to provide a statement to the Public Examination of South Kesteven District Council’s Site Allocations and Policies DPD.

Policy background

2. The future of land in Rutland on the edge of Stamford was considered by Rutland County Council as part of its Core Strategy DPD which was adopted by the Council in July 2011. The area was considered as a potential direction for growth in the Issues and Options consultation of the Core Strategy (August 2008).

3. This option was rejected as a direction for future growth on the basis that it relates to the future of Stamford which lies within another local authority’s boundary. Any such development would need to be considered jointly with South Kesteven District Council in relation to future growth and infrastructure constraints of Stamford. If necessary this will be addressed through the Site Allocations Development Plan Document or an Action Area Plan that will be subject to further consultation.

4. The Core Strategy was found to be sound following and public examination in March 2011. Paragraph 2.8 of the adopted Core Strategy states that:

“The parish boundary for Little Casterton adjoins the edge of Stamford, a market town within South Kesteven District, making this a relatively sustainable location albeit outside the administrative boundary for Rutland. As such there may be scope for the development within this area in order to support the sustainable growth of Stamford and to overcome infrastructure constraints. However, this will depend on the favoured preferred location for development in Stamford and will be determined as part of South Kesteven District Council’s Site Allocation Development Plan Document. If this should be regarded as a suitable location for development, it will need to be considered jointly with South Kesteven District Council and be subject to where appropriate, either a joint Site Allocations Development Plan Document or joint Area Action Plan developed in consultation with the local communities of Rutland and South Kesteven."

5. The position of Rutland County Council is, therefore, that development of this area will depend on South Kesteven District Council determining this area to be a suitable location for development through its Site Allocation and Policies Development Plan Document; in which case it would be subject to joint consideration by the two authorities.

6. South Kesteven District Council consulted on potential sites in and around Stamford (October 2009) as part of its Site Allocation document. This included land in Rutland (site RUT1). Rutland County Council commented that it would favour an approach that assesses and compares all the sites around Stamford on an objective basis in terms of a range of economic, social and environmental factors, including issues such as the potential impact on
the landscape, traffic on the road network and infrastructure of Rutland as well as that of Stamford.

7. Subsequently, on the basis of its site selection process, South Kesteven District Council concluded that land in Rutland on the edge of Stamford should not be allocated for development. There would not therefore appear to be justification for Rutland County to allocate the site for development, either through a joint Site Allocations and Policies DPD or a joint Action Area Plan.

8. Rutland County Council has now published the Preferred Options version its Site Allocations and Policies DPD (October 2012). This allocates sufficient sites to meet Rutland’s requirements for new housing and other development in the period to 2026, having regards to the findings of the site appraisals process that considers the suitability of sites that have been put forward to the Council.

9. The Site Appraisals document (October 2012) concludes that land in Rutland on the edge of Stamford (site reference LIT1) is not suitable to be allocated for development as South Kesteven District Council has considered the site and rejected it as a favoured area for development and it is not needed to meet Rutland’s housing requirements.

10. The timetable for Rutland’s Site Allocations and Policies DPD is as follows:

   a. Issues and Options consultation  
      September-November 2011
   b. Preferred Options Consultation  
      11 October - 22 November 2012
   c. Submission consultation (estimated)  
      March-April 2013
   d. Public Examination (estimated)  
      June 2013
   e. Adoption (estimated)  
      December 2013

Duty to co-operate

11. Rutland County Council has co-operated constructively, actively and on an ongoing basis with South Kesteven District Council in preparing its Core Strategy and Site Allocations Development Plan Documents and in relation to the future of land on the edge of Stamford in Rutland.

12. There has been joint working between the two councils and other local authorities on housing matters and other topics as part of the Peterborough Partial Housing Market Area. A number of joint studies have been prepared, including a joint Strategic Housing Market Assessment (SHMA), Strategic Housing Land Availability Assessment (SHLAA) and an Outline Water Cycle Study.

13. Rutland County Council has consulted with South Kesteven District Council at each stage of preparation of its Core Strategy and Site Allocations and Development Plan Documents and there has been ongoing dialogue between the two authorities concerning the future of this land.
14. Both authorities have carried out a Landscape Sensitivity and Capacity study of this area using similar methodologies and Rutland County Council has attended a number of meetings organised by South Kesteven District Council at which the alternative sites in the town have been discussed.

15 October 2012