

CABINET

17 October 2023

STAMFORD NORTH STATEMENT OF COMMON GROUND

Report of the Portfolio Holder for Planning and Property

Strategic Aim:	Sustainable Lives	
Key Decision: No	Forward Plan Reference: FP/230623	
Exempt Information	No	
Cabinet Member(s) Responsible:	Cllr P Browne – Portfolio Holder for Planning and Property	
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Ward Councillors	Councillor Kevin Corby Councillor David Wilby	

DECISION RECOMMENDATIONS

That Cabinet agrees that:

1. The Chief Executive is authorised to sign the Stamford North Statement of Common Ground as set out in Appendix A.
2. A Joint Board is established with South Kesteven District Council to oversee the potential proposed development of Stamford North and to consider other strategic planning matters of mutual interest, taking account of the Terms of Reference as set out in Appendix B.
3. The representatives of the County Council are invited to attend meetings of the Joint Board as set out in the Terms of Reference.

1 PURPOSE OF THE REPORT

- 1.1 To seek Cabinet's authorisation to agree a Statement of Common Ground relating to the potential proposed development at Stamford North and to agree the establishment of a Joint Board with South Kesteven District Council to oversee the future planning of this potential development and to consider other strategic matters of mutual interest.

2 BACKGROUND AND MAIN CONSIDERATIONS

- 2.1 To help with the preparation of its Local Plan, South Kesteven District Council commissioned (in 2015) the Stamford Capacity Study in order to identify potential development areas on the edge of the existing settlement. The study identified land on the north side of Stamford as being relatively constraint free, this area of land extends into Rutland.
- 2.2 Subsequently, informal meetings between Officers and Members of the two authorities have taken place regarding this potential development. These meetings were in recognition of the importance and benefits of joint working and the requirement that local planning authorities should work together as part of their Duty to Co-operate (as set out in the National Planning Policy Framework).
- 2.3 The part of the proposed development within South Kesteven is now allocated in their Local Plan which is now subject to review. Two separate planning applications have been submitted for the respective parts of the Stamford North development falling in Rutland and South Kesteven.
- 2.4 The Rutland Local Plan Preferred Options consultation document (which is the subject of a separate report on the agenda of this meeting) proposes to allocate land at Quarry Farm, known as Monarch Park, as part of a proposed comprehensive development for Stamford North. This will be subject to public consultation prior to the next stage of the production of the Local Plan.
- 2.5 A draft document (Appendix 1) has been produced setting out a Statement of Common Ground (SoCG) between Rutland County Council and South Kesteven District Council (SKDC). The purpose of this SoCG is to facilitate co-ordination and co-operation between the two Councils as they seek to jointly plan land which sits within two Council areas.
- 2.6 The Statement sets out the confirmed points of agreement between the parties with regard to:
- Development of a Strategic Development Area at 'Stamford North' that crosses the administrative boundaries of Rutland County and South Kesteven District;
 - The distribution of housing requirements between Rutland CC and South Kesteven DC; and
 - Infrastructure implications arising from planned growth in the respective Local Authority areas, with particular respect to the Stamford North development.
- 2.7 The purpose of the Statement of Common Ground is to inform the preparation of the Rutland Local Plan and the South Kesteven Local Plan Review.
- 2.8 The Statement also commits the strategic planning and democratic resources of both Councils to work together in the joint planning process. The terms of reference for the Joint Board to be established is set out in Appendix 2. This appendix sets out the proposed representatives invited to attend meetings of the Joint Board.
- 2.9 This SoCG does not in itself legally oblige or require development to be delivered.

In signing this SoCG, the signatory authorities commit to achieving the key objectives for the joint planning process to ensure the development is brought forward in a collaborative, co-operative and holistic way, that it is phased appropriately, and is in accordance with relevant policies of the emerging Rutland Local Plan and South Kesteven Local Plan Review.

- 2.10 It is recognised that there are likely to be other strategic matters of mutual interest to both Councils which will be considered by the Joint Board.

3 CONSULTATION

- 3.1 There is no specific requirement for consultation on the two appendices attached to this report.
- 3.2 The development of the Rutland Local Plan will be subject to public consultation at specific stages of its preparation, in line with the Council's adopted Statement of Community Involvement.

4 ALTERNATIVE OPTIONS

- 4.1 The Council could not enter into the Statement of Common Ground. This is not recommended as it would have a detrimental impact on the Council's responsibilities under Duty to Co-operate and would inhibit the joint planning of a major potential proposed development in a co-ordinated way between the respective local authorities.

5 FINANCIAL IMPLICATIONS

- 5.1 There are no direct financial implications arising from this report. Any costs incurred with respect to the proposed joint working with a neighbouring local authority will be met from approved budgets.

6 LEGAL AND GOVERNANCE CONSIDERATIONS

- 6.1 The Council is a legal duty to engage constructively, actively and on an ongoing basis to maximise the effectiveness of its Local Plan in the context of strategic cross boundary matters. The duty to cooperate was created in the Localism Act 2011 and amends the Planning and Compulsory Purchase Act 2004.
- 6.2 The duty to cooperate is not a duty to agree. But local planning authorities should make every effort to secure the necessary cooperation on strategic cross boundary matters.

7 DATA PROTECTION IMPLICATIONS

- 7.1 Data Protection implications are addressed within the Statement of Common Ground and Terms of Reference, as set out in the Appendices to this report.

8 EQUALITY IMPACT ASSESSMENT

- 8.1 There are no direct equality implications arising from this report.

9 COMMUNITY SAFETY IMPLICATIONS

- 9.1 There are no direct community safety implications arising from this report.

10 HEALTH AND WELLBEING IMPLICATIONS

10.1 There are no direct health and wellbeing implications arising from this report.

11 ORGANISATIONAL IMPLICATIONS

11.1 Environmental implications

11.2 None directly identified at this stage.

11.3 Human Resource implications

11.4 The proposed joint working will be undertaken by existing staff as part of current responsibilities for duty to co-operate on strategic planning matters.

11.5 Procurement Implications

11.6 There are no direct procurement implications arising from this report.

12 CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

12.1 As set out above, the recommendations seek to support the Council's responsibilities under Duty to Co-operate and enable the effective joint planning of a major potential proposed development in a co-ordinated way between the respective local authorities.

13 BACKGROUND PAPERS

13.1 Government guidance on plan making:
<https://www.gov.uk/guidance/plan-making>

13.2 South Kesteven adopted Local Plan:
<http://www.southkesteven.gov.uk/index.aspx?articleid=14904>

14 APPENDICES

14.1 Appendix A: Proposed Stamford North Statement of Common Ground

14.2 Appendix B: Proposed Terms of Reference for the proposed South Kesteven District Council and Rutland County Council Duty to Cooperate Board

A Large Print or Braille Version of this Report is available upon request – Contact 01572 722577.