

GREAT CASTERTON PARISH COUNCIL

DRAFT LETTER TO RCC PLANNING FOR 2022/1476/FUL -

(Residential development of 49 dwelling houses Land North of College Close Great Casterton)

Great Casterton Parish Council has reviewed this planning application after consulting residents in College Close. It's conclusions are:

1. The proposed development is outside the development control boundary for the village and is completely out of proportion for the size of the village and its residential streets. For example College Close has 25 houses; Ermine Rise 25 and High Crescent/Burghley Close 17.
2. Contrary to what the Developer says Great Casterton has no shops, no Doctor, no recreation ground and has a population of 500. There are three main businesses - the Crown Pub, Stamford Veterinary Centre and an Osteopathic clinic (Not NHS). There is no other significant employment. The Village does have two schools which between them educate some 1000 children from Rutland and Stamford; they generate a considerable amount of traffic as well as children walking to school.
3. The main material objection to this application is on Highways Issues. The development proposes to exit through College Close and from there onto the Ryhall Road which leads to the already congested cross roads on the B1081 Old Great North Road which in turn leads to either Stamford (shops and facilities) or the A1 trunk road. An alternative exit via the narrow Pickworth Road would be even worse. There have been increasing issues over congestion at the crossroads in the last ten years and Highways and others have proposed remedies. None of these have been taken up.
4. College Close is already very clogged up at school opening and closing times with parents parking their cars on that road as well as on the also congested Ryhall Road. In the morning and afternoon school opening and closing times there are queues of traffic both ways between the crossroads and Casterton College, and along the Old Great North road through the village. Car exit from/into College Close is difficult. The section from the southern boundary of the village and the crossroads has been designated a safe route to school. Many children walk or cycle to school and there are

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always concerns over their safety. Outside school hours Ryhall Road is busy with car and heavy lorry traffic travelling between the A1 and the A15. Consequently the traffic projections on page 16 of the Developers Transport statement are irrelevant in this case.

5. It is not understood why Great Casterton needs 49 extra houses when an application has already been submitted to build 650 houses in Quarry Farm one mile to the south, let alone the further development in Stamford North.

6. A similar application to this one was proposed some years ago for the same area, then designated Plot 22. After appeal it was rejected by the Planning Inspector on grounds of access and because it was outside the Village development control boundary. The Inspector concluded that this land should therefore be excluded from housing development. These principles have not changed, indeed the access in paragraphs 3 and 4 above has got notably worse.

The Parish Council therefore strongly objects to this application

Thank you for the opportunity to comment on this.

16 January 2023