

A grayscale photograph of a residential street. The houses are two-story stone buildings with gabled roofs and dormer windows. A person is pushing a stroller on a paved path in the foreground. The sky is overcast.

Old Great North Road Parish Council Meeting

September 2023





TOM HELLIWELL
MANAGING DIRECTOR

Tom has substantial experience in property and land development projects globally. Initially working in developing utility-scale ground-mount solar PV projects, Tom delivered planning permission for projects surpassing £100m in value.

Tom has a demonstrable track record delivering residential developments across the UK with Class Q. Since starting his career, Tom has dealt with a wide range of planning applications and projects including major and minor residential planning applications, commercial planning projects, farm diversification schemes for rural landowners, changes of uses, permitted development and prior approvals and Local Plan representations Tom manages the commercial interests of Class O and has acted as a strategic planning consultant to various clients, successfully executing residential promotions of varying scales.



MATT TAYLOR
SENIOR PLANNER

Matt became a Member of the Royal Town Planning Institute in 2005. He has held positions in both local government and private practice, having worked for five years at Rutland County Council followed by 15 years in private practice operating predominantly in the East Midlands. Matt has extensive experience in preparing and submitting large-scale residential planning applications. He has been successful in obtaining planning permission on sites on the edge of village settlements, including 70 dwellings on the edge of Moulton in Northamptonshire where the Council had no 5-year housing land supply and the site had difficult landscape issues, including a Green Wedge allocation.

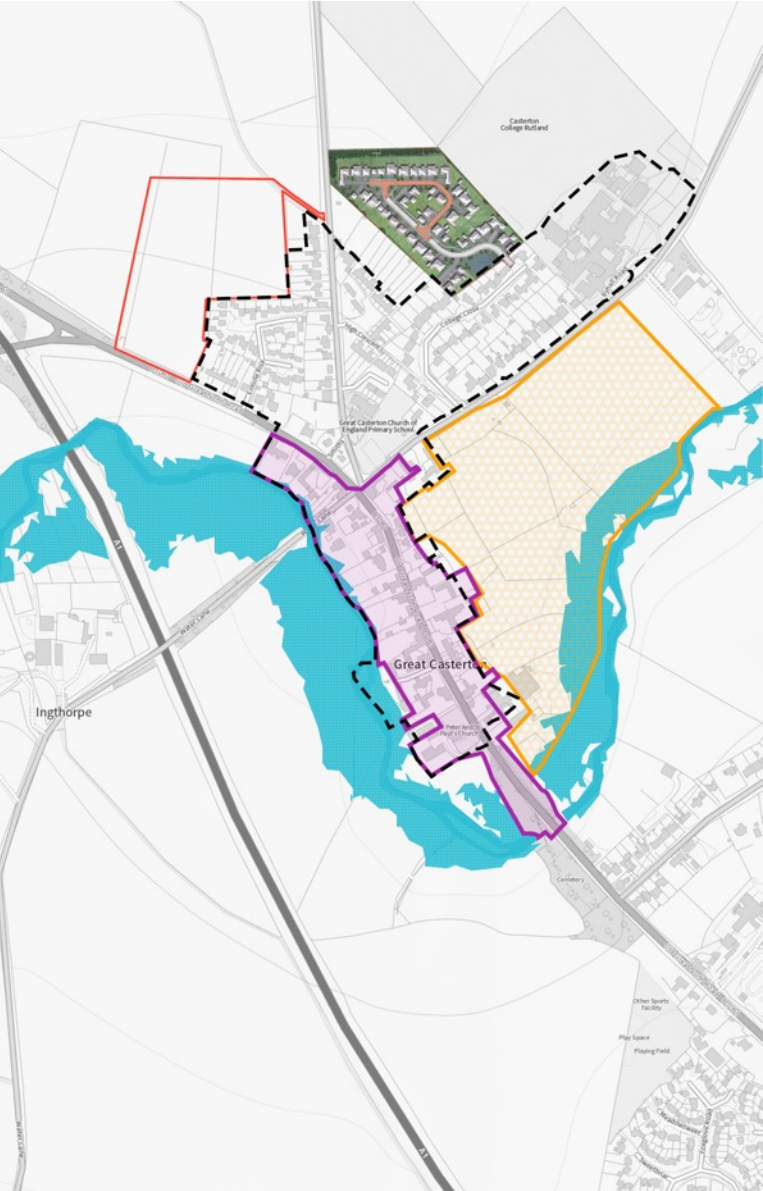
Matt also has experience of undertaking appeals through the written representations, hearings, and public inquiry procedures.








Rutland's Current Position

- In Sept 2021 RCC withdrew their emerging Local Plan from examination.
- The current Development Plan remains the Core Strategy (2011) and the Site Allocations and Policies DPD (2014).
- The site we are discussing today was submitted into the RCC "Call for Sites" in February 2022.
- The new Local Plan remains at early stages with the publication of the Regulation 18 "Preferred Options" expected in October 2023.
- The new Local Plan is unlikely to be adopted until at least February 2026.

Constraints



-  Settlement Boundary
-  Scheduled Monument
-  Conservation Area
-  Flood Zone
-  Site Boundary

Great Casterton

Great Casterton is classified as a Smaller Service Centre within the Local Plan, being a settlement that only has a limited range of facilities. However, the now defunct emerging Local Plan did seek to change the village status to a Local Service Centre.

Great Casterton benefits from having a range of local services including a primary and secondary school, along with some employment opportunities, a veterinary practice, osteopathic clinic, a church, village hall and a pub. The village also benefits from a regular bus service into Stamford.

RUTLAND LANDSCAPE SENSITIVITY STUDY (2023)

- New housing development within the study parcel would continue this settlement pattern and could provide opportunity to soften the settlement edge and provide a more harmonious relationship with the surrounding countryside.



Concept Masterplan

