

GREAT CASTERTON PARISH COUNCIL

The Minutes of a Public meeting held in Casterton Church Hall at 7.00pm on Wednesday 6th. November 2024

In Attendance:

Councillors Alasdair Ryder (AR) in the Chair, Jo Milnes (JM), Ben Shelbourn (BS), Paul Douglass (PD), Steve Barker (SB) and Derek Patience, Parish Clerk. Also present were Clerk-elect Debbie Rolfe (DR), County Councillor David Wilby (DW) and 34 members of the public.

The Chairman welcomed all present, expressing his delight at the full attendance. He advised that this public meeting would be run in accordance with Parish Council Standing Orders. He introduced Jim Lomas of DLP Consultants and Sam Jones of Stancliffe Homes, who would be giving a presentation on the revised proposals for the College Close site.

Jim Lomas had circulated copies of his handout detailing the proposals, a copy of which is appended to these minutes. He described the original proposal for 47 houses, which had been refused by RCC for three main reasons: 1. The development was outside the proposed limit of development (PLD) for Great Casterton 2. It failed to recognize the landscape and visual impact (LVIA) significance and insufficient information had been supplied to support the proposal 3. The development as outlined in the Building for Healthy Living (BfHL) assessment did not meet the good or very good standard expected.

As a result of these comments various changes have been made – a reduction in the number of houses to 41; improved building design and materials; an open recreational site; introduction of a policy compliant affordable housing contribution; updated the BfHL assessment to achieve a Very Good rating; updated the LVIA to address the concerns previously expressed; the extent of built form closely aligns with the Development Limit for Great Casterton as set out in the Draft Rutland Local Plan.

He believed that they have addressed the issues in the previous refusal, and in his opinion they have put forward a good quality scheme. He reiterated that the Highway Report had shown little material effect on the road scheme, and the Planning committee would not be able to refuse the application on this ground because of that, bearing in mind that the numbers have been reduced.

The Chairman thanked him for his presentation, and threw the meeting open to the floor for questions which he would take in an orderly manner.

Carol B.... expressed her concerns regarding why 41 houses, why such a development in a small village, and most of all the impact of a minimum of 82 cars on already congested roads within the village. Mr. Lomas responded that GC is identified as a local service centre, deemed a moderately sustainable community, very close to Stamford. 41 houses is a modest density and he thinks the scheme is a good one. The refusal was not taken on Highways grounds, and it would be unreasonable for it to be refused on those grounds on this occasion. Assessments made on their behalf showed that at peak times there would be a two-way increase of 22 – 23 vehicle movements.

Paul Burrell of High Crescent stressed the deficiency of health facilities within the area, there are 30,000 people on the Sheepmarket, which is already under severe pressure, and with other

GREAT CASTERTON PARISH COUNCIL

developments in the vicinity of Stamford being planned, where will all these extra people. Sam Jones stressed that they will be making all the infrastructure

Paul Douglass: RCC targets will be increased as suggested, and these can easily be accommodated within the St. Georges and Quarry Farm developments. Sam Jones stressed that these numbers are being challenged. The Local Plan is only at draft stage, and therefore RCC will be relying on its outdated current plan as far as numbers are concerned.

Ross..... : The reduction from 47 to 41 that has been made is merely to sustain a profitable scheme, and does not take account of the supply chain into the site, particularly after access from Pickworth Road has been ruled out. How will the infrastructure required to develop the site be brought into the site, bearing in mind the width restrictions in College Close. The development will take 18 months to 2 years. Sam Long reiterated that Highways have assessed the construction route and found it acceptable

Mark Bush: 600 houses due on Stamford North, close enough to GC to have an effect of traffic through the village. Mallard Close construction traffic will be directed through the village, and these developments are likely to coincide with the development in College Close

John Cadman: traffic is significant, three collisions on his house at the corner of the crossroads in the last 6 months. The Crossroads and the visibility down Ryhall Road are a significant problem already.

Jonathan Peacock: College Close is just not wide enough not only to sustain construction traffic but also the additional traffic once the development is complete. Jim Lomas responded that Highways have assessed the road and stated that it was acceptable

David Clarke supported the view that College Close is not viable, the view leaving College Close is badly restricted. Particularly to the left up towards the college

Sam Jones: We will disagree about the impact of extra cars, but asked what was the cause of the traffic problems in GC. John Cadman pointed out that that the crossroads was the pinchpoint, and at peak times traffic was often brought to a standstill.

Gary Somerfield, Pickworth Road: why GC? Sam Jones responded that there was a need for additional housing in the area, and the only alternative would be further up the A1

Ben Shelbourn: The developers are bringing something to a community that essentially doesn't want it. Where are the benefits to that community? In response Jim Lomas suggested that the benefits were to the nation and to the county, not necessarily to the community. Houses had to be built somewhere.

The Chairman drew the meeting to a close at 7.50 pm

Great Casterton



Parish Council Meeting 4th December 2024

Erection of 41 dwellings, provision of open space, landscaping, delivery of affordable housing and formation of means of access from College Close, Great Casterton.

Prepared on behalf Stancliffe Homes
December 2024



The Proposal

The Planning application

Stancilffe Homes has submitted a Full Planning application for 41 dwellinghouses, means of access from College Close and provision of open space, children's play equipment and landscaping.

The application also includes the provision of affordable housing (14 units)

Site and Surroundings

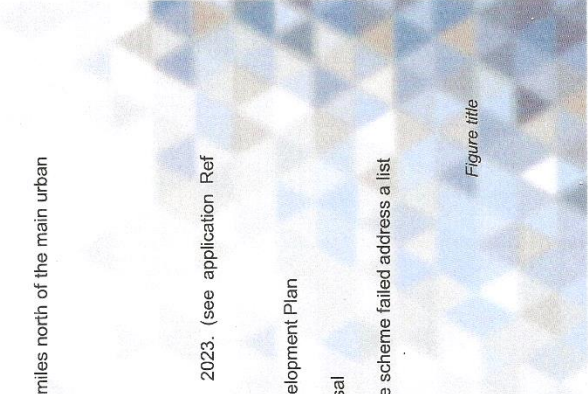
The site is circa 6.45 acres (2.37 ha) in area and situated at the northern edge of Great Casterton. The site is located to the north of College Close and to the east of Pickworth Road. The specific location of the site is denoted in figure 1.

Great Casterton is a smaller service centre within the Council's settlement hierarchy. The Settlement is located approximately 3 miles north of the main urban area of Stamford.

Relevant Planning History

A Planning application for the erection of 47 dwellinghouses was refused by the Local Planning Authority in September 2023. (see application Ref 2022/1476/FUL.) The reasons for refusal are summarised below:

1. Development would occur outside defined Settlement Limits and no material considerations justify a departure from the Development Plan
2. The LVIA failed to recognise the landscape significance and insufficient information had been supplied to support the proposal
3. Development as outlined in the BfHL assessment did not meet the good or very good standard expected. Consequently, the scheme failed address a list of detailed criteria.



The Site

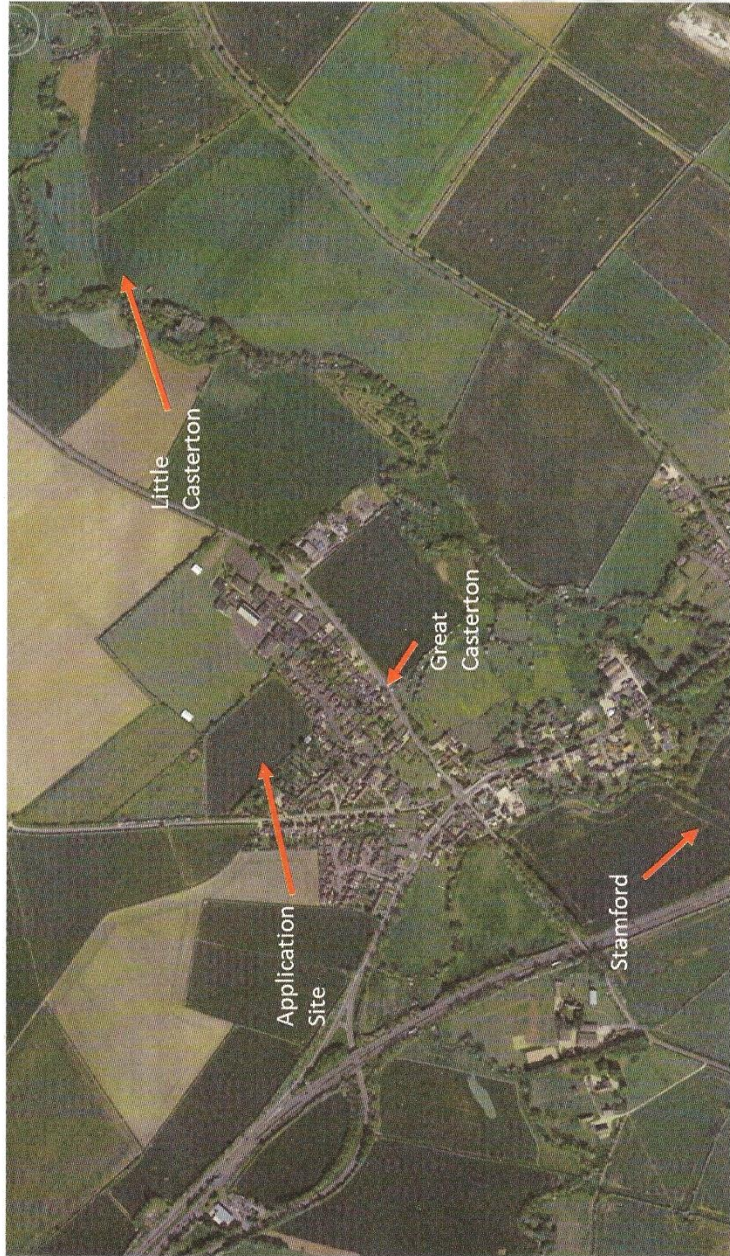
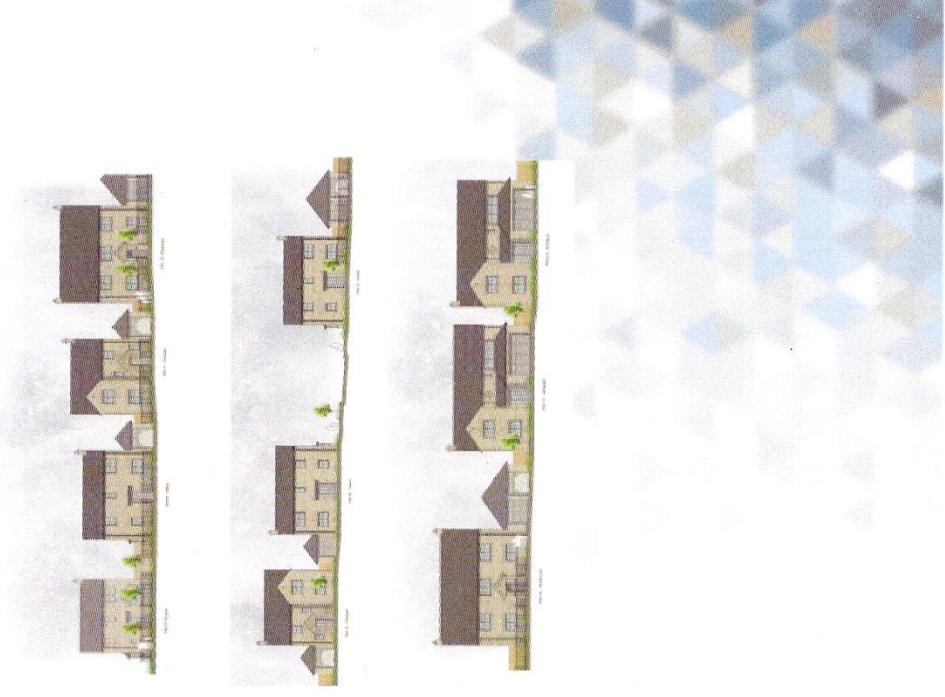


Figure 1 – General outline and physical layout of Great Casterton

Design Evolution

Following the refusal of planning permission (ref 2022/1476/FULL), the applicant has reviewed matters and introduced numerous and significant changes to the scheme. These include:

- Reduction in the overall number of residential units from 47 to 41
- Increased the amount of public open space to include children's play area and further landscape planting
- Increased the amount of highway tree planting
- Introduced the use of natural local Limestone throughout
- Introduced a greater proportion of gable ended dwellings with chimneys
- Introduced a policy compliant affordable housing contribution
- Updated the Building for Healthy Life assessment to achieve a Very Good rating
- Updated the LVIA to address concerns previously expressed
- The extent of built form closely aligns with the emerging Settlement Development Limit for the Great Casterton as defined in the Draft Rutland Local Plan
- New house types incorporate traditional gable roof features, chimneys and use of natural stone



Design Evolution

Original Design/Layout

The initial planning application (ref 2022/1476/FUL) sought to introduce a scheme of 47 dwellings across the whole site area

This application was refused by the LPA as the scheme projected beyond the settlement limitations, failed to achieve a Good or Very Good BfHL assessment and failed to demonstrate the potential impact in visual terms on the countryside.

The scheme included:

- Dwellinghouses and bungalows with hipped roof designs
- Housing occupying the high ground to the north west of the site
- No children's play areas or open space provision
- One surface water drainage pond
- Access from College Close
- Landscape planting to northern boundary
- Use of brick and stone facades/Slate and hardrow tiles
- 12 bungalows/35 dwellinghouses
- 14 affordable houses

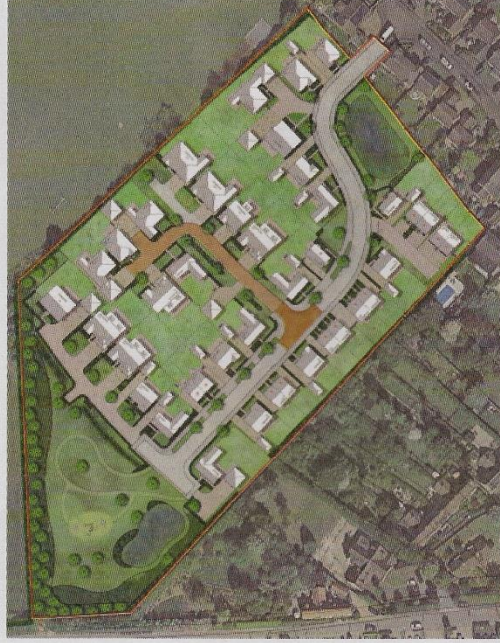


Design Evolution

Proposed Design/Layout

The proposed layout clearly demonstrates constructive changes to address areas of concern. The changes are outlined below:

- Introduction of substantial children's play area/informal recreation space
- Increase landscaping to the open space and hedgerow boundaries
- Provision of additional surface water storage/open space areas
- Introduction street trees throughout
- Reduction in residential units from 47 to 41
- Introduction of bungalows to north western and northern boundaries
- Access remains from College Close
- Perimeter layout of housing to ensure optimum natural surveillance at all times
- Use of natural stone and slates throughout
- Introduce 14 affordable Housing units
- BNG increase of circa 40% increase



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Summary

The site layout and supporting plans submitted with this application illustrates that the future proposals are able to accommodate 41 dwellings, public open space and a proportion of affordable units. The scheme has positively responded to areas of concern previously expressed by the Council under a planning application for 47 units at the site (application ref 2022/1476/P).

The concerns expressed relating to the information supplied, namely Building for Healthy Life Assessment and Landscape Assessment have been fully addressed.

Changes made to the layout, materials, design, provision of open space, orientation of dwellings and landscaping, results in a high-quality housing scheme which offers a "very good" BfHL Assessment and addresses a previous reason for refusal.

The scheme can deliver a policy compliant proportion of affordable housing which is to be welcomed.

The proposed scheme has evolved following not only an examination of the previous reasons for refusal, but also an extensive and comprehensive evaluation of the defining settlement characteristic and additional Landscape assessment

The proposed development provides the opportunity to provide housing which complements the local character in terms of density, scale, materials and land use. This will make a significant contribution to the overall housing supply in Rutland, allow for increase spending capacity within the community and continue to support local services in the area.

The proposed development seeks to make efficient use of this site which is at the edge of an existing settlement by providing new housing accommodation within an established residential area.

National and local design policies have been adhered to in the development of the scheme and the applicant has given careful consideration to the evolution of the proposal which aims to contribute and compliment the existing character of the area.

