

Question		RCC Response
General and cross-topic questions		
1.0	Design, Parameters and other details of the proposed development	
Q1.1.10	<p>Paragraph 5.13.8 of the ES [APP-035] sets out the core construction hours which would run from 07:00 to 19:00 Monday to Saturday, and no working on Sundays or Bank Holidays. a) Please provide further explanation and justification for these proposed core hours, including the start/finish times and the continuation of construction working hours until 19:00 on Saturdays. b) The Local Planning Authorities and Mallard Pass Action Group are requested to provide their comments on the acceptability of the Applicant's proposed core construction hours.</p>	<p>The Local Planning Authority considers that given the anticipated length of the construction period, allowing construction to take place until 7pm on Saturdays would result in harm to the living conditions and the health and wellbeing of the residents in the areas affected by the construction traffic. The vicinity of the application site is used extensively by walkers and cyclists and allowing construction traffic in this area would disrupt and discourage those activities from taking place at weekends.</p>
Q.1.19 Highways	<p>The Applicant has submitted the following outline management plans:</p> <ul style="list-style-type: none"> a) Outline Construction Environmental Management Plan [PDA-005] b) Outline Operational Environmental Management Plan [APP-208] c) Outline Decommissioning Environmental Management Plan [APP-209] d) Outline Landscape and Ecology Management Plan [APP-210] e) Outline Employment, Skills and Supply Chain Plan [APP211] f) Outline Construction Traffic Management Plan [APP-212] g) Outline Soil Management Plan [PDA-007] h) Outline Water Management Plan [APP-214] i) Outline Travel Plan [APP215] 	<p>RCC have not yet been able to review all of the above outline plans but do wish to reserve the opportunity to do so, (particularly as they may be developed throughout the examination) as these plans are one of various areas that seek to manage the mitigating impacts of the proposed development during the construction and operational phases of development.</p>

	Please comment as appropriate to your interests on any of these outline plans. This should include any potential amendment that may, in your view, be required in order to secure appropriate environmental outcomes and mitigation of effects.	
1.1	Environmental Statement (General)	
Q1.1.5	Appendix 2.4 of the ES [APP-052] presents the Cumulative Long List and Figures 2.1 [APP109] and 2.2 [APP-110] present the Cumulative Developments Shortlisted for Cumulative Effects Assessment. Are any updates required to these lists taking account of any recent or missing proposals?	<p>RCC is aware that a number of the other projects listed have progressed from the pre-application stage to Examination (sites 55, 57, 58 and 59).</p> <p>Five further projects have also been announced or registered with the Planning Inspectorate and the documentation considering cumulative impact should be updated to reflect this.</p>
1.3	Site Selection and Alternatives	
Q1.3.8	<p>Paragraph 3.1.22 of the Site Selection Assessment [APP-203] and related table entitled “Consideration of Alternative Site” provides details of three large previously developed (or partially previously developed) sites that have been considered, namely: Woolfox Depot, North Luffenham (St Georges Barracks) and Cottesmore. Land ownership issues, the length of the grid connection and other potential development proposals considered through the Rutland Local Plan process are cited amongst the reasons why the sites are unavailable or unsuitable.</p> <p>a) Could the applicant please confirm the extent to which discussions have been held with the landowners regarding the availability of the sites listed. b) Can Rutland County Council please confirm the current status of the Local Plan review process and any implications for the sites in question? c) Can</p>	<p>The Council has committed to producing a new Local Plan. Public consultation has been undertaken on Issues and Options and it is proposed that public consultation will take place on a “Preferred Options” draft plan in the Autumn.</p> <p>The current Local Development Scheme for Rutland can be found here: https://www.rutland.gov.uk/planning-building-control/local-plan/new-local-plan/local-development-scheme-new-local-plan</p> <p>In preparing the Local Plan, the Council has commissioned evidence on areas within the County which may be suitable for renewable energy schemes, such as commercial scale solar farms. This evidence is expected to be finalised in the next 2 months, at which time the Council would expect it to be a material consideration for</p>

	the Applicant please provide further details of the assumptions made regarding grid connections from the sites assessed including in terms of trench width and depth as well as the operational corridor required for protection and maintenance?	appropriate planning applications in advance of the Local Plan being submitted and adopted.
Q1.3.9	Paragraphs 4.1.8 to 4.1.14 of the Site Selection Assessment [APP-203] provide commentary of the local planning policies that may be considered important and relevant in relation to the site selection process. Do the local authorities have any comments on the extent of policies identified and any implications for the site selection process?	No comments
3	Biodiversity, Ecology and Natural Environment (including Habitats Regulations Assessment (HRA))	
Q3.0.18	Paragraph 7.3.18 of the ES [APP-037] refers to multiple parcels of semi-natural woodland adjacent to the Order limits that contain some species that are indicative of ancient woodland. However, it goes on to state that MAGIC mapping does not identify any of the woodlands close to the Order limits as ancient semi-natural woodland. Do the local authorities or other Interest Parties have any comments on the classification of the woodlands in question?	None of the woodlands within the DCO boundary appear to be classified as Ancient Semi-Natural Woodland according to RCC records.
5	Draft Development Consent Order (dDCO)	
5.0	Articles	
Q5.0.6	Article 6 (Application and modification of statutory provisions) This Article provides for the disapplication of sections of the Land Drainage Act 1991, including section 23 (prohibitions of obstructions etc in watercourses). As the respective local lead flood authorities, please comment on the acceptability of this disapplication including whether your consent is given to the disapplication of section 23.	The LLFA would want section 23 applying to this application, as it gives the LLFA greater control of outfalls and design of outfalls into a watercourse. Specific details of the outfalls tend not to be provided at planning stage as these would be covered under Section 23

<p>Q5.0.9 Highways</p>	<p>Article 9 (Power to alter layout, etc. of streets) Article 9 allows the undertaker to alter the layout of or carry out works in a street. For the works set out in Article 9 (a) and (b) which are listed in Schedule 5 of the dDCO [APP017], is it necessary to include provision for the consenting of the detail of such works by the relevant street authority?</p>	<p>Yes. RCC consent is necessary for works in the street (e.g. cables). These would need to follow the standard Streetworks and Permitting procedure within RCC to obtain a Permit, so the works can be planned and undertaken in the highway.</p>
<p>5.2 Schedule 2 - Requirements</p>		
<p>Q5.2.4</p>	<p>Requirement 7 (Landscape and ecology management plan) a) Should the list of individual requirements include details of trees to be retained and any necessary measures for their protection? b) Should existing hedgerow protection measures be included? c) Should details of existing trees to be removed be included? d) What would 'hard landscaping works' include? e) Is there any conflict between the provision for landscaping management and maintenance measures 'during the operational life of the authorised development' in 2(f) and the five year replacement period for any shrub or tree planted under part 3 of this requirement. f) Does part 3 also need to include new hedgerows planted?</p>	<p>a) Yes b) Yes c) Yes d) RCC Considers this to mean any works except the planting of trees, shrubs, herbaceous plants, and grasses that is undertaken as part of the development. e) The Local Planning Authority is unclear on what conflict the Examining Authority consider may arise in this respect. f) Yes</p>
<p>5.3 Schedule 3 – Legislation to be disapplied</p>		
<p>Q5.3.1</p>	<p>The EM [APP-018] explains that Schedule 3 sets out a list of the historic legislation that Article 6 would disapply in so far as the provisions still in force are incompatible with the powers contained within the dDCO [APP-017]. c) Please comment, as applicable, on the proposed disapplication of the listed legislation.</p>	<p>RCC has no comments to make.</p>
<p>5.4 Schedule 16 – Procedure for discharge of requirements</p>		

Q5.4.1	<p>The procedure for the discharge of requirements is set out in Schedule 16. a) Has the Applicant consulted with the relevant discharging authorities on the approach and procedure to discharging requirements? b) Please set out which matters are agreed and/or disagreed, including any suggested alternative drafting as appropriate.</p>	<p>a) No b) The following is not agreed: Relevant planning authorities (as also defined within Part 1, Interpretation of the dDCO) needs to be amended within the DCO to make clear that this means Lincolnshire County Council, South Kesteven District Council and Rutland County Council as the DCO Requirements may need to be submitted to different authorities for approval. Art 2(1) - Proposed six week time period for determination is too short and needs to be extended to a minimum 8 weeks for schemes where different environment effects are not identified - also see answer to Q5.4.2 Art 3(2) and 3(3) – timeframes cited for issuing notifications and consultations in relation to these two Articles should be the same to allow sufficient time for Authority to receive and process submissions and to ensure consistent and simplified procedures/deadlines to avoid risk of error. For example, for 3(3) the timeframe for issuing consultation should be extended from 5 working days to a minimum of 10 working days the same as Art. 3(2).</p>
Q5.4.2	<p>Part 2(1) of Schedule 16 requires that the relevant planning authority must give notice of its decision within a period of six weeks (subject to the criteria set out in 2(1) (a), (b) and (c). a) Is a determination period of six weeks generally appropriate, including when taking account of the likely content of the submissions to be considered, the relevant procedures of each relevant planning authority and the possible need for</p>	<p>a) RCC suggests a longer period of 8 weeks would be appropriate to process and determine submissions where different environmental effects are not identified. This timeframe is consistent with that which is given for the approval of details submitted pursuant to conditions attached to decisions made under the TCPA system and would include necessary consultation with organisations providing services to the Local Planning Authority.</p>

	<p>publicity and consultation? b) Where new or different environmental effects are reported in any application under part 2(3) of Schedule 16, would a longer determination period be appropriate, including when taking into account circumstances where the relevant planning authority might need to carry out further publicity and consultation?</p>	<p>b) Yes. Where different environmental effects are identified then a longer period would be required. Such instances are likely to require more detailed consideration as a result of the different environmental effects to those currently indicated and a period of 12 weeks is considered appropriate.</p>
Q5.4.3	<p>a) Would it be appropriate to include provision for the payment of fees to the discharging authority for applications made under Schedule 16? b) Provide additional drafting as appropriate.</p>	<p>a) Yes, RCC considers that it would be appropriate to require that fees should be payable to the discharging authority. b) RCC agrees with the proposed drafting provided by Lincolnshire County Council in their response with regard to this question.</p>
6	Historic Environment	
Q6.0.2	<p>Requirement 10 of Schedule 2 of the dDCO [APP-017] relating to archaeology includes the requirement for the submission and approval of a WSI. Please provide your comments on the proposed drafting of this requirement including any additional/revised drafting as appropriate with accompanying justification.</p>	<p>We have reviewed the suggested archaeological requirement, and we do not think it is adequate as it only makes mention of one further phase of archaeological work and a single Written Scheme of Investigation (WSI). At least two stages of archaeological mitigation should be provided as secured through an agreed archaeological management plan. It is expected that multiple and varied archaeological mitigation requirements are needed, from preservation to excavation, the scope and character of which are as yet uncertain due to the inadequate scope of archaeological evaluation. We have amended the suggested requirements below to mention an Archaeological Management Plan (AMP) rather than a WSI, this AMP would be able to give a basis for further trenching to ensure a satisfactory evaluation and any mitigation then deemed necessary through such</p>

		<p>evaluative stages. Any further works as laid out in the AMP would then require their own WSI's (such as the trial trenching and mitigation) to ensure satisfactory archaeological investigation, recording, dissemination and archiving.</p> <p>Archaeology 10. No phase of the authorised development may commence, and no part of the permitted preliminary works for that phase comprising the intrusive archaeological surveys may start, until a Archaeological Management Plan and subsequent Written Scheme of Investigations have been submitted to and approved in writing by the relevant planning authority for that phase or, where the phase falls within the administrative areas of both the District of South Kesteven and the County of Rutland, both relevant planning authorities.</p>
Q6.0.3	At Procedural Deadline A, the Applicant submitted a Supplementary Trial Trenching Report [PDA-014]. Please provide comments on this additional document, as part of your Written Representation or Local Impact Report.	The Supplementary Trial Trenching Report is under review and further comments will be provided, however the main concern raised in respect of the trenching relates to its limited and inadequate scope. This remains the case regardless of the additional submitted information and we still are of the opinion that further trial trenching is needed to inform a suitable mitigation approach.
Q6.0.14	The Applicant, Lincolnshire County Council and Rutland County Council are requested to provide an update on the discussions between the parties on	This will be incorporated within the Statement of Common Ground as requested.

	archaeology, including but not limited to archaeological evaluation work. This can be incorporated into the relevant Statements of Common Ground and should provide a specific summary of any matters of disagreement remaining on archaeology, the reasons for this disagreement and the steps being taken to seek to address outstanding concerns.	
7	Land Use and Soils	
Q7.0.1	A Minerals Assessment is provided within Appendix 4 of the Planning Statement [APP-203]. Please confirm whether you agree with the content and conclusions of this assessment, setting out justification for any areas of disagreement.	RCC concurs that the proposed development would not permanently sterilise the site and any mineral resources it contains as the development proposed is reversible in this respect.
8	Landscape and Visual	
Q8.0.5	Figures 6.6 [APP-138] and 6.7 [APP-139] of the ES show the representative viewpoints, illustrative viewpoints and visual receptor groups, further details of which are provided in paragraphs 6.3.50 to 6.3.58 of the ES [APP-036]. Please confirm if you agree with these viewpoints and visual receptor groups. If you consider that any further viewpoints would be reasonably required, provide precise details of these along with a clear justification for why they are required.	The proposed viewpoints were discussed with RCC at the pre-application consultation stage of the process, and responses were provided to the applicant at that time.
Q8.0.17	Paragraph 6.5.106 states that the potential for cumulative landscape and visual effects are considered to be limited in scope to an approved warehouse development adjacent to Meadow Park Industrial Estate in Essendine (Ref. 2021/0379/MAF). a) Please provide a location plan, site layout plan and any relevant elevation plans or other illustrative material for this approved development.	a) see plans attached at appendix 1 b) Approval Granted: 24/6/2021 Time Period: 3 years Implementation: Completion notice was issued in respect of the development in November 2022

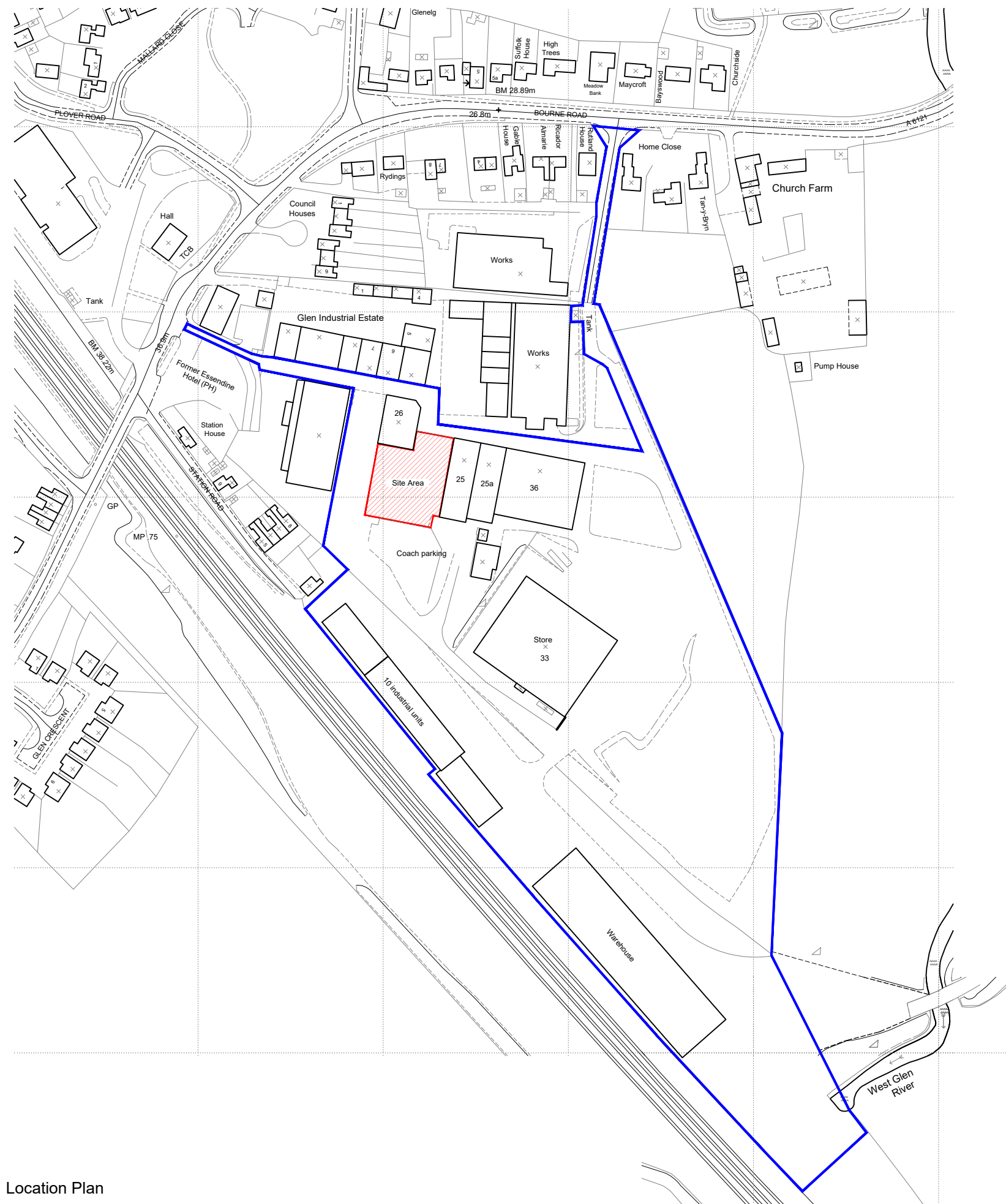
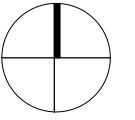
	b) Set out details of the date of approval, time period of the planning permission and any relevant details of implantation for this approved development.	
Q8.0.18	Requirement 7 (Landscape and Ecology Management Plan (LEMP)) of the dDCO [APP-017] includes a five years maintenance period which is generally reflected in the Management Programme Schedule (Appendix 1) of the outline LEMP. Paragraph 6.2.5 of the ES [APP-036] explains that the LVIA assesses the landscape and visual effects at years 1 and 15 of operation to account for the visual screening provided by the proposed planting over time. It recognises that the exact timescales for visual screening can never be guaranteed as growth rates would be variable depending on a number of factors. Is the proposed maintenance period of five years appropriate, taking into account any benefits arising from the proposed landscaping in mitigating effects? If an alternative maintenance period is considered necessary, provide justification for this.	Given the identified impacts set out at year 15 of the project, RCC considers that maintenance of the proposed landscaping should be provided to at least this stage in order to ensure that the mitigation proposed within the submission is secured and achieved.
10	Socio-economic effects	
Q10.0.5	Paragraph 14.4.2 of the ES [APP-044] explains that "...Furthermore, economic modelling identifies that the study area (Rutland and South Kesteven) is a popular destination for visitors, particularly for countryside pursuits like walking. Within the Rutland and South Kesteven Local Plans employment and economic activity are high on the list of priorities, and both local authorities have dedicated tourism teams promoting the area." a) Is any evidence available that quantifies how regularly the Public Rights of Way (PRoW) within and adjacent to the Order limits are used? b) Are	<p>a) There is no count or traffic flow data available for any public rights of way in Rutland. We may have surrogate data, such as number of enquiries RCC have received in relation to paths, but they are not without their problems.</p> <p>b) Both the Danelaw Way long distance path and Round Rutland Ride routes (local riding route being developed by Leicestershire and Rutland Bridleways Association) are in close proximity / affected by the proposed works. Local Ryhall Village Walks will also be affected.</p>

	there any particular routes or circular walks or rides that are promoted for recreational use by residents or visitors?	
11	Transport and Traffic	
Q11.0.1	In relation to pedestrian and cyclist amenity during the construction phase, Paragraph 9.6.29 of the Environmental Statement (ES) [APP-039] acknowledges that the Proposed Development will result in a change above the threshold recommended within the Institute of Environmental Management and Assessment (IEMA) Guidelines for the Environmental Assessment of Road Traffic (GEART) on Link 1 (Uffington Lane). It goes on to state that “Whilst there may be some associated recreational use of this link by pedestrians and cyclists, it is likely that this would be on an ad hoc basis and outside of the typical proposed construction site working hours, as well as being influenced by other factors such as time of year and weather.”. However, construction will be undertaken on Saturdays when demand for recreational use may be higher. The ES concludes that the construction phase of the Proposed Development will have a nonsignificant effect on Pedestrian and Cyclist Amenity overall. a) Is any data available regarding the usage of Uffington Lane by pedestrians and cyclists? b) Can the Applicant please set out the possible implications for pedestrian and cyclist amenity of construction works on Saturdays?	There is no formal data available with regard to the usage of Uffington Lane by cyclists, although anecdotal evidence provided by Officers of Rutland County Council based on personal experience is that the route is popular and well used by cyclists, particularly at weekends.
Q11.0.4 Highways	Paragraphs 9.3.2 – 9.3.4 of the ES [APP-039] state that operational effects have been scoped out of the ES based on a worst-case scenario that 20 staff arrive and depart the order limits by car each day. a) Have	HGV’s and abnormal loads would not be expected during the operational stage of the development. RCC considers that any abnormal load required would be due to unforeseen issues relating to the operational status of the

	<p>the operational effects in terms of the potential need to replace photovoltaic (PV) panels and other supporting infrastructure that may necessitate the need for HGVs been assessed? b) If so, what are the effects of additional HGV movements during the operation phase, including abnormal indivisible loads (AIL)? c) Do Lincolnshire County Council, Rutland County Council and National Highways have any comments in relation to the effects and related implications for HGV and potential abnormal indivisible loads during the operational phase?</p>	<p>equipment at the site and would therefore need to be considered in the way any such abnormal load is treated.</p>
<p>Q11.0.6 Highways</p>	<p>The Transport Assessment [APP-074] analyses collision data provided by Lincolnshire County Council and Rutland County Council over the latest three-year period. Can collision data over the past three years be considered representative given the possible impacts in terms of traffic movements of the Covid-19 pandemic?</p>	
<p>Q11.0.12</p>	<p>Section 5 of the oCTMP [APP-212] proposes the appointment of a Transport Coordination Officer who will be responsible for monitoring the CTMP and ensuring that the mitigation measures are sufficient. The Traffic Coordination Officer will report to a Traffic Management Working Group. The Group is proposed to consist of, but not be limited to, the following: • National Highways • Rutland County Council • Lincolnshire County Council • South Kesteven District Council • Great Casterton Primary School and Great Casterton College • Essendine Parish Council • Ryhall Parish Council • Stamford Parish Council</p>	<p>Great Casterton Parish Council – the proposed route to access the site from the southbound A1 passes through the Parish.</p>

	Which other organisations could be beneficially included in the Traffic Management Working Group? Please provide justification as required.	
12	Water Environment	
Q12.0.2	<p>Section 2.4 of the outline Surface Water Drainage Strategy (oSWDS) [APP-087] details that surface water flows will be directed to existing outfalls along existing topography towards the West Glen River. It is further stated that as the West Glen River is an Environment Agency (EA) Main River an Environmental Permit will be sought at least three months prior to the construction phase. Article 6 (e) of the draft Development Consent Order (dDCO) [APP-017] seeks to disapply Environmental Permitting in “respect of a flood risk activity only”. a) Does the Applicant, EA or LLFA foresee any potential impediments in connection with gaining such a permit for this activity?</p> <p>b) Can the Applicant clarify how this relates to provisions in Article 6 (e) of the dDCO [PDA003]?</p>	<p>The LLFA cannot foresee any potential impediments for connections into ordinary watercourse. The EA would look at/grant approval of connections into a Main River.</p> <p>Provided there is sufficient capacity within the site and into the connecting watercourse, and a restricted outfall at greenfield rate or below greenfield rate, the LLFA could not object.</p>

Appendix 1



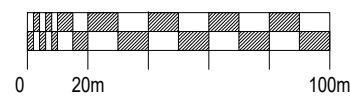
Location Plan

AMENDMENTS

A 19.04.21 Red line limited to site area. Adjoining ownership shown in blue.

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Location Plan

JOB TITLE
Stamford Storage
Essendine New Warehouse

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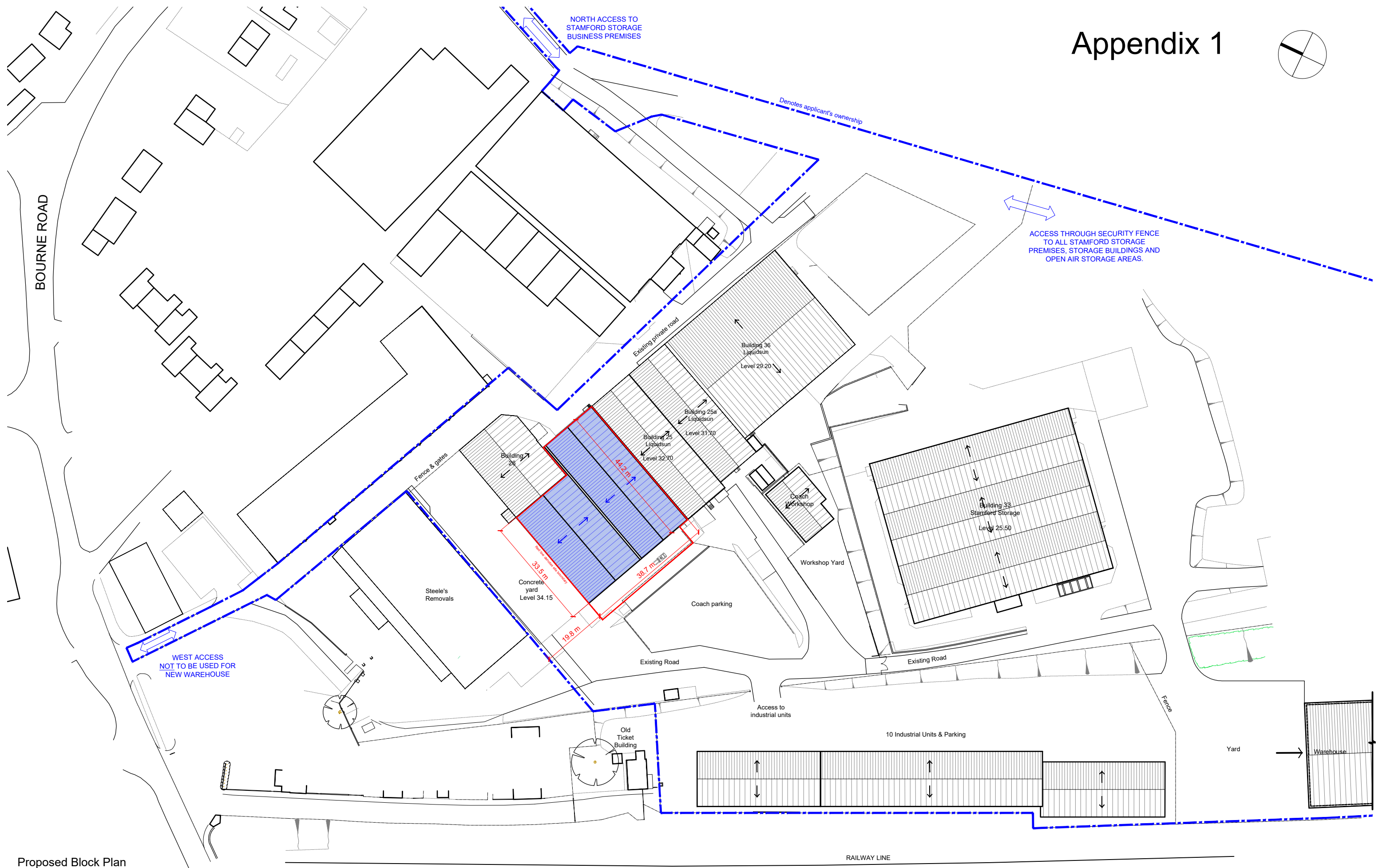
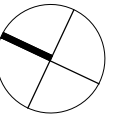
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CONTACT
0116 254 1830
waltersarchitects.com
info@waltersarchitects.com

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Leicester
Leicestershire
LE2 1EF

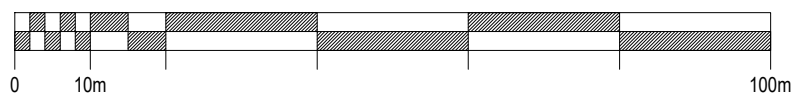
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Proposed Block Plan

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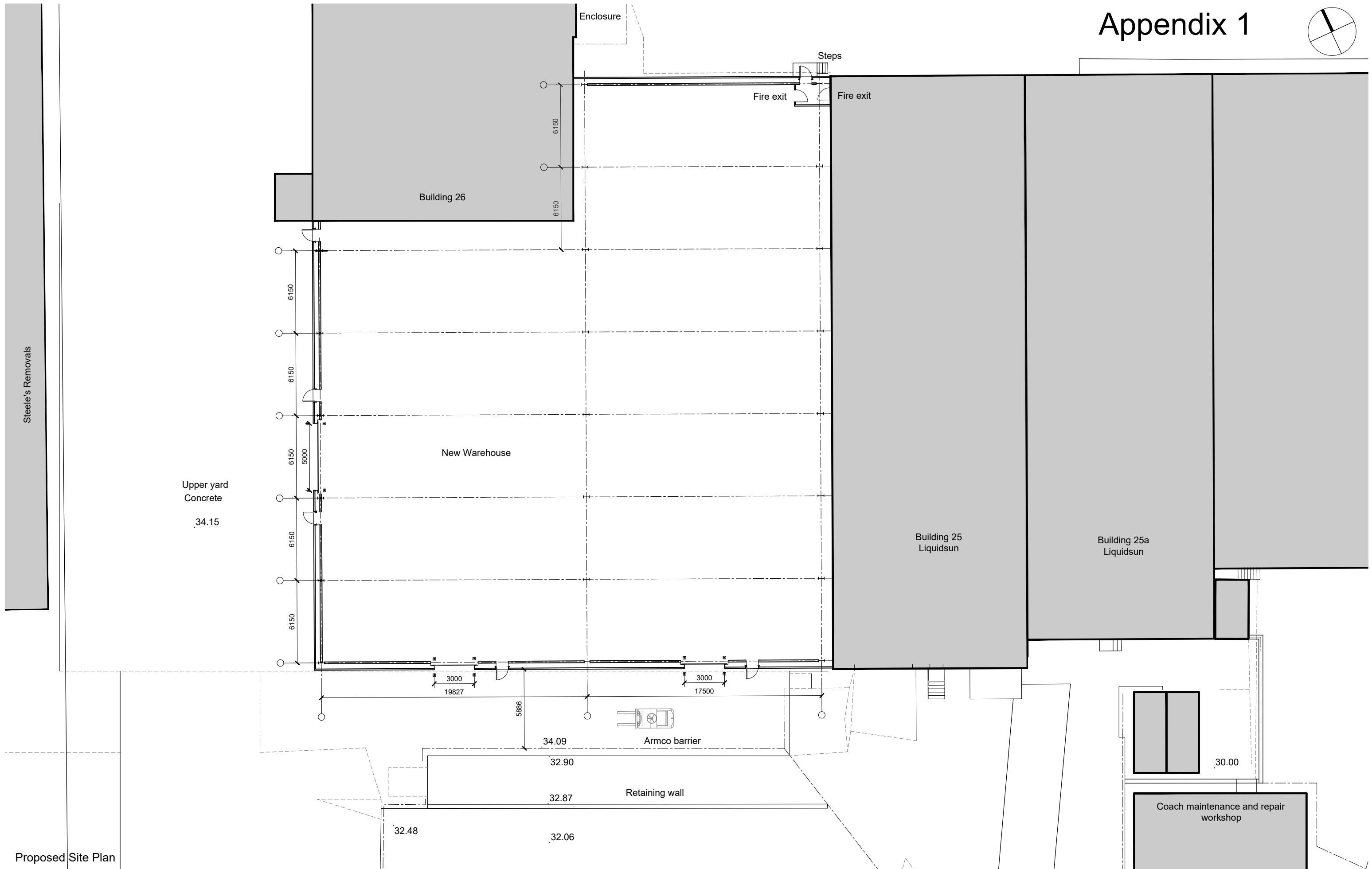
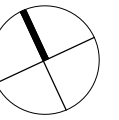
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 waltersarchitects.com
 info@waltersarchitects.com

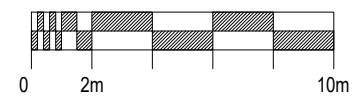
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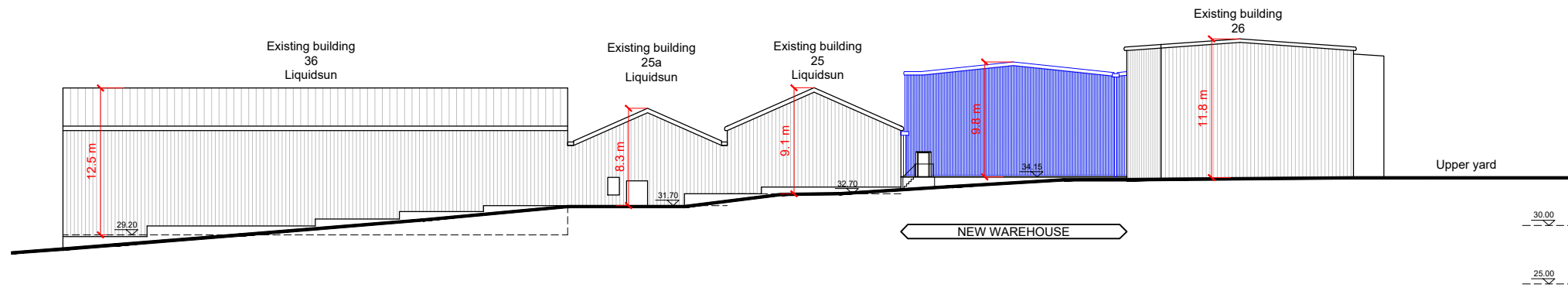
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 waltersarchitects.com
 info@waltersarchitects.com

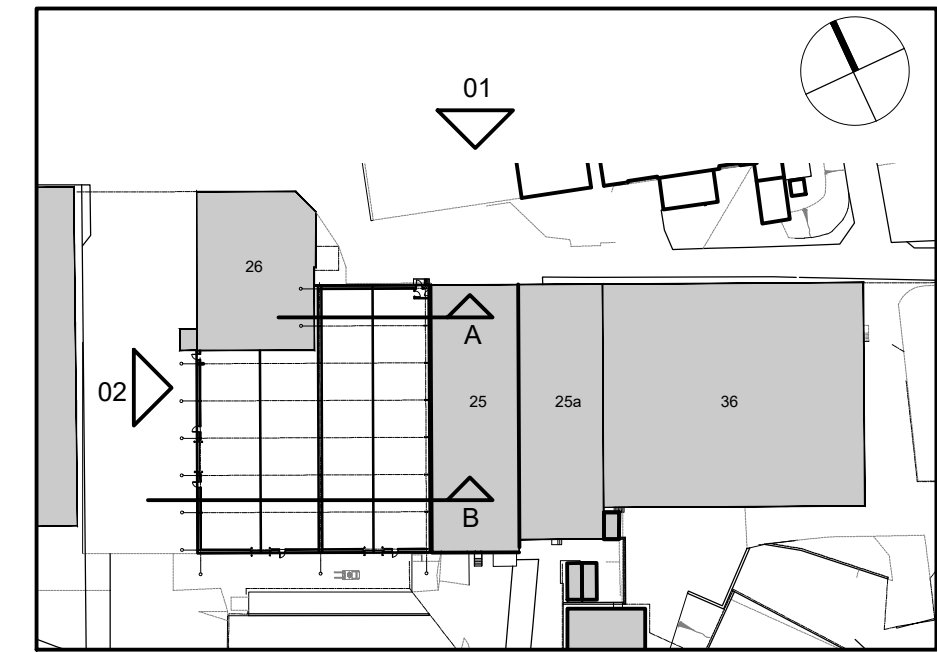
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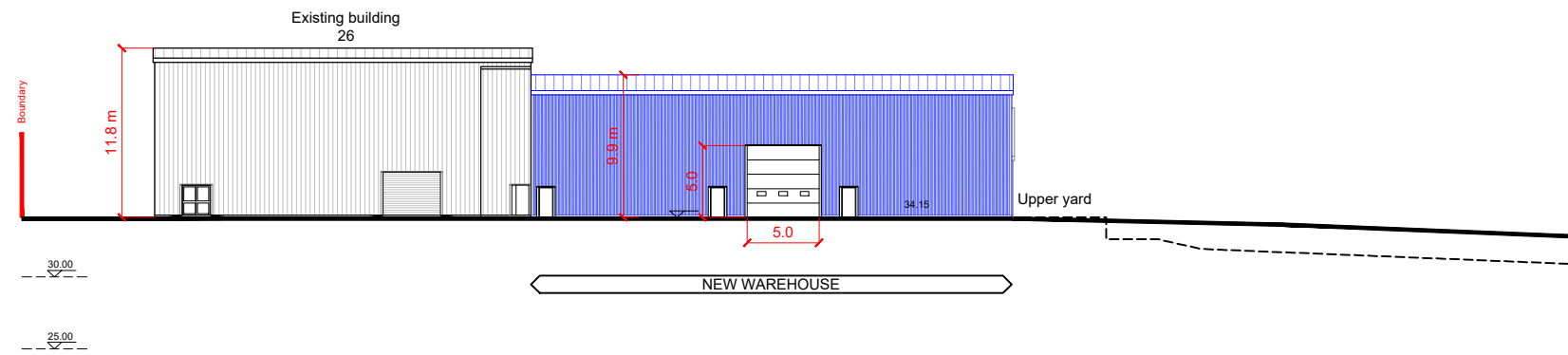
Appendix 1



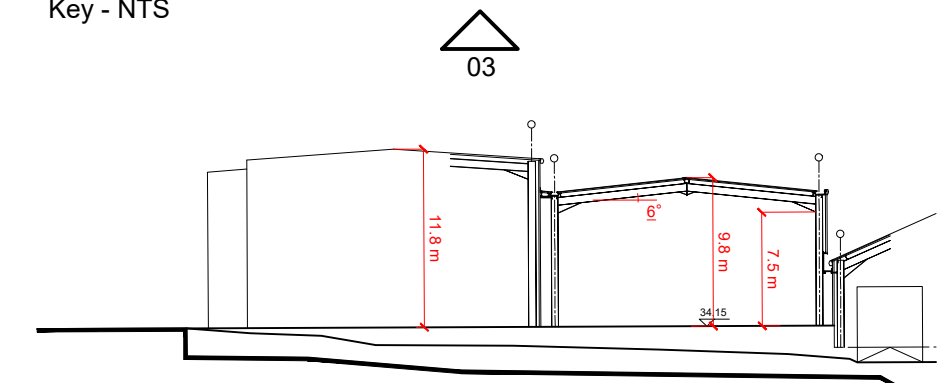
01/ Proposed North Elevations



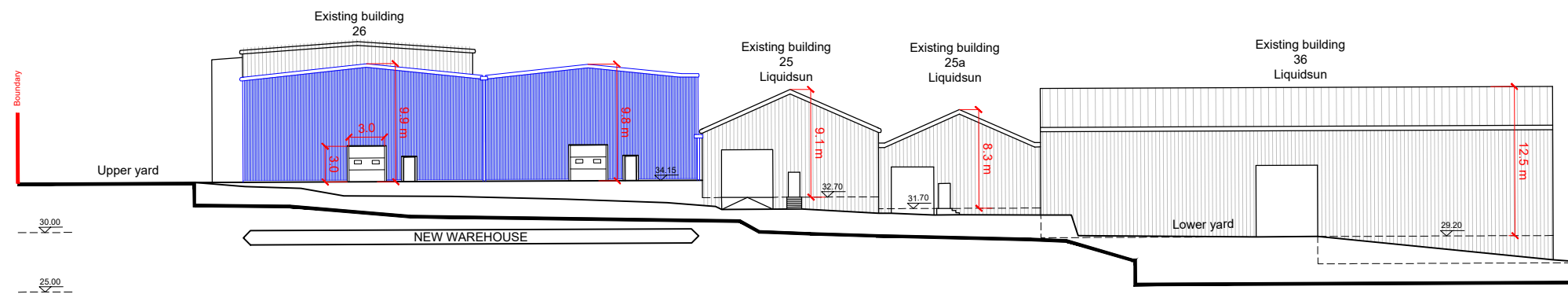
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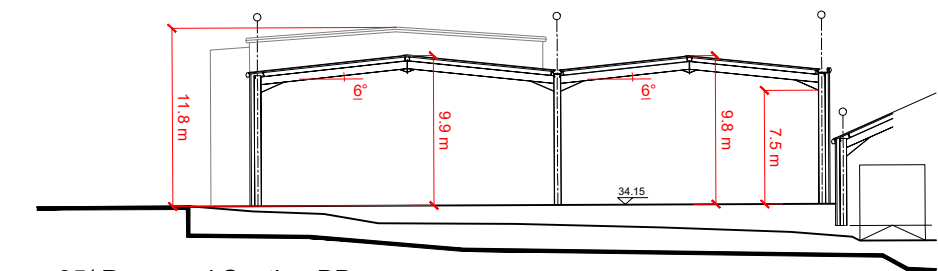
02/ Proposed West Elevations



04/ Proposed Section AA



03/ Proposed South Elevations



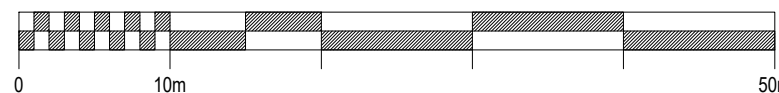
05/ Proposed Section BB

New warehouse - materials as proposed - all to match existing of adjoining buildings:

- Roof - Colour coated steel sheets, in Goosewing Grey BS 10A05
- Walls - Colour coated insulated steel sheet cladding panels, trapezoidal profile laid vertically, in Solent Blue BS 18E53
- Fascia and verges: proprietary, in Solent Blue
- Rainwater goods: powder coated aluminium to match Solent Blue
- Personnel doors and roller shutters Silver Grey or Solent Blue

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Proposed Elevations & Sections

JOB TITLE
Stamford Storage
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DRAWING NUMBER
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CONTACT
0116 254 1830
waltersarchitects.com
info@waltersarchitects.com

141 London Road
Leicester
Leicestershire
LE2 1EF

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