

## WHISSENDINE PARISH COUNCIL

Minutes of Extraordinary Parish Council Meeting on **Monday 15 November 2021**  
**7.15 pm**, held in the Village Hall, Whissendine.

**Present.**

**Mr Will Farr (Chairman)**  
**Mr Comber, Mrs Arnold, Mrs Moss, Mrs Lake, Mr Greenlay and Mrs Arnold.**

**In attendance**

Dr S Lammin (Parish Clerk)

**Also in attendance.**

County Councillor Rosemary Powell  
7 members of the public.

The Chairman opened the meeting at 19.15 hrs

- 13479** To take any questions or comments from the public in relation to the Planning application 2021/1263/OUT: Outline Planning Application for the development of up to 66 dwellings, public open space and associated infrastructure, with all matters reserved for subsequent approval, other than access (Resubmission of 2020/0172/OUT); Land to The South of Stapleford Road, Whissendine:  
Three members of the public were seeking a village wide leaflet drop in relation to this application.  
One member of the public made representations about the heritage value of the site.  
One member of the public sought clarification about the planning process.  
One member of the public objected to the proposed development on grounds of: flooding, public transport and highways issues.
- 13480** Apologies for absence: Mrs Wilkins (away), Mr Hatton (unwell) and Mr Harris (unwell).
- 13481** Declaration of any pecuniary interest in any matter on the agenda: None
- 13482** To consider any consultation response to planning application 2021/1263/OUT: Outline Planning Application for the development of up to 66 dwellings, public open space and associated infrastructure, with all matters reserved for subsequent approval, other than access (Resubmission of 2020/0172/OUT); Land to The South of Stapleford Road, Whissendine.

The Parish Council previously considered application 2020/0172/OUT on 2 March 2020 (minute 13244b). There is no material change to the application. However, in the intervening 19-months there has been active development of the Whissendine Neighbourhood Plan and new research results may lend weight to some of the comments offered.

It was AGREED that the nature of the comments offered would be largely unchanged but where new evidence has come to light this would be added.

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The AGREED comment will be:

#### “POSITION

This field falls outside the development envelope of the village and is in open country-side on the approach to the village.

#### HERITAGE ASSET

The Parish Council have serious concerns about use of this site for development as it's been listed in the 'Historic Environment Register' (ref: HER MLE 24620) as historically important; as an example ancient fossilized ridge and furrow, unique in Rutland. The NPPF 2021 accepts that “...[the protection of]....assets of particular importance provides a clear reason for refusing a proposed development”. While the village enjoys its situation among pasture-land where a lot of fields retain their ridge and furrow; this site is particularly important as it is fossilized ridge and furrow. This asset is currently being included as a site worthy of protection within the draft Neighbourhood Plan.

#### ROAD SAFETY

From road safety view-point it is considered that the increase in traffic flow arising from a development on Stapleford Road could reduce road-safety. This development accesses a country-road with no street-lighting and no footway. Stapleford Road enters the main housing area via a sharp bend on a narrow stretch with a junction with other lanes/driveways, and with severely restricted visibility going north. This narrow point is where the footway ends and is also immediately adjacent to a stables so that horse & riders, pedestrians and vehicles are liable to be put at greater risk of collision if traffic movements increase to accommodate residents of this sizable development (>10% increase in size of village). This is also a stretch affected by the parking congestion at school start/finish times and can already act as a short-cut to Melton Mowbray for through traffic.

#### BIODIVERSITY

In their appraisal of the site Woolley Ecology Ltd had noted the presence of Great Crested Newts and that the site as a whole created an overall habitat mosaic with potential to support a number of species. The Parish Council is of the view that development on this site will cause a net loss of biodiversity. Para 174 of the NPPF says “planning decisions should contribute to the natural local environment by protecting...sites of biodiversity....minimising impacts on and providing net gains for biodiversity”. This application would create a loss of habitat that would negatively impact biodiversity.

#### FLOODING

This site acts as a holding site for rain water, with increased surface area due to ridge and furrow. The water can remain in the furrows for several days after rain and this site acts as a significant water-holding area at times of heavy/sustained rainfall that attenuates the rate of discharge to the flood plain. A report was prepared on this site in January 2020 (Betts Hydro Consulting Engineers). The report notes (4.3) the ordinary water course to the west of the site 'is culverted under Stapleford Road and shown to eventually outfall into the River Eye 2.5km north of the site'. The report authors do not seem to have noted the water-holding capacity of the ridge and furrow on this site(5.1.1): "The total site is 3.64 ha and is considered to be 100% permeable".

The report authors restricted their investigations to: “an internet search of flooding events (4.7.1) and did not recall any historical flooding...to the wider Whissendine area”

This conclusion is in error. Rutland County Council's Local Flood Risk Management Strategy (20/2/2018) 5.1 (page 20 of 36) says: “Whissendine Brook is an ordinary water course that drains the area south of Whissendine.... It has confluence with an unnamed ordinary watercourse immediately south of Main Street before passing under the road and flowing north. The brook has a history of exceeding its bank capacity and flooding Main Street which becomes impassable. The adjacent public house has property-level protection....” The Whissendine Neighbourhood Plan has involved researching the flood events and causes. The report notes” There are steep gradients resulting in fast flowing water entering the village [during rainfall]...The stream flows north out of the village at a much slower rate...the low lying area...becomes a large floodplain as it is joined by

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several other streams.... from the north -east and north west, skirting [the village]... but entering the same floodplain.” The village is vulnerable to flooding in the centre from the Whissendine Brook as the flood plain becomes inundated and the Parish Council would wish to see as much water-holding land as possible retained to increase the time it takes the water to reach the flood plain and lessen the risk of the brook backing up. Any drainage schemes that rely on use of local water courses will exacerbate the flood problem; where the road becomes impassable many times each year. The Betts report recommends “5.6.2 ...there is an unnamed ordinary water course located 500m to the west [of the site]... the proposals are therefore to discharge water run-off from the site into the ordinary watercourse network...where it is culverted under Stapleford Road.” 5.7.1: “ should infiltration and connection to an ordinary watercourse not be ... feasible...the alternative method would be a connection to the neighbouring public sewer network” These recommendations are at odds with RCC’s Local Flood Risk Management Strategy , para. 5.2.2 says: “The presence of relatively steep slopes...present a potential risk of surface water runoff.... In times of heavy rainfall the volume of water will be increased and the risk of water courses overtopping and flooding adjacent land is greater [than normal]. These types of events have occurred in the headwaters of the Trent catchment previously in...Whissendine...”

The Parish Council believes water discharge to the flood plain will exacerbate the regular flooding that occurs in the centre of the village. Discharge to the sewer system will result in a similar problem as the surface water sewer from the west side of the village discharges to the stream by the village green, at the lowest point in the village and the foul/combined sewer from the west of the village descends to the pumping station immediately adjacent to the surface sewer outfall. Should this development be permitted to proceed it will worsen the significant flood events experienced in the centre of the village. Para 167 of NPPF 2021 says: “When determining any planning applications...should ensure that flood risk is not increased elsewhere.” The Parish Council believe in this instance the increased risk posed by development of this site cannot be safely managed.

#### INFRASTRUCTURE AND SERVICES

The infrastructure and services that exist within the village are not believed to have capacity to cope with a large development in this location.”

#### **13483 Acknowledgement of correspondence received in relation to planning application**

2021/1263/OUT:

Email 2/11/2021 12.27pm from RCC Planners notifying receipt of application 2021/1263/OUT (resubmission of 2020/0172/OUT)

Email 5/11/2021 6.25pm from Dr BL suggesting any income from development should cover full and unconditional cost of building a new sports centre on the site of the Sports Club building.

Email 5/11/21 2.35pm from Mr AS seeking WPC lead on response to RCC Planners

Email 5/11/21 8.38pm from Mr RD reiterating that HER Listed Heritage landscapes are a material planning consideration

Email 6/11/21 6.07am providing ref. of appeal lodged with planning inspectorate: 3285028.

Email 9/11/21 9.11am from Mr RD suggesting in addition to the application an appeal of 2020/0172/OUT is pending.

Email 9/11/21 10.23am from Mr RT forwarding a response he’d received from RCC Planners.

Email 11/11/21 10.02am from RCC Planners to Mr RD (WPC copied in) explaining the appeal process and specifically the point at which an appeal formally ‘starts’.

Email 12/11/21 5.20pm from Mr RD attaching his preliminary views on the present application and his representations in relation to the, now withdrawn, local plan in relation to the potential for inappropriate loss of a valuable heritage asset.

Email 14/11/21 12.17pm from Mr RT suggesting WPC co-ordinate a campaign regarding this application and listing 15 matters he believes weigh significantly against the application being approved.

Meeting closed 20.14 hours

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