For and on behalf of
Stamford Property Co Ltd

South Kesteven Site Allocations and Policies DPD
Examination in Public

Supplementary Submissions
Thursday 8th November

Prepared by

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Agenda

Thursday 8th Nov

General Issues

Core Strategy housing requirements for Stamford

- Progress in complying with Core Strategy housing trajectory for Stamford
  - SAPMM010 updates current position.
  - Is this in line with Core Strategy trajectory?
  - Up-dating of requirements
  - Does the Council’s position reflect actual needs?
  - Is the Council’s approach sufficiently flexible?
  - Does the Plan make provision for an additional 5/20% allocation in Stamford in-line with the National Planning Policy Framework?

- Site Selection Process
  - Principles behind choice of sites

- Stamford Traffic Model
  - Should the Plan show the results of the Stamford Traffic Model?

- Impact of constraints in the sewerage network
  - Have any issues with infrastructure to serve development in Stamford been overcome? 196
  - Are the changes to paragraph 3.1.14 (SAPMM012) sufficient to address concerns about drainage matters?

- Landscape Sensitivity and Capacity Study
  - Is it necessary for the text to refer to the Landscape Sensitivity and Capacity Study?

Policy Sites

- STM1a
  - Should the site be increased in size by including adjacent land?
  - Would the allocation lead to unacceptable traffic issues?

- STM1d – Stamford Football Club
  - Is the allocation realistic given the need to re-locate the football club?

- STM2a
  - Would the allocation for employment use lead to unacceptable traffic congestion? 32
The Core Strategy

The CS sets out its strategy at Objective 2 – to ensure that each town fulfils its role as defined in the Regional Spatial Strategy 2009. RD1 paragraph 2.4.6 defines Stamford and Bourne as third tier settlements providing a range of higher order district-wide services and facilities – and so distinguishes them from The Deepings.

NPPF paragraph 47 requires Authorities to boost significantly the supply of housing, and to meet the full, objectively assessed needs for market and affordable housing.

SK12 Table 10 indicates completions in Stamford – in the range between 46-101 and averaging 76 over the longer term. This average has been maintained post recession, the decline in production in the past monitoring year – SK12 page 19 refers - not a sign of a downward trend for the reasons set out following. SK12 also states that:

The number of completions overall has continued to show the fall demonstrated in recent AMRs compared to the high levels experienced in the preceding years: this is in line with the national slow down in the housing market.

This is demonstrably not the case in Stamford.

SK24 indicates 189 dwellings under construction or with permission in Stamford (all sites) – little more than 2 years supply at the present average. Indeed the fact that there were 84 dwellings under construction suggests that completions in the current year will approach the historic peak rate, notwithstanding the constrained supply of sites.

SK12 Table 9 anticipates 90 completions in the current year falling to 70 or thereabouts and further to 40 post 2017. This is very significantly below what would be needed to boost significantly the supply of housing, and to meet the full market need for housing in Stamford. It can only be seen as highly constraining of supply. This may have, overall a knock on effect on the ability of the district to achieve and maintain a five year supply.

Five year supply

There is a persistent shortfall in land supply. SK15 admits a figure of 4.0 years assuming that all commitments deliver completions including brownfield SHLAA sites without consent. They may or may not make a contribution. SK15 also reflects the substantial reliance on small sites. Apart from the argument that a plan led planning system should principally deliver planned growth rather than rely on supply of essentially windfalls, there is no guarantee that all extant consents will be implemented. 4.0 years is inevitably an optimistic figure.

The figure in SK11 was 4.8 years. That relied on potentially deliverable sites without permission – amounting to almost exactly an extra year’s supply.

Prior to that the AMRs reflected the full contents of the original SHLAA or were based on the previous Structure Plan figure. SK6 noted that completions better equated with ONS projections of housing need than the then Structure Plan annual requirements, the former being some 25% higher than the latter – paragraph 3.16-3.17 refer. In relation to current strategic requirements the shortfall in supply is persistent – ND3 paragraph 47.2 should prevail.
It would appear that in the part of the district that is capable of sustaining the delivery of housing land, the Plan intends to pursue constraint in two forms: a limitation on the overall numbers and a lack of flexibility.

The level of growth proposed for Stamford is greater than The Deepings but less than half that ascribed to Bourne which is acknowledged to be the hierarchical equivalent albeit it does not benefit from, for example, a rail connection and further education college. The delivery of homes at Bourne arises from a long term commitment to planned urban expansion commensurate with the role of the town and providing a long term resource of land which will be brought forward to reflect levels of market demand.

SK1 allows for 160 dwellings on 4 sites plus 400 at Empingham Rd. Site STM1b is allocated for 30 but will not yield more than 23 (figure agreed through pre-application consultation with SKDC 12/10/12). Other sites may be subject to similar considerations. The yield may not equal the expectation, thereby further exacerbating a constraint on the housing market. None of the sites can be considered to provide an enduring resource capable of sustaining housing demand especially in the latter part of the plan period.

Whilst considering the CS, the Inspector chose not to remedy imbalance by a specific strategic allocation at Stamford she certainly did not preclude significant scales of development. Indeed she required SKDC to strengthen their commitments to ensuring that the spatial strategy (derived from RSS8) could be delivered – SK15 paragraphs 3.8-3.9 refers. The framework provided by the CS does not preclude enabling Stamford to deliver the homes needed, and provide the flexibility to allow overall housing objectives for the district to be secured.

SK15 paragraph 3.13 presents the critical conclusion: that the spatial distribution of development needs to be capable of accommodating changes in overall targets and adaptable to circumstances such as a shortfall in delivery in a particular sub-area without undermining the spatial objectives. However, the premise of the CS was expressed at SK15 3.38 to the effect that there was no reason to believe that the given target would fail to consolidate the role of Stamford in line with the RSS and would allow past development rates to be broadly maintained - which Policy H1 expected would meet need and support the provision of additional community infrastructure.

Demonstrably, as shown by SK12 Table 9, that is not the case on any count and merits review even at this relatively short interval.

Moreover, the allocations at Stamford are not adaptable, rather they are finite. They do not support the CS objectives for the continuing role of Stamford, they do not provide a flexible resource of housing land and patently, they do not meet demand or contribute to boosting the overall supply.

Conclusion

We do not consider that the proposed allocations at Stamford will be effective.
They will individually and cumulatively not:

- ensure that there is a sufficient, continuing, supply of housing land in the town
- provide a flexible resource of land that could if needed address an under provision of supply elsewhere in the District
- recognise the capacity of the town to accommodate growth based upon the level of local services and facilities in accord with the Core Strategy (and derived from RSS8)
- promote a significant boost in housing supply
- promote the provision of new social and community infrastructure
- contribute to the resolution of acknowledged traffic issues

Consequently we invite consideration that the plan as published is unsound.

In order to address the matters that render the current proposals for Stamford ineffective an alternative mixed use development allocation at Newstead should be allocated to:

- enable the projected annual delivery of new homes to be sustained at the historic average of 75 dwellings per annum over the whole plan period (an additional allocation of a minimum 250 dwellings)
- to provide an on-going resource of housing land capable of delivery beyond the plan period
- to deliver constructive benefits towards improving the town’s infrastructure, likely to be secured only over the longer term.
Statement of Community Engagement

Land at Newstead, East of Stamford

Prepared by
DLP Planning Ltd
Bedford

November 2009
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1.0 INTRODUCTION

1.1 This statement sets out the processes of community engagement that have been undertaken by Stamford Property Company Ltd in respect of the promotion of a small-scale sustainable urban extension on land to the east of Stamford at Newstead.

1.2 The site has been promoted as a housing led mixed use development through the Local Development Framework as a proposed strategic allocation for inclusion within the South Kesteven Core Strategy which is currently at Submission stage.

1.3 The proposal aims to deliver 1002 dwellings set within principal open spaces including a new Country Park and a River Gwash Linear Park. At the heart of the development a new Neighbourhood Centre and Lower School would provide the principal points of community focus and activity for the development. In association with the above the development will also provide a link road between the A16 Uffington Road and the A6121 Ryhall Road to assist in the relief of local traffic congestion.

1.4 This statement outlines the consultation process taken by Stamford Property Company Ltd which has sought to inform and involve key stakeholders, voluntary organisations, the local community and the wider public about the proposed development; and where possible, to reflect their views in future stages of the site’s promotion.
2.0 POLICY BACKGROUND TO COMMUNITY INVOLVEMENT

2.1 This section sets out the legislative background and aims of central Government at the national level; and South Kesteven District Council at the local level, in respect of community engagement.

Planning and Compulsory Purchase Act

2.2 Increased community involvement in the planning system is one of the key components of the Planning and Compulsory Act 2004. The Act makes it compulsory for local planning authorities to consult on and adopt a Statement of Community Involvement (SCI) explaining how the local authority intends to engage and consult with communities and stakeholders on planning and development.

2.3 The SCI should also outline how the local authority expects applicants to consult with local communities on major development proposals prior to the submission of a planning application. This is highlighted in Planning Policy Statements 1 and 12 and has been supported by various Ministerial statements.

2.4 Planning Policy Statement 1: ‘Delivering Sustainable Development’ published in January 2005 sets out the Government’s stance on community involvement:

‘Community involvement is vitally important to planning and the achievement of sustainable development.’

(Paragraph 40)

‘Community involvement in planning should not be a reactive, tickbox, process. It should enable the local community to say what sort of place they want to live in at a stage when this can make a difference. Effective community involvement requires an approach which:

• tells communities about emerging policies and proposals in good time;
• enables communities to put forward ideas and suggestions and participate in developing proposals and options. It is not sufficient to invite them to simply comment once these have been worked-up;
• consults on formal proposals;
• ensures that consultation takes place in locations that are widely accessible;
• provides and seeks feedback.’

(Paragraph 43)
Statements of Community Involvement (SCI)

2.7 Planning Policy Statement 12: 'Local Spatial Planning' (May 2008) provides a background to Statements of Community Involvement stating:

‘In preparing or revising its SCI, the Council is strongly encouraged to integrate community engagement on planning with other community engagement activities taking place across the Council's wider functions; and in the process to consider how its equality duties are being fulfilled.

Communities will thereby know how they can expect to be involved in wider decision making and should remove duplication, combat consultation fatigue and make the most of opportunities to maximise the strengths of different skills and resources within the council and LSP. “Communities” include businesses as well as residents.’ (paragraph 4.23)

South Kesteven Statement of Community Involvement

2.1 South Kesteven District Council is required to produce a Statement of Community Involvement (SCI) as part of its Local Development Framework. This provides a detailed description of the processes that the Council will undertake to consult on planning policies and planning applications. It also encourages developers to undertake their own consultation. These principles would also apply in the promotion of a site through the LDF process.

2.2 The SCI for South Kesteven was adopted in April 2006.

“...dialogue between planning officers, developers and their professional advisors and the local community is something which the Government and this Council actively encourages.” (paragraph 13.1)

"In addition to the Council's requirement to consult on all planning applications, developers will now be encouraged to carry out separate consultation with local communities on all major planning applications. Whilst this pre-application consultation is not statutory, involving the community from the beginning of the process is advantageous for local people (it allows them to genuinely influence the development), for the Council....and for the applicant..." (paragraph 23.1)

2.3 South Kesteven District Council states it does not want to be too prescriptive over the type of community consultation carried out by applicants and developers as consultations should vary in reflection of the size and nature of any given proposals.
2.4 Within the SCI the Council list a number of engagement methods that should be considered including public exhibitions, development briefs, meetings with Town/Parish Councils and early consultation with key consultees such as the Environment Agency and English Heritage.

2.5 This Statement of Community Engagement describes the consultation undertaken by the Stamford Property Company Ltd in relation to the Newstead development that, in our view, meets the requirements of the Council's adopted SCI.
3.0 COMMUNITY CONSULTATION

3.1 This chapter describes the elements of community consultation that Stamford Property Company Ltd (SPCL) has undertaken in respect of the proposed development at Newstead.

3.2 A Consultation Strategy and Programme was prepared by DLP Planning Ltd on behalf of SPCL in respect of their proposals to promote the site for a housing led mixed use development as a proposed strategic allocation for inclusion within the South Kesteven Core Strategy which is currently at Submission stage.

3.3 This outlined the company's proposed community consultation strategy and methodology including a timetable of consultation activity to support the proposed development's promotion. The objectives of the community consultation strategy are to inform and involve key stakeholders, voluntary organisations, the local community and the wider public about the proposed development; and where possible, to reflect their views in future stages of the site's promotion.

3.4 The Consultation Strategy is attached as Appendix A to this Statement.

Stakeholder Consultation

3.5 The first stage of formal consultation was centred on a period of stakeholder engagement commencing in August 2009 and leading up to the formal Examination in Public of the submission draft of the Council's Core Strategy. This has allowed stakeholders to be fully briefed on the consultation process and the emerging planning policy context insofar as it is material to the Newstead site, including the adoption of the East Midlands Plan (RSS8), its partial review, the Council's emerging Core Strategy and 'Site Allocations' DPD.
3.6 This stage involved the widespread distribution of a ‘Promotional Brochure’ containing an explanation of the proposals, a description of the key elements explaining the benefits the scheme will deliver, along with graphics illustrating opportunities and constraints and a masterplan. A list of the stakeholders that were consulted is included at Section 6.0 of the Consultation Strategy at Appendix A while the covering letter is found at Appendix B with the Promotional Brochure found at Appendix C.

3.7 The covering letter issued to the key stakeholders summarised the development proposals and invited responses from each of the recipients.

**Stakeholder Consultation Response**

3.8 There have been twelve stakeholder responses received. Others have not made formal comments, stating by telephone that they would only normally respond to formal planning applications.

3.9 The following responses were received:

- Mr Quentin Davies MP for Grantham and Stamford
- Lincolnshire County Council – Highways Department
- Lincolnshire County Council – Education Department
- Lincolnshire County Council – Rights of Way Officer
- Council for the Protection of Rural England
- Lincolnshire Wildlife Trust
- Environment Agency
- Highways Agency
- English Heritage
- Lincolnshire Heritage
- Stamford Civic Society
- Stamford Chamber of Trade and Commerce
- Lincolnshire South West Primary Care Trust
3.10 The responses are found at Appendix D and are summarised as follows:

3.11 **Mr Quentin Davies MP for Grantham and Stamford** commented that these are interesting development proposals and wishes to be informed of the scheme's progress and will look at again at the more detailed planning application stage.

3.12 **Lincolnshire County Council – Highways Department** – easing of traffic congestion as proposed will need to be further investigated by undertaking traffic census and providing a full Transport Assessment utilising the Saturn Model for Stamford. The response lists a number of measures that should be incorporated into the development in the event that the proposals are advanced. Such measures include detail on design and construction of roundabouts and junctions with further suggestion that public transport, walking and cycling routes show good connectivity to the town to access schools and local services.

3.13 **Lincolnshire County Council – Education Department** – the provision of one form entry primary school as proposed will be sufficient for pupils on the development. A section 106 agreement would be put in place to secure the funding for the council to build the school. The site illustrated for the school's location is considered a good location at the heart of the community. The department stated that the school would require a before/after/extended day facility provided but that this would be discussed at the later stages. Similarly, an early year's facility is also requested.

3.14 In terms of the secondary sector LCC state they would not require a section 106 contribution due to available capacity in the area within this sector. However like the additional facilities requested for younger pupils LCC requests that a youth/teenage facility is provided, though a multi-use building is suggested for this use.

3.15 Finally, LCC wish to ensure that any travel to school is safe and welcoming and that is sustainable.
3.16 **Lincolnshire County Council – Rights of Way Officer** – suggests possible alternative footpath routes for additional consideration. The response also asks a number of specific questions regarding surface materials and maintenance all of which will be developed at further stages of the development.

3.17 **Council for the Protection of Rural England** - expansion of Stamford should be modest in the interest of maintaining the special character and setting of the town. If growth in the order of that proposed were to be facilitated in Stamford, the Newstead locality could pose fewer constraints than apply to many other peripheral areas of the town.

3.18 **Lincolnshire Wildlife Trust** – supportive of the broad design principals for protecting and enhancing biodiversity. The proposed connected network of open spaces within the development is considered important and the new woodland and hedgerow planting is welcomed by the Trust. The Trust also supports the use of SUDS within the scheme as reducing the risk to flooding in association with providing a wildlife resource whilst also supporting sustainability in areas such as energy efficient homes.

3.19 **Environment Agency** – welcome the proposals to locate as much of the development outside of the flood plain and to incorporate SUDS measures. It is suggested that river crossings are designed to allow otters and small mammals to pass along the river corridor without hindrance and that any lighting used would be designed to minimise impact upon wildlife. The responses request that should a planning application be brought forward additional detailed information would be required to formally assess the proposals.

3.20 **Highways Agency** – the response provided highlights the requirement (and preference) of the Agency when assessing potential traffic impacts of new developments on the Trunk Road Network. This includes data within a Transport Assessment and a Travel Plan. The response also asks that a meeting is held between the Agency and the developer to discuss the traffic impacts of the development on the A1(T) in order to progress matters.
3.21 **English Heritage** – raise a number of concerns including the principle of development in its location, its impact on the historic environment of Stamford and the surrounding landscape. The response suggests that further work is required to assess the impact of the proposed development on the town and Burghley House and Park.

3.22 **Lincolnshire Heritage** – state that further archaeological evaluation would be required prior to planning application stage including geophysical surveys and trial trenching. The response also suggests that consideration be given to the introduction of interpretation boards within the country park describing any archaeological features encountered.

3.23 **Stamford Civic Society** – representatives of the Society have also attended the exhibition, but do not feel there is anything they wish to comment upon at present and will await more detailed proposals in due course.

3.24 **Stamford Chamber of Trade and Commerce** – request the term 'Eastern Relief Road' is no longer used as this may confuse with the promotion of a wider relief road scheme for Stamford.

3.25 **Lincolnshire South West Primary Care Trust** – states that the PCT will undertake a detailed assessment at the planning application stage and provides the current formulae used for contributions, though this is under review.

3.26 Much of the stakeholder response is supportive of the proposal and suggests that in developing the scheme further investigative and analytical work will be necessary to assess and comment on the development. This is to be expected at this early stage of the site's promotion and it is the Stamford Property Company Ltd's intention to continue ongoing discussions with all consultees.
Stamford Town Council

3.27 In addition to the above stakeholder responses a meeting was held on 7 September 2009 between Stamford Town Council and Stamford Property Company Ltd. DLP Planning made a presentation of the scheme to Town Councillors followed by a Q & A session.

Public Consultation

3.28 The second stage of the consultation process took the form of a Public Exhibition at the Arts Centre in Stamford. The Public Exhibition provided the opportunity for a large number of people from the local community to view a wide variety of information relating to the scheme and have access to a number of different members of the consultant team to answer queries.

3.29 The Public Exhibition took place over a period of three days and evenings as follows:
   - Thursday 10th September 2.00 p.m. to 8 p.m.
   - Friday 11th September 2.00 p.m. to 8 p.m.
   - Saturday 12th September 10.00 a.m. to 1 p.m.

3.30 The exhibition was advertised in the Rutland and Stamford Mercury, the Sleaford and Lincolnshire Citizen and on the newspaper website. A copy of the newspaper advert published on Friday 4 September 2009 is attached at Appendix E.

3.31 The exhibition was also publicised by way of an article in the Rutland and Stamford Mercury on Friday 4 September 2009. The article informed readers that the exhibition was taking place at the Arts Centre. A copy of the article is attached at Appendix F.

3.32 The exhibition was hosted by representatives from Stamford Property Company Ltd and DLP Planning Ltd. Also in attendance were representatives of the Project Team providing expertise in the fields of Ecology, Heritage, Drainage, Design and Transport.
3.33 The exhibition itself comprised six A1 display boards mounted on an exhibition stand. The boards set out information on the emerging development proposals and presented information on the existing site, landscape structure and heritage, biodiversity and flood risk, access and circulation, green infrastructure and the illustrative development layout. Copies of each display board are attached at Appendix G.

3.34 The exhibition was informal in nature, with the Project Team on hand to explain the proposals and to listen to comments and engage in discussions. Attendees were offered a masterplan factsheet summarising the development and containing the illustrative masterplan, (included at Appendix H) and given the opportunity to sign an attendance record.

3.35 The exhibition was well attended, receiving 220 visitors over the course of the three days. Visitors included members of the public who purposely attended, passing members of the public, members of the local Parish, Town and County Councils, local landowners and others. Photographs of the exhibition are attached at Appendix I.

3.36 Along with the masterplan factsheet a comment response form was offered to each visitor in order to seek comments. A blank comment form is attached at Appendix G.

3.37 A total of 16 completed response forms were returned over the course of the day or subsequently posted to DLP Planning Ltd. We have not included a copy of the completed response forms as they include address details. In addition to the returned forms, there have been two other public responses commenting on the proposals returned by way of email.

**Public Exhibition Response**

3.36 **Question 1** provided respondents the opportunity to comment of any of the proposed uses and the quantum of development illustrated on the masterplan.
3.39 In respect of housing there was a mixture of views with 55% of respondents stating they felt the proposals included too many houses, 18% responding that they should be zero carbon, 18% of respondents stating expansion and new housing is needed, especially affordable homes and 9% stating the proposed development may be too dense.

3.40 In terms of employment the overriding response (75%) given by the respondents was that more employment in and around Stamford was required as limited employment opportunities in Stamford has led to commuters driving out of Stamford to their workplaces. Suggestions from 13% of respondents were made for some small business units to be provided. A quarter of respondents also asked what type of employment would be provided.

3.41 The neighbourhood centre proposal received less interest by way of comments than the other uses proposed, though it still received a majority support from 57% of the respondents with 29% of respondents stating is would not be required and 14% of respondents requesting more detail.

3.42 Likewise the primary school received overriding support of 63% with 25% of respondents questioning any need in the area and 12% of respondents requesting further detail.

3.43 The proposed inclusion of leisure and community facilities to the development was supported by 63% of respondents who have also suggested specific facilities such as a church, swimming pool and children’s’ play areas could be provided. The positive response was met with 25% of respondents also wanting to see more specific details and 12% of respondents stating such facilities are not needed.

3.44 Question 2 asked respondents whether they considered the formal and informal recreation areas opened up to the public would be of benefit to the local community.
3.45 Of the respondents, 58% were keen to see the site opened up whilst 33% of respondents felt that the site is already open to the public in the form of the Macmillan Way or have made further comment about housing surrounding the open areas. More detail was requested by 9% of respondents.

3.46 **Question 3** asked respondents about the access and transport arrangements of the proposed development. It was felt by 33% of respondents that the link road and public transport arrangements would be beneficial, with the suggestion that a park and ride could also operate from the site. Concerns were raised however by 50% of respondents that felt that the arrangements would not mitigate the existing traffic problems of the town. A total of 17% also responded with questions about the logistics of the new infrastructure and road crossings.

3.47 **Question 4** asked respondents to comment on the concept masterplan. Analysis of this section revealed respondents’ views were similar to those raised in the previous question with 20% of responses mentioning traffic concerns, despite 10% of these encouraged to see plans for new cycle paths. A further 20% felt that the layout looked good with another 20% stating that the layout was not detailed enough for their comment. The remaining 40% mentioned lost open space, increased flood risk and too much residential development.

3.48 **Question 5** was a general comments question providing respondent’s space to make any general observations and comments they have about the scheme as a whole. Indeed respondents took the opportunity in this section to express a broad set of views regarding the proposals. Around 17% of respondents expressed the view that Stamford has to grow and that the masterplan has many merits to it and as such support the proposals. It was felt by 25% of respondents that the proposals were too large in scale with suggestions that limited development around Stamford would be acceptable and 8% of respondents left comments asking how the development would fit in with other proposed development such as the recycling centre.
3.49 An additional 33% of respondents felt that the development would add to existing pressures and impact negatively on the town while the remaining 17% stated the development was in the wrong area and the site should become a nature reserve.

3.50 The overall impression garnered during the course of the exhibition was that visitors were generally curious about the proposals, particularly the location of the link road, but that their main concern was the potential impact of traffic from the development on the local highway network and the town centre. The majority of visitors at the exhibition expressed their support for the country park and the increased biodiversity and amenity that would result from the development.

3.51 Despite the early stage of consultation with the public and the illustrative masterplan displayed, people were keen to find out what type of housing would be provided. The need for affordable housing locally was forcefully expressed by a number of attendees. Others stated that the development should cater for employment and should also link with the local plan employment allocation to the south west of the site, thus easing some of the traffic issues of the town. Many were happy to see that the floodplain was to be left undeveloped and were keen to understand and learn about mitigation methods such as the proposed sustainable urban drainage system.
4.0 CONCLUSIONS

4.1 Our consultation with the local community and stakeholder contact has brought a wide range of feedback as might be expected from such community engagement. Much of the stakeholder response is supportive of the proposals, but indicates that in developing the scheme that further investigative and analytical work will be necessary to assess and comment on the development. This may be expected at this stage of site promotion. It is the Stamford Property Company Ltd’s intention to continue ongoing discussions with stakeholders.

4.2 In terms of the local community the exhibition has provided an opportunity for to establish public feeling which has been mixed. It has been established through the exhibition process that a number of local residents are particularly concerned about any increase in traffic arising from the development and how this would impact on the town. Further work must be undertaken in this respect to demonstrate the impact of the proposals on the highway network.
1.0 INTRODUCTION

1.1 This Consultation Strategy and Programme has been prepared by DLP Planning Ltd on behalf of the Stamford Property Company Ltd in respect of the delivery of a small-scale sustainable urban extension on land to the east of Stamford at Newstead.

1.2 The site has been promoted for residential development through the Local Development Framework as a proposed strategic allocation for inclusion within the Core Strategy which is currently at Submission stage.

1.3 The proposal aims to deliver 1,002 dwellings set within principal open spaces including a new Country Park and a River Gwash Linear Park. At the heart of the development a new Neighbourhood Centre and Lower School would provide the principal points of community focus and activity for the development. In association with the above the development will also provide an Eastern Relief Road (ERR) to assist in the relief of local traffic and congestion in Stamford Town Centre.

1.4 This Strategy outlines the company's proposed community consultation strategy and outlines a suggested methodology and a timetable of consultation activity to support the proposed development.

1.5 The objectives of this community consultation strategy are to seek to inform and involve key stakeholders, voluntary organisations, the local community and the wider public on the proposed development; and where possible, to reflect their views in future stages of the site's development.
2.0 POLICY BACKGROUND

2.1 The Consultation Strategy takes on board both national and local policy guidance in respect of community engagement and consultation. This strategy reflects the Government’s commitment to increasing community involvement in planning as set out in the Planning and Compulsory Purchase Act 2004, and Planning Policy Statement 12.

2.2 Local planning policy on community consultation is contained within South Kesteven District Council’s Statement of Community Involvement (SCI), adopted by the Council in April 2006. The SCI provides general guidance for applicants on community consultation and recognises its benefits.

2.3 The SCI goes on to add that whilst community consultation is not statutory, developers are encouraged to undertake separate consultation exercises commensurate with the nature and scale of the proposal. The SCI sets out the Council’s principles for consultation and identifies various methods of community involvement that applicants are expected to consider.
3.0 OBJECTIVES

3.1 The objectives of the Consultation Strategy include:

- To meet with the requirements for community consultation at both the national (Planning and Compulsory Purchase Act 2004 and PPS12) and the local level (South Kesteven District Council’s SCI).

- To ensure that the local community and key stakeholders are fully informed of and fully engaged in the proposals for the land at Newstead, east of Stamford.

- Where possible to reflect the views of the key stakeholders and the local community in future stages of the site’s development.
4.0 APPROACHES TO CONSULTATION

4.1 The Consultation Strategy includes a number of key stages.

Stakeholder Consultation

4.2 The first stage will be centred on a period of stakeholder consultation leading up to the formal Examination in Public of the submission draft of the Council’s Core Strategy. This will allow stakeholders to be fully briefed on the consultation process and the emerging planning policy context insofar as it is material to the Newstead site, including the adoption of RSS8, its partial review and the Council’s emerging Core Strategy.

4.3 This stage will involve the distribution of a further iteration of the promotional masterplan brochure containing an explanation of the proposal and why we are consulting, a description of the key proposals explaining the benefits the scheme will deliver, along with graphics illustrating opportunities and constraints and a further iteration of the masterplan.

4.4 A questionnaire/comments form will be distributed with the brochure seeking stakeholder responses to the proposal.

Public Consultation

4.5 The second stage of the consultation process will take the form of a Public Exhibition at the Arts Centre in Stamford (a list of potential venues investigated is included at Appendix A). The Public Exhibition will provide the opportunity for a large number of people from the local community to view a wide variety of information and have access to a number of different members of the consultant team to answer queries.

4.6 The Public Exhibition will focus on the opportunities and benefits that the development of the site will offer and will involve the display of exhibition boards, utilising the promotional masterplan, over a period of three days and evenings in September.
4.7 The following dates are confirmed:

- Thursday 10th September 2.00 p.m. to 8 p.m.
- Friday 11th September 2.00 p.m. to 8 p.m.
- Saturday 12th September 10.00 a.m. to 1 p.m.

4.8 A press release detailing the exhibition venue and timings will be sent to local newspapers and advertisement space will be booked in the same local papers in the weeks immediately preceding the proposed exhibition.

4.9 Visitors to the exhibition will be given the opportunity to comment on the proposed development, either by completing a questionnaire/comment form at the exhibition itself, or by returning it subsequently to the consultant team address.

Analysis & Review

4.10 Consultation responses will be collated and reviewed; and reported back to the client and consultant team.

Respond/Revise

4.11 Following consideration of the consultation responses it may be appropriate to make certain revisions to the proposed development.

Submission

4.12 Finally, a Statement of Community Engagement that will document the consultation process, report the findings and detail how the responses have been addressed will be prepared.

4.13 The Statement of Community Engagement will be submitted to the Core Strategy Examination in Public as supporting evidence for the site's proposed allocation as a Sustainable Urban Extension to Stamford.
5.0 PROGRAMME

5.1 The following table outlines the key stages and activities within the Consultation Strategy.

<table>
<thead>
<tr>
<th>Date</th>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scoping/Preparation</td>
<td>Agree Consultation Strategy</td>
</tr>
<tr>
<td>On-Going</td>
<td>Research venues for exhibitions and agree venue, dates and times</td>
</tr>
<tr>
<td></td>
<td>Draft press release announcing promotion of site and advertise consultation exercise</td>
</tr>
<tr>
<td></td>
<td>Draft exhibition material</td>
</tr>
<tr>
<td>Consult</td>
<td>Distribute promotional masterplan brochure and questionnaire to stakeholders – seek comments</td>
</tr>
<tr>
<td>Early September</td>
<td>Hold Public Exhibition 10/11/12 September</td>
</tr>
<tr>
<td>Analysis &amp; Review</td>
<td>Analyse responses from stakeholders and responses from Public Exhibition</td>
</tr>
<tr>
<td>Mid/late September</td>
<td>Client and Consultant Team to consider analysis of consultation response.</td>
</tr>
<tr>
<td>Respond &amp; Revise</td>
<td>If appropriate make revisions to the scheme following consideration of analysis.</td>
</tr>
<tr>
<td>October/November</td>
<td>Draft Statement of Community Engagement detailing feedback from consultation exercise, any revisions made as a result and any not made, including justification.</td>
</tr>
<tr>
<td>Submission</td>
<td>Submit Statement to Core Strategy EiP</td>
</tr>
</tbody>
</table>
6.0 KEY STAKEHOLDERS

6.1 The following is a list of key community and other stakeholders who will be specifically consulted:

South Kesteven District Council
South Kesteven District Councillors for Stamford
Lincolnshire County Councillors for Stamford
Rutland County Council
Local MP for Grantham and Stamford, Mr Quentin Davies
Stamford Town Councillors
Lincolnshire County Council Highways Department
Lincolnshire County Council Education Department
Lincolnshire County Council Rights of Way Officer
Council for the Protection of Rural England
Lincolnshire Wildlife Trust
Environment Agency
Highways Agency
English Heritage
Lincolnshire Heritage
Lincolnshire South West Primary Care Trust
Learning Skills Council – East Midlands
Stamford Civic Society
Stamford Town Partnership
Stamford Chamber of Trade and Commerce
Stamford Volunteer Bureau
South Kesteven Local Strategic Partnership
Stamford College
Lincolnshire Police

Local Newspapers to advertise Public Exhibition details:

Rutland and Stamford Mercury
APPENDIX A   PUBLIC EXHIBITION VENUES

A number of potential venues for hosting the Public Exhibition have been considered. In order to maximise the number of potential visitors to the Exhibition, accessible venues located centrally within Stamford have been the focus of the search. Below is a table containing a list of venues we considered best suited to holding the Public Exhibition for the recommended dates in paragraph 4.7 of this document.

The Stamford Arts Centre was selected as being the most appropriate venue.

<table>
<thead>
<tr>
<th>Venue and Potential Exhibition Room</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stamford Town Hall</td>
<td>Stamford Town Council</td>
</tr>
<tr>
<td>Council Chamber</td>
<td>St Mary’s Hill</td>
</tr>
<tr>
<td></td>
<td>Stamford</td>
</tr>
<tr>
<td></td>
<td>PE9 2DR</td>
</tr>
<tr>
<td>Stamford Arts Centre</td>
<td>Stamford Arts Centre</td>
</tr>
<tr>
<td>Ireson Room</td>
<td>27 St. Marys St</td>
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<tr>
<td></td>
<td>Stamford</td>
</tr>
<tr>
<td></td>
<td>PE9 2DL</td>
</tr>
<tr>
<td>Recrion Meeting Rooms and</td>
<td>2 St Mary’s Hill</td>
</tr>
<tr>
<td>Conference Venue</td>
<td>Stamford</td>
</tr>
<tr>
<td>Room 2</td>
<td>PE9 2DW</td>
</tr>
<tr>
<td>The Lady Anne’s Hotel</td>
<td>36-38 High Street St. Martins</td>
</tr>
<tr>
<td>The Warrior Conference Room or</td>
<td>Stamford</td>
</tr>
<tr>
<td>Greco Sitting Room</td>
<td>PE9 2LJ</td>
</tr>
</tbody>
</table>
Mr John Rose  
Branch Chairman  
Council for the Protection of Rural England, Lincs  
Mentith Stubton  
via Newark on Trent  
Lincs  
NG23 5BY

Dear Mark

DEVELOPMENT PROPOSALS – LAND AT NEWSTEAD, EAST OF STAMFORD

I am writing on behalf of Stamford Property Company Limited to outline the company’s proposals for the delivery of a small-scale sustainable urban extension on land to the east of Stamford at Newstead. The site has been promoted through the preparation of South Kesteven District Council’s LDF Core Strategy for residential development as a proposed strategic allocation for inclusion within the Strategy, which is currently at submission stage.

The scheme aims to deliver approximately 1000 new dwellings, including affordable housing, set within large areas of Green Infrastructure. At the heart of the development a new Neighbourhood Centre and Primary School will provide the principal points of community focus and activity for the development, whilst provision is also made for leisure and community facilities to the edge of the development that could be utilised by the wider area. In addition an area of employment is proposed to the south eastern corner of the development with good road connections. In association with the above, the development will also provide an Eastern Relief Road (ERR) to assist in the relief of local traffic and congestion in Stamford.

The implementation of our community consultation strategy seeks to inform and involve key stakeholders, voluntary organisations, the local community and the wider public on the proposed development; and where possible, we will seek to reflect their views in future stages of the site’s development. The consultation strategy is two-fold comprising stakeholder consultation followed by a public consultation in the form of a public exhibition.

Enclosed with this letter is a Promotional Masterplan Brochure which sets out the broad design principles of the development proposals. The document contains an explanation of the local context including its constraints and opportunities followed by the development concept Masterplan that has emerged from the design process. The document sets out the benefits that the scheme will deliver in terms of new housing and employment, new community and leisure facilities and the proposed relief road. It also provides details on the enhancement of biodiversity across the site and how environmental considerations such as flood risk have been addressed.

As a key stakeholder this is an opportunity for you to help shape our proposals for the area. We would welcome any comments you have on the scheme once you have taken the opportunity to peruse the enclosed document.
The Public Exhibition will be taking place at the Stamford Arts Centre, 27 St Mary’s Street on Thursday 10th and Friday 11th September from 2.00 – 8.00 pm and on Saturday 12th September from 10.00 – 1.00 pm. The exhibition will provide an opportunity for DLP Planning and the consultant team to explain the proposals further to members of the public and to answer any questions that may arise and for the public to give their opinions on the scheme. Consultants will be on hand to answer questions in relation to the proposed development and for those with specific queries in relation to Ecology, Heritage, Drainage or Transport, these technical consultants will be available at the Friday session from 2-8pm to address these.

Once both the stakeholder and public consultations have taken place, the responses will be collated and reviewed. Following consideration of the responses it may be appropriate to make certain revisions to the proposed development and a Statement of Community Engagement documenting the consultation process will be prepared.

As a key stakeholder we would appreciate any comments you have to make on the scheme by Wednesday September 30th 2009 to ensure your responses will be considered by our project team within the timeframe for submissions to the Core Strategy Examination.

Please feel free to contact me or my assistant Angela Smedley if you have any questions or wish to discuss this matter in more detail. We look forward to hearing from you.

Yours faithfully,

Mark Hyde BA (Hons), BTP, MRTP, AIEMA
Director

Encs: Promotional Masterplan Brochure
the newstead master plan team

Stamford Property Company Ltd

DLP Consulting Group Ltd (Planning, Design & Transportation)
Hannah Reed and Associates Ltd (Civil Engineering)
Loughborough Ecologists Ltd (Ecology)
CgMs (Archaeology and Built Heritage)
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- Deliverability

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introduction

This promotional Masterplan document has been prepared on behalf of the Stamford Property Company Ltd. Its purpose is to establish the context for the delivery of a small-scale mixed-use sustainable urban extension on land to the east of Stamford at Newstead and to inform its promotion through the preparation of South Kesteven District Council’s Local Development Framework.

The Masterplan has been informed by technical studies undertaken by the project consultant team. These are:

- Planning – DLP Planning
- Landscape and Visual Impact / Masterplanning – DLP Design
- Highways and Transportation – DLP Transportation
- Flooding and Drainage – Hannah Reed Associates
- Ecology – Loughborough Ecologists
- Archaeology and Built Heritage – CgMs

Newstead is situated alongside established allocations of land for employment purposes provided for through the South Kesteven Local Plan (1995). The proposed routing of the Eastern Relief Road (ERR) through Newstead to connect the A16 Uffington Road with the A6121 Ryhall Road will enable the delivery of these employment proposals as well as the delivery of new residential development and community facilities to meet housing (including affordable housing) needs for the period to 2026.

NEWSTEAD, STAMFORD

The purpose of this promotional Masterplan is to outline the broad design principles which will ensure that development provides for the following:

- A high quality sustainable environment which accommodates a balanced mix of homes, employment and community facilities;

- A public realm that draws upon the best examples of local distinctiveness from Stamford to create an attractive place to live, work and play;

- A development that respects and complements the historic environment of Stamford and the surrounding area;

- A layout which maximises accessibility ranging from walking and cycling to public transport provision for longer journeys; and

- A Masterplan which protects and enhances landscape character, visual amenity and bio-diversity.
National Planning Policy Context

The Government provides national guidance on spatial planning matters in the form of Planning Policy Statements (PPS), Planning Policy Guidance (PPG) circulars and by ministerial statements.

PPS1 ‘Delivering Sustainable Development’ sets out a number of principles to ensure that decisions taken through the planning process contribute towards the achievement of sustainable development. Key amongst these is that development should:

- Ensure that environmental, economic and social objectives are achieved together over time;
- That the potential causes and impacts of climate change are taken into account in the location and design of development; and
- The layout of new developments should be of a high quality and inclusive design.

In addressing sustainable economic development, PPS1 states that local planning authorities should ensure the provision of sufficient good quality new homes (including an appropriate mix of housing and adequate levels of affordable housing) in suitable locations. The aim being to ensure that everyone has the opportunity of a decent home in locations that reduce the need to travel; and to ensure that infrastructure and services are provided to support new and existing economic development and housing.

In PPS3 the Government sets specific objectives for the planning and provision of housing. The Government’s key goal is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. The planning system is expected to deliver:

- High quality housing that is well designed and built to a high standard;
- A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a variety of households in all areas, both urban and rural;
- A sufficient quantity of housing taking into account need and demand and seeking to improve choice; and
- Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.
NEWSTEAD, STAMFORD

The Development Plan

The statutory development plan for South Kesteven is the East Midlands Regional Plan March 2009 and the saved policies of the adopted South Kesteven Local Plan (1995), which will be replaced by the South Kesteven Local Development Framework (LDF) currently under preparation.

RSS8 The East Midlands Regional Plan

The adopted Regional Plan promotes a planning strategy that will concentrate development in the principal urban areas within the East Midlands. It is also acknowledged that the development needs of other settlements should be provided for by strengthening the vitality and viability of rural towns by providing for housing, employment and a range of services. That Stamford is a ‘Main Town’ within the Eastern Sub-Area and that LPAs should allocate appropriate amounts of development land to these locations to maintain viability, promote regeneration and allow growth according to local circumstances, is noted.

The provision of housing is also addressed, suggesting that South Kesteven should provide for an average of 680 dwellings per annum over the period 2006-2026. The Plan sets a target of 35% affordable housing in the District.

South Kesteven Local Development Framework

Following changes in legislation brought about by the Planning & Compulsory Purchase Act 2004, South Kesteven District Council is now preparing a Local Development Framework (LDF) to replace the saved policies of their adopted Local Plan. The LDF will comprise a suite of development plan documents (DPD) chief amongst these being the Core Strategy. This particular DPD will provide the overall planning framework for the District and will be complemented by other DPD as necessary.

A Core Strategy has been prepared following extensive consultations, including: Issues and Options for future development in South Kesteven in 2005 and Core Strategy Preferred Options in 2006 and 2007. The comments received as a result of these consultations have been taken into consideration in preparing a submission draft Core Strategy, which the Council intends to submit to the Secretary of State for Public Examination in August 2009 for Public Examination in November 2009.
Other Guidance

The need for high quality sustainable development is being spearheaded by the Government and the Commission for Architecture and the Built Environment (CABE). The design of Newstead has been carried out based upon a clear understanding of the available guidance published by these bodies/organisations. Consequently, the Newstead Master Plan has been designed to address best practice and it will continue to be developed to the highest standard to meet national, regional and local needs.

In realising the important role of the site for the sustainable growth of Stamford, the development team are looking forward to playing an innovative role to ensure Newstead is at the forefront of the town’s future.

The following documents have influenced the masterplanning team in their approach to Newstead:

- **PPS 1: Delivering Sustainable Development** (ODPM 2005)
- **PPS 3: Housing** (DCLG 2006)
- **Creating Successful Masterplans** - (CABE 2004)
- **Better Neighbourhoods: Making Higher Densities Work** - CABE 2005
- **Sustainable Settlements: A Guide for Planners, Designers and Developers** - (Barton, Davis & Guise 1995)
- **Manual for Streets** - (TRRL 1997)
- **The Urban Design Compendium 1 & 2** - (English Partnerships 1997)
- **Responsive Environments** - (Bentley et al 1985)
Section 2: local context
**NEWSTEAD, STAMFORD**

**local context**

Newstead is a green field site of approximately 86 hectares located to the east of Stamford and north of the Uffington Road (A16). The site comprises agricultural fields, hedgerows, a broadleaf woodland known as the Grindlepits Spinney, a small gas works including a telecommunication mast and a riding school at Newstead Farm.

The River Gwash bisects the site flowing from north to south with the former Essendine and Stamford Railway running on an embankment in a north south direction west of the river.

The MacMillan Way is a long distance recreational footpath which diagonally crosses the proposed development area. It passes through the Markham Industrial and Retail Park via Gipsy Lane and then heads north eastwards crossing the River Gwash before connecting to Newstead Road in the vicinity of Cobbs Nook Farm.

At the bridge crossing of the MacMillan Way and the River Gwash a second public right of way heads northwards. This footpath follows the western bank of the river before terminating at the sluice located on the northern boundary of the site.

The site is bounded to the west by the Markham Industrial Estate and Retail Park and the Ryhall Road (A6121), with Borderville Cottages in the northwest corner of the site. The northern boundary is comprised of a small woodland and a series of robust hedgerows which also define the County boundary between Lincolnshire and Rutland. To the north of this boundary are arable fields and wooded scrub along the line of the disused railway embankment extending northwards towards the villages of Belmesthorpe and Ryhall.

The eastern boundary is defined by Newstead Road which includes a mixed woodland strip, small gas works with telecommunications mast and Newstead Farm.

The southern boundary is defined by the River Gwash and Newstead Mill which has been converted for residential use.

The site is currently used for agricultural purposes with the majority being under pasture and is designated as Grade 3 agricultural land. The area in the northwest corner of the site is designated Grade 2 agricultural land and is currently used for arable farming purposes.

Between the site and the Markham Industrial and Retail Park lies land allocated in the South Kesteven Local Plan (1995) for employment development. This land has yet to be developed. The retail park includes a modern Morrison's superstore.
West of the Ryhall Road (A6121) lies the Northfields area of Stamford, an area of predominantly post war residential estate development with associated school and public open space provision. The Ryhall Road (A6121) provides a direct vehicular link to Stamford town centre, passing the town’s Hospital.
Section 3: development concept
Key
- Residential - 35 dwellings per hectare
- Residential - 37 dwellings per hectare
- Employment
- Land for community uses and outdoor sports facilities
- Extent of River Gwash floodplain (1 in 100 year & 1 in 1000 year combined)
- County Boundary
- Macmillan Way - Proposed diversion through Countryside Park between points 2 & 4
- Footpath, cycleways and recreational routes
- Opportunity to provide pedestrian/cyclist link to Markham Retail Park
- Sustainable Urban Drainage (SUDS) - Swales
- Landscaping and open spaces

Existing Utilities Infrastructure
- 11kV overhead power lines
- Water main - to be diverted under the ERR between points 3 & 4
- 250mm gas main
- Gas works

1. Eastern Relief Road (ERR)
2. Primary School
3. Neighbourhood Centre
4. Formal park from which views to Burgley Park and Burgley House can be gained
5. Bordervale Cottages
6. Newshead Farm house and retained grounds
7. Sustainable Urban Drainage (SUDS) - Spaces for water
8. Countryside Park - includes play and sitting areas
9. Outdoor sports facilities and changing pavilion
10. New pedestrian and cyclist river crossings
11. Grindeurps Spinney
12. Pedestrian crossing point between primary school and neighbourhood centre
13. Potential emergency access points - details to be confirmed at a later stage
14. Areas of limited access to provide wildlife refuges
15. View corridor to Burgley Park and Burgley House
development concept

The development of Newstead will provide a new high quality development for Stamford. The Master Plan works with and values the site’s context, character and existing natural features to promote a robust, sustainable and innovative development, forming a logical eastern expansion of Stamford by fully integrating with and reinforcing the town’s existing character without detracting from its rich history.

Newstead delivers an Eastern Relief Road (ERR) for Stamford, providing a new route from Ryhall Road (A6/21) to the north and Uffington Road (A16) to the east to contribute towards easing existing traffic congestion in the town. The ERR forms one of the principal structural elements of the Master Plan where a high quality bus service will run to offer a viable alternative to private car use.

One of the basic tenets of the Master Plan’s design approach has been to respect the site’s natural environment. It conserves and enhances existing assets including the River Gwash corridor and the site’s many mature trees and hedgerows to create an integrated network of open spaces and new habitats.

Newstead promotes health and wellbeing for both residents and visitors from the wider community providing new access to generous green infrastructure to cater for a range of outdoor pursuits.

The mix of dwelling types and tenures will promote a diverse development, contributing to a dynamic and coherent townscape and a viable community. Newstead’s location adjacent to both existing employment uses and the employment land allocation promotes opportunities for sustainable live/work movement patterns.

The Newstead Master Plan establishes a planning and design framework to:

- Create a high quality environment that is sustainable, safe and attractive;
- Respect the rich heritage and distinctive character of Stamford in terms of layout, scale, form, massing, materials and details;
- Adopt a place-making approach to the design, with a legible hierarchy of well-connected streets and spaces;
- Encourage sustainable movement patterns, prioritising the use of public transport, cycling and walking, as well as promoting innovative schemes to reduce single-person car trips;
- Recognise the needs of those with impaired mobility;
- Provide a connected network of open spaces that enhances landscape character, biodiversity, amenity landscape character and recreational benefits; and
- Embrace the environmental, social and economic aspects of sustainability, reducing energy consumption throughout the built environment.
land use overview

1,002 dwellings

- 1,002 dwellings
- Approx 27.05 ha of residential land
- Average residential density of 36 dph
- Total Site Area approx 80.49 ha

Outline Land Use Budget

Residential:
27.05 ha providing 972 dwellings

Neighbourhood Centre:
0.23 hectares
1,000 sq.m local retailing and community uses
30 dwellings

Education:
1 Primary School – 1.25 ha

Employment:
0.82 ha
4,100 sq.m of floor space

Community Uses and Outdoor Sports Facilities
3.72 ha

Residual Land:
The remainder of the site. (Countryside Park and public open space, existing areas of planting, Eastern Relief Road, gas works, Newstead Farm, Borderville Cottages, River Gwash and spaces for water. Surface area of spaces for water = 29,914 sq.m 47.42 ha

Newstead comprises 1,002 dwellings set within the principal open spaces of the Countryside Park. At the heart of the development the new Neighbourhood Centre and Primary School provide the principal points of community focus and activity for the development.

The Neighbourhood Centre will provide mixed-uses offering an exciting opportunity for spatial and architectural interest to be embraced. It will provide a variety of compatible uses to serve both Newstead and the wider area. The Neighbourhood Centre will incorporate residential uses to ensure continued activity and dynamism outside of normal opening hours.

The Primary School offers both the opportunity for flexible space to meet the school’s long term needs and to provide valuable activity space for local community groups and organisations during evenings and weekends.

The key guiding principles for the Neighbourhood Centre are outlined below:

- Establish a mix of compatible uses such as retail, leisure, employment and residential;
- Promote a thriving public realm with constant activity, “active building frontages” and “eyes on the street and public spaces”;
- Create a well-considered three-dimensional mass to define the public realm (streets and spaces);
• Embrace the opportunity for landmark buildings and features set within a high quality streetscape environment;

• Achieve a genuine sense of place and strong enclosure that defines the character of Newstead and reflects the Neighbourhood Centre’s function as a focal point. Height and overall mass of buildings will be carefully considered to create well-defined spaces, diversity and balance;

• Ensure good circulation and access for all, with a pedestrian and cycle friendly environment that underpins Newstead’s aim of promoting more sustainable movement patterns; and

• Focus on the needs of people with impaired mobility to create an inclusive environment.

Newstead will also provide extensive community and outdoor sports facilities to meet the demand arising from the development. The sports pitches and leisure facilities will be available for Newstead residents and the wider area.
**residential development**

Newstead has the capacity for 1,002 homes at an average density of 36 dwellings per hectare. This average density reflects Government guidance and the need to use land economically and sustainably. Within this average density, higher densities will be located along the ERR in order to help support bus services and therefore reduce car travel and parking demand.

To create a mixed, balanced and inclusive community a significant proportion of the development will be affordable housing. A high quality of design will be achieved throughout Newstead’s new housing with an emphasis placed on respecting Stamford’s rich architectural heritage, whilst embracing the latest innovative technologies in sustainable building design.

The housing areas will be designed to maintain good legibility and permeability to ensure that all residents have easy access to a well-connected hierarchy of routes, which encourage walking and cycling to the Neighbourhood Centre, Primary School, the areas of public open space and play, and Stamford itself, including existing and new employment areas.

Newstead’s residential development will be based upon a pattern of developable blocks to make a clear distinction between public fronts and private and secure backs. Strong building frontages will line the edges of the perimeter blocks providing good enclosure to the public realm and generating active frontages with frequent doors and windows animating the public realm.

Following best practice, a mix of both wide and narrow frontage plan forms will be used. Wide frontage buildings will allow for a greater opportunity of variation along the street, whilst a narrow frontage approach will establish a run of linked dwellings and continuous frontages particularly suited to higher density areas. This approach in Newstead will be underpinned by a fine urban grain, complimenting many of the important characteristics that make up Stamford’s high quality environment by:
NEWSTEAD, STAMFORD

- Generating more 'active frontages';
- Encouraging a 'human scale' and fine pedestrian grain;
- Enabling a range of densities to be achieved to create distinct character areas and a legible environment; and
- Providing a flexible basis for amalgamation if necessary to respond to future demands and living patterns minimising costly and wasteful leftover space.

How streets interconnect and development blocks change direction are important elements of place-making. Stamford’s historic core in particular contains numerous good examples of how continuous built frontages turn corners. This provides a positive definition to the street and avoids ‘weak’, ill-defined edges. The design of Newstead’s corner buildings in particular will recognise that they will be seen in three-dimensions and therefore will form minor landmarks in the streetscape.

Landmark features and focal points will allow users to orientate themselves within Newstead creating an easily navigable and distinctive environment. Appropriate features in Newstead’s environment will include squares, open space areas, prominent buildings, trees, public art and smaller items such as street furniture.

The composition of views and vistas add character to Newstead and will help to reinforce a legible environment. The topography of Newstead will naturally create many excellent views both westwards towards the existing areas of Stamford and southwards towards Burghley Park and Burghley House. Looking southwards from the Neighbourhood Centre a view corridor will provide a vista looking towards Burghley Park and Burghley House. Newstead’s development blocks will provide a sequence of connecting views (both short and long), which will lead or draw the eye from one feature to another.

Newstead will also include subtle variations in building line, scale and height and mass to add visual interest along its streets.
employment opportunities

Newstead is located adjacent to existing Local Plan employment land allocations and the existing employment and retail area off Ryhall Road. Together these areas provide many new employment opportunities for residents of Newstead. Further employment opportunities will also be created within the proposed new employment area, the Neighbourhood Centre and Primary School.

Newstead’s residential areas are well-connected to the adjacent employment opportunities via a network of footpaths, cycleways and recreational routes, which will encourage walking and cycling to work. Also, the ERR will be the focus of a high quality bus service providing links to wider community and employment opportunities within Stamford and its surrounding areas.
community

The Newstead Master Plan offers new community facilities and benefits. Its design is underpinned by a desire to ensure the health and well-being of Newstead’s residents. Newstead specifically seeks to produce an environment that is safe, secure, appealing and enduring, where people will want to work, live and relax.

Newstead’s Primary School will provide a valuable community resource and will form an important community focus for the area. The Neighbourhood Centre provides the opportunity for further community uses such as a doctor’s surgery, crèche facilities or a community police offer. The prominent location and design of the Primary School and Neighbourhood Centre will reflect their relative importance within not just Newstead, but Stamford as a whole.

Newstead will provide a range of accessible formal and informal recreational spaces primarily focused within the Countryside Park. Different areas of the Countryside Park will be linked through the residential areas by a number of green corridors.

Throughout Newstead purpose built play areas within the development will provide facilities for a range of age groups in safe, overlooked and engaging settings.

In addition to the play areas Newstead will provide formal sports pitches and further leisure facilities that will cater for Newstead and the wider area.

A network of informal green spaces will provide valuable spaces for pedestrian and cyclist movement, informal play and relaxation throughout Newstead.
green infrastructure framework

An attractive landscape goes hand-in-hand with Newstead’s aspiration of creating a high quality development. Its green infrastructure includes a framework of both existing and new woodland planting, open spaces and the design of squares and streets.

The site’s boundaries will be supplemented by new broad leaved hedgerow and native tree woodland planting to reinforce existing boundary planting and to create an attractive development edge and an appropriate rural interface. This will provide a strong “green” frontage within which Newstead will be set. Within the site itself new woodland planting will contribute to the attractive setting of Newstead to create a verdant environment.

The Countryside Park forms Newstead’s principal area of open space which is linked by smaller open space corridors, which will not only provide traffic-free routes for Newstead’s residents, but also essential “wildlife corridors” amongst the wildlife refuges of the Countryside Park.

All of Newstead’s open spaces, from the Countryside Park through to small areas of play, will have dwellings facing onto them. This will provide overlooking and attractive aspects, therefore strongly relating Newstead’s built environment with its green infrastructure and creating a safe and well-overlooked environment. “Back alleys”, hidden access ways and unsupervised rear garden approaches will be designed out in order to minimise opportunities for anti-social behaviour.

The Countryside Park will form a significant area of public open space and provide an important rural edge character to Newstead’s north-eastern boundaries. New woodland planting in this area will reinforce the existing planting in this area of Newstead and create a wooded backdrop to the development as a whole. The more central part of the park is based upon the river’s floodplain, and forms a green space through the heart of Newstead. In particular this part of the park will provide an attractive interface with the adjacent allocated employment land, incorporating lit and signed footpath/cycleway links to the nearby employment uses and the existing areas of Stamford. The park has the potential to be extended to run through the employment land allocation.

Newstead’s open spaces will comprise a mix of habitats ranging from structural broad leaved woodland, areas of open grassland of varying management regimes, water bodies and intermittent specimen planting. In addition to providing linkages with the existing areas of Stamford, new pedestrian and cycle connections will be provided to the surrounding countryside and will link to the
green infrastructure framework

Newstead’s green infrastructure will provide major benefits for biodiversity, as well as establishing an educational and recreational resource for Stamford as a whole.

A number of open space corridors run through the site, which are based upon existing features such as existing hedgerows and the existing alignment of the Macmillan Way. They include footpaths, cycleways and recreational routes, enhanced areas of planting, and ditches and swales to carry water from the development areas into a sustainable drainage system. As mentioned above, these open spaces form important corridors for wildlife connectivity, bringing the countryside into the heart of Newstead. They provide the opportunity to introduce significant numbers of new trees into the development, replicating the green ribbons seen in traditional settlements.

Public open space will be provided across the development based on standards identified by South Kesteven District Council. In line with the Six Acre Standard, a clear hierarchy of play areas will be established to provide open space within easy walking distance of all parts of the development. These spaces will be equipped for children’s play.

Street trees will be used across the development, providing identity and enclosure to Newstead’s public realm. The ERR’s character to a large degree will be defined by street trees to create the character of a boulevard overlooked by strong building frontages. Care will be taken to accommodate the full growth potential of street trees without causing long term management issues.

Newstead’s Master Plan places an emphasis on retaining existing vegetation and integrating it into a new landscape structure using standard forestry methods to provide rapid establishment. In areas of new woodland planting this will include an upper canopy and shrub understory to increase visual and ecological diversity. Selection of species will reflect locally established hedgerows and woodlands.
access and circulation

A “Strategic Accessibility Appraisal” for the site has been prepared by DLP Transportation and should be referred to for information relating to Newstead’s wider strategic access. The hierarchy of streets and the size and arrangement of development blocks will achieve the following:

- Provide a relief road which will contribute towards relieving existing congestion problems in Stamford. The ERR will be able to provide future connections to a relief road network; *

- Maximise connectivity to the existing areas of Stamford;

- Utilise a local street pattern that forms a basis for the development blocks, which in turn creates a well-connected, functional layout of routes and desire lines;

- Design a street pattern which reflects local morphology and placemaking character, with the ERR feeding a hierarchy of streets and public spaces. These follow a progression of street and carriageway widths, plot sizes, building types and relationships to the street;

- Provide a choice of integrated routes for all, with an emphasis placed on encouraging more sustainable movement patterns. A clear, easy to use network of streets and footpaths connecting to proposed community facilities along logical, direct desire lines;

- Promote accessibility for the whole community, bearing in mind the needs of parents with young children and those with impaired mobility;

- Encourage the control of vehicle speeds and movement by urban design, exploring local examples such as restricted forward visibility, narrow street width, frequent connections, changes in direction and tight junction radii; and

- Provide good enclosure to the public realm to help define the hierarchy of route characters and to encourage good placemaking.

* For more information regarding the ERR see DLP Transportation’s Feasibility Report on the Stamford Eastern Relief Road
access and circulation

1. Neighbourhood Centre
2. Primary School
3. New roundabout junction with Ryhall Road (A6121)
4. New roundabout junction with Newstead Road
5. New junction off Newstead Road
6. Opportunity to provide pedestrian/cycle link to Markham Retail Park

- Eastern Relief Road (ERR)
- Macmillan Way - Proposed diversion through Countryside Park between points 2-3
- Footpath, cycleways and recreational routes
- Existing Public Footpath
- Newstead Road
NEWSTEAD, STAMFORD

Following good practice on placemaking, a clear hierarchy of street types and public spaces will be established to provide good legibility across Newstead. The ERR forms the backbone of Newstead’s development structure and as such is the most connected route. The ERR will be designed to ensure that despite forming Newstead’s main vehicular route, it will allow the safe, pleasant and convenient use by pedestrians and cyclists. As such the ERR will be overlooked by dwellings along its entire length and will have a verdant character created by street tree planting. Cyclists will be catered for with clearly marked cycle lanes and pedestrians will benefit from wide pavements and both will be separated from the carriageway by the street tree verges. Secondary streets run-off the ERR, descending to minor streets, lanes, squares and the development’s open space network.

The site’s primary access points are via the new roundabout junction off Ryhall Road (A6121) and Uffington Road (A16). A new junction with Newstead Road is to be created with the ERR, with the southern end of Newstead Road to be closed-up to provide local access off Uffington Road to the existing hamlet of Newstead and Newstead Farm House.

The ERR will accommodate a high quality bus service to provide a viable alternative to private car use. As already mentioned in this document, new pedestrian and cycle links will also provide alternatives to private car use especially for local trips and form an important element in physically integrating Newstead with the existing areas of Stamford.

The careful integration of vehicles, cyclists and pedestrians is important in order to facilitate safe movement for all. In designing Newstead’s streets, priority will be given to analysis of the local context to create a locally distinctive network of spaces of streets, squares, lanes and courtyards.

Newstead’s Master Plan has been designed so that vehicular access to the existing allocated employment land can be gained from the site. This helps to fully connect Newstead into its surroundings and its residents will benefit from the integrated employment opportunities on offer.

The green corridors, running through Newstead’s development areas, together with an extensive network of pedestrians / cycle linkages permit free and easy access throughout the development. These routes have been specifically designed to ensure that Newstead’s residents benefit from all areas of public open space are within easy walking distance.

The Macmillan Way is diverted to south of its current route running through the eastern part of the Countryside Park before turning eastwards past the Neighbourhood Centre, taking advantage of the view corridor to Burghley Park, passing over the ERR and River Gwash to rejoin its existing route at Gypsy Lane. This diversion means that the Newstead leg of the Macmillan Way will benefit from passing through the attractive setting of the Countryside Park.
Section 4: Environmental considerations
environmental considerations

The site’s landscape structure, ecology, topography and drainage patterns have presented some of the principal opportunities and constraints to Newstead’s design and consequently form a framework within which it will be developed.

Newstead’s design employs best practice by working with the site’s natural resources and landscape character rather than against it. By ensuring that the River Gwash floodplain, Grindlepit Spinney, areas of woodland planting, mature hedgerows and other important habitats and features are protected within the development, Newstead’s Master Plan has inherently determined which areas are suitable for development, which can be integrated into the development’s green infrastructure and which should be left unchanged.

One of the first steps of the Master Plan’s evolution was the preparation of a Constraints and Opportunities Plan, which helped to inform the following strategies to ensure Newstead respects its setting and impacts positively on the environment:

- Ensure that the development seeks to minimise its impact on the environment;

- Ensure that the site’s green infrastructure is robust, legible and contributes positively to the landscape’s character;

- Conserve important wildlife habitats and create new habitats to compliment and extend the biodiversity of the site;

- Use native species local to the area;

- Ensure that the development does not impact on the site’s existing flood storage capacity and takes into account future flood capacity requirements; and

- Promote in its widest sense sustainability, reducing energy consumption throughout the natural and built environment and seek to minimise Newstead’s carbon footprint.
existing landscape structure

The landscape to the east of Stamford is typified by sloping open farmland, with woodland and hedgerow planting marking field boundaries. There are no areas with a landscape designation of national or regional importance covering the site.

The site itself comprises of agricultural fields, hedgerows, the broadleaf woodland of Grindlepits Spinney, a small gas works and Newstead Farm. The River Gwash bisects the centre of the site flowing from north to south with the now disused Essendine and Stamford Railway line running on an embankment in a north to south direction west of the river. The main land use is for agriculture, with the majority of the site being pasture and designated as Grade 3 agricultural land. The north-western corner of the site is designated Grade 2 agricultural land and is currently used as arable land.

Even though the development will inevitably result in a change to the landscape character of the area, by extending the urban edge of Stamford in place of farmland, the design ensures that Newstead is well related to the rural landscape with a well-landscaped edge and dwellings addressing the adjacent countryside, rather than turning their back.

Newstead possesses a well-defined structure of woodland and hedgerow planting. The site’s topography plays an important role in defining its character, with it lying within the River Gwash valley and characterised by the following:

- **Rises to the west by over 10 metres from the River Gwash to Borderville Cottages;**

- **Rises to the east from the River Gwash by approximately 25 metres forming a ridgeline running north south; and**

- **Falls to the south from a line between Grindlepits Spinney and the gas works by approximately 18 metres down to the mill stream at Newstead Mill.**
existing landscape structure

The Newstead Master Plan works with the landscape character of the site. The strong pattern of existing woodland belts and hedgerow planting are incorporated into the development, acting as a basis for the site’s green corridors. Where appropriate, hedgerows will be extended, with gaps filled in and additional hedgerow trees planted where these are currently limited.

The layout of the site’s highway network will respect the topography of the site. The alignment of the ERR has been designed to work with the site’s topography along with the carefully designed Sustainable Urban Drainage System with numerous swales directing water down natural slopes into ‘spaces for water’ to ensure future surface run-off is accommodated within the site. Many of Newstead’s new dwellings will be orientated to take advantage of the good views afforded by the site’s topography over Stamford’s distinctive skyline.
biodiversity

A preliminary ecological survey shows that the site’s main ecologically interesting areas are located within the river corridor, the dismantled railway and its hedgerows, scrub and woodland. These areas are interconnected within the site and also with the wider countryside beyond. The River Gwash is of particular note with a rich diversity of riverine habitats.

Badgers are present on the site with a large main sett immediately on the northern boundary and a smaller sett in Grindlepits Spinney. The site also has the potential to provide habitats for bats, a variety of birds, reptiles such as Slow Worm and Grass Snake, with potential for Water Vole and native White-clawed Crayfish. It is also likely that Otter who are known to be present on the River Welland make some use of the River Gwash corridor.

The design of Newstead will therefore protect the biodiversity of the site and provide for the maintenance, restoration and expansion of biodiversity by the conservation of existing habitats and the creation of new ecological networks in accordance with best practice and the aims and objectives of the Lincolnshire Biodiversity Action Plan.

Existing hedgerows and woodland belts, along with Grindlepits Spinney, will be retained, extended and interlinked by the site’s linear green spaces to improve their inter-connectivity and function as wildlife corridors through the development. Where possible, these will also be linked to valuable habitats outside of the site, particularly to the fields to the north of the site surrounding Grange Farm.

The River Gwash floodplain will be left undeveloped and consequently the existing planting framework associated with the course of the river will be retained and enhanced, ensuring there area also areas of limited access to pedestrians along the river edge providing wildlife refuges, all to the benefit of Newstead as a whole.
development and flood risk

The River Gwash bisects the site in a north to south direction and the land rises to either side with greenfield run-off taking advantage of the natural falls on site into the watercourse.

A Flood Risk and Drainage Appraisal has been undertaken to appraise the site’s existing drainage features and prevailing flood risk over the next 100 years so that the design of Newstead respects areas liable to flooding and retains the natural flood meadows. In light of this study, no part of the floodplain will be developed other than its bridging by the ERR, and two new pedestrian/cycle bridges, but will instead be integrated into the site’s green infrastructure forming one of the principal parts of the Countryside Park.

Surface water drainage at Newstead will primarily adopt Sustainable Urban Drainage System (SUDS) principles in order to control run-off at source or restrict surface water discharge to the natural greenfield run-off rate, without detriment to the wider catchment. The local permeable soils allow a range of disposal techniques to be considered.

The Master Plan makes provision for over 43,000m$^3$ of surface water storage in the form of numerous ‘spaces for water’. These ‘spaces for water’ allow flexibility in the future design to adopt a range of strategic and local SUDS techniques and will also enhance the amenity and environmental benefits of Newstead’s green infrastructure, contributing to increased biodiversity.

The topography of the site allows for protection of property beyond the estimated 1% (1 in 100 year) annual probability flood level, taking account of climate change.
archaeology and built heritage

An archaeological desk based assessment has been undertaken to consider the archaeological potential of the site. This assessment has established that the development site may have moderate potential for prehistoric archaeology in relation to an enclosure and associated features that have been identified to the west and south of the development area. It has also established that there is potential for archaeology associated with activity during the Roman period.

The assessment concludes that it is unlikely that the site has the potential for archaeology of international or national importance and in this respect archaeology is unlikely to compromise the principle of development.

With the development of Newstead, all necessary archaeological evaluation, investigation and if required, mitigation measures, will be undertaken to the satisfaction of the planning authority.

A Built Heritage Assessment has also been undertaken. This study considered the potential impacts of the development on the significance and setting of heritage assets in the vicinity, including the historic core of Stamford, listed buildings, scheduled monuments, conservation areas, Burghley House and its registered park, and the wider historic landscape. The study concludes that development of the Newstead site would not, in principle, be at odds with the proper protection and conservation of the historic environment. Going forward, the design of Newstead is being developed to respect and complement heritage assets and makes specific provision for a viewing corridor from the site towards the outstandingly important Burghley House and Park.
densities

An average density of 36 dwellings per hectare is proposed, in line with current Government guidance on making an efficient use of land, whilst respecting the edge of settlement location of Newstead.

Higher densities are located to the west and south of the ERR, closest to the existing built up areas of Stamford. Lower densities are located to the north and east of the ERR to address the site’s peripheral areas where an appropriate transition from the urban environment to the open countryside will be marked by deeper and wider plots and a greater proportion of detached houses, allowing for a stronger planting framework to be established. Within the site’s average density of 36 dph there is scope for higher densities to be achieved along the ERR to maximise support for public transport, consequently helping to reduce car travel and parking demand. In general terms, Newstead’s higher densities will have a number of further benefits:

- Improve viability of and access to community services;
- Enable more and better integrated social housing;
- Enable economic viability of development;
- Provides economies of infrastructure;
- Increases energy efficiency;
- Decreases resource consumption; and
- Supports opportunities for reducing pollution.

The higher densities along the ERR will involve building up the mass along the route, which will positively frame one of Newstead’s principal spaces. The built form will consequently comprise Newstead’s higher storey heights and enable a diversity of building forms and scales, including:

- Apartments giving scale to the tree-lined, formal avenue character of the ERR and turning corners elegantly with continuous frontages;
- Town houses contributing to the formal composition of the ERR’s avenue character; and
- The Primary School and Neighbourhood Centre will be designed to complement the ERR’s status as a focus of community activity in Newstead.

Newstead will have a varied density profile, which underpins the aims of relating density to context and the need to create a socially mixed development, which caters for varied lifestyles with a choice of building types and settings.
NEWSTEAD, STAMFORD

deliverability

There are no known overriding technical constraints to the proposed development of the site. Subject to normal procedures associated with obtaining the necessary consents the site may be regarded as immediately deliverable.

The desirability of delivering the proposed Eastern Relief Road (ERR) in its totality at the earliest opportunity, including the bridging of the River Gwash, would suggest that development areas at the junctions of the ERR with Ryhall Road (A6121) and Uffington Road (A16) at the northern and southern extremes of the site, should commence within the same time frame. Access to the new Primary School required to serve the development and the other associated community services provision, e.g. the Neighbourhood Centre, would be provided from the southern development area in the first instance.

Following the grant of an outline planning permission, it is envisaged that on site infrastructure works would commence within 18 months and first housing completions could be expected within a further 12 months. If a two development area approach is adopted (development commencing at the northern and southern ends of the development area in the same timeframe), it is envisaged that the site may well deliver 50 dwellings in its first year of housing delivery, building to an average of 150 dwellings per annum in its third year of housing delivery. A prospective build programme of seven to eight years is envisaged from commencement of infrastructure works on site.
Section 6: building in sustainability
climate change

The Stamford Property Company Ltd is committed to the development of a site which is environmentally, socially and economically sustainable. The design will seek to reduce the scheme’s carbon footprint and which will include specific measures aimed at promoting reduced energy demand and enhanced energy efficiency. Water and waste re-use and recycling will be carefully considered from the outset and the implementation of a sustainable drainage system, designed within the site’s topography, will be a key component of the scheme.

Newstead will incorporate robust and weather resistant built forms for more extreme climatic events. As far as is practicably possible buildings will be orientated so that either a principal frontage i.e. either the front or rear, faces southwards. This permits these properties to benefit from passive solar gain. The development will include specific measures to satisfy the Code for Sustainable Homes, including the use of renewable and recycled materials in buildings and infrastructure, or materials of a lower environmental impact.

Newstead will include measures to reduce transport emissions, through reducing reliance on the car and will also ensure that local amenities will be available within reasonable walking and cycling distance to all parts of the development area.

All properties will have dedicated space for bicycle storage and recycle bin storage to accord with the council’s collection practices and space for external drying.
Sustainable urban drainage (SUDS) systems are designed to store and control excess surface water run-off from roads, paths and roofs during periods of heavy or persistent rain in order to prevent flooding downstream. When rain falls on fields, the earth acts like a sponge and the water takes some time to soak through the ground, reach ditches and then flow down streams and rivers to the sea. Run-off from hard paving and roofs can increase the risk of flooding downstream, as well as causing sudden rises in water levels and flow rates in watercourses. Surface water run-off can contain contaminants such as oil, organic matter and toxic metals, affecting biodiversity, amenity value and potential water abstraction. Furthermore, by diverting rainfall to piped systems, water is stopped from soaking into the ground, depleting ground water and reducing flows in watercourses in dry weather. Sustainable urban drainage systems, which cover a range of methods, are being introduced in all new developments to reduce this problem and more appropriately replicate the natural conditions in a catchment.

The design of Newstead will have scope to include a range of SUDS methods and techniques. This system will primarily consist of seven ‘spaces for water’, to store and passively treat water prior to its discharge either via infiltration or into the river. These ‘spaces for water’ demonstrate the potential for delivering a strategic SUDS scheme and will be supplemented by a network of ditches, swales and local infiltration measures to gather, distribute and infiltrate surface water.

Pollution prevention measures will be incorporated into the design when appropriate.

The SUDS system will provide recreation and visual amenity as well as a valuable educational resource. The new wetland habitats created by the spaces for water will increase the site’s biodiversity, complementing and enhancing the River Gwash corridor with new important refuge and foraging space for birds and insects.
APPENDIX D - STAKEHOLDER CONSULTEE RESPONSES
Mark Hyde  
Director  
DLP Planning Ltd  
4 Abbey Court  
Fraser Road  
Priory Business Park  
Bedford MK44 3WH  

28 September 2009


Dear Mr Hyde  

Thank you for your letter of 24th August about the interesting development proposals at Newstead, East of Stamford, which I have now had a chance to consider. I am grateful to you for briefing me in this way. 

I will look forward to hearing how the proposal progresses and will obviously take a closer look as and when a detailed planning application is submitted.

(Yours sincerely)

(Dictated by Mr Davies, but signed on his behalf in his absence)
Dear Sirs,

Development Proposals – Land at Newstead, East of Stamford

Thank you for your letter dated 24 August.

The essence of the proposals as provided in the promotional detail is noted.

In respect of the scheme, I would have the following observations and comment.

The proposal is for a mixed-use sustainable urban extension on land to the east of Stamford.

Included within the development is a link road, referred to as an Eastern Relief Road from Uffington Road (A16) to Ryhall Road (A6121).

The A16 east of Stamford has links to the Deepings and the north side of Peterborough, Spalding, and the coast.

The A6121 north of Stamford links various villages and connects to Bourne.

The proposal suggests that the provision of the "Eastern Relief Road" will contribute towards easing existing traffic congestion within the town. This is the case to be proven.

Vehicular traffic wishing to travel north from say, Peterborough or the Deepings is able to use the A15. and in the case of Peterborough, it has direct links to the A1. Coastal traffic has alternative west-east routes.

The north-eastern quadrant of the town may benefit and see some relief E-N, but housing numbers coupled with other development may negate any benefit to Stamford as a whole.

Any proposal will need to prove such benefit, undertaking traffic census and providing a full Transport Assessment utilising the Saturn Model for Stamford with a scoping to be agreed in advance with the local highway authority, Lincolnshire County Council.

It is not certain at this stage how much traffic will actually be diverted from the town centre and which junctions within the town will see improved flows.
Should a case be proven the distributor road or Relief Road roundabouts and junctions indicatively shown within the documents shall be designed and constructed to the appropriate standards – TD9/93, TD16/93, TD42/95, and include ‘ghost’ or physical island right turn facilities.

The preliminary proposals indicate priority side junctions and those with direct links to the distributor road shall be to the above standards.

It is further noted there are references in the master plan to various publications and guidance, and it is anticipated that within the scheme these will be used off the priority routes.

Should the proposal advance to a detailed design, it shall incorporate measures to increase the attractiveness of walking and cycling and include provision for public transport services and links with good connectivity through to the west and across Ryhall Road to access higher schools, the college and local services.

At grade pedestrian controlled crossings across the proposed “Eastern Relief Road” should be avoided as these tend to impede traffic flow. It has been suggested that underpasses or overbridges be used. The latter should be discouraged over future ‘highway’, and any underpasses clearly must be well designed so that they do not become undesirable.

If you have any queries regarding this matter then please contact Chris Tidswell at the above number.

Yours faithfully,

[Signature]

For Nigel Simons
Highways Support Manager
Mr M Hyde, Director
Angela Smedley
DLP Planning Ltd
4 Abbey Court
Fraser Road
Priory Business Park
BEDFORD MK44 3WH

WITHOUT PREJUDICE

My Ref: PP/SJM/RE/19731

8 September 2009

Dear Mr Hyde/Ms Smedley

Thank you for the consultation document you have sent regarding the exciting proposals for Stamford (Newstead).

I would welcome future consultation involving Lincolnshire County Council Children’s Services provision (schools, Early Years/Extended Provision, Teenage and Sixth Forms) are co-ordinated through myself to ensure we consult the right teams here at LCC and a balanced provision of services for the new community can be provided by yourselves.

I have looked through the document and visited the site and would comment as follows:-

1. **Primary Provision**
   The plans show provision of a one form entry primary school. Dependent on the mix of housing provided on the development this should be sufficient to provide primary school places for those pupils on the development. Clearly there needs to be a S.106 agreement put in place for the applicant to provide the funding needed for LCC to build the school and once more detail is known I will calculate estimated costs for the school (to include in the S.106) or the S.106 can state that LCC will be provided with a 1 FE school built to the appropriate standard by the developer. We also need free provision of a suitable site ie rectangular, flat, drained and serviced and away from nuisance such as noise or other items.

   The site shown, whilst needing extensive levelling, appears a good location but I have concerns regarding the bypass and the noise/smell/pollution/vibration it may cause being so close to the school. I will
need to be assured it is suitable to have the two in such close proximity. I trust the location has been agreed after discussion with my colleagues in Highways as we work in partnership to ensure the best solutions are found that suit us from an educational perspective and my colleagues from a highway and accessibility perspective.

We need a school that is at the heart of the community, sustainably accessed and is available early in the development so local pupils have a local school by at least the 250th home being occupied.

The primary school also needs to have a before/after/extended day facility provided that can operate as a separate unit but is co-located to benefit the symbiosis between the school and this facility ie parents leave their children at the before school facility provided in a building next to the school so as to make use of shared facilities like a playground/pitch. We can discuss this in detail at application stage.

There also needs to be an early years facility on the development for preschool children. This would be (like the before/after/extended day facility) operated by a 3rd party ie not LCC but a suitable building and play space is needed for this provision and again more detail can be provided.

For all of the above facilities the landowner/developer needs to pay for the capital costs. They will need to work out how best to provide the facility and where other users can share or collocate on site as a community hub. I note the neighbourhood centre is planned to be very near the primary school but across the bypass. I wonder if there is opportunity for them to be side by side to reduce the need to cross the road and locate the early years and extended facilities here also? The critical factor is a safe, secure environment for the school and children’s facilities.

2. **Secondary, Teenage and Sixth Form Provision**

The choice of Stamford is fortunate in that we predict to have some limited available capacity in the secondary sector. At present this means we would not require a S.106 contribution for this sector but that may change over time. For college provision you need to liaise with the Learning and Skills Council.

One requirement that there is likely to be is some form of youth/teenage services facility. Again a stand alone building is excessive and what we would probably need is exclusive use for a number of hours of a shared facility allowing for sport and meeting/activities to take place. Further information can be provided when it is required.

My key concern is how secondary pupils will travel to school. We need to be assured that direct, safe and welcoming cycle and walking links to school is provided by the development, both on and off site. Pupils will be below the mileage required to get free transport so if they are not willing to cycle or walk the car will be used and traffic problems worsen. Therefore I await the detail of how you will develop the town to link pupils to facilities by sustainable methods.
I look forward to formal discussions and working with yourselves, my colleagues in Highway and Accessibility and SKDC to ensure the development meets the needs of all and is a sustainable community and thank you for the consultation to date.

If you require any further information please feel free to contact me.

Yours sincerely

Steve Mason  
Education Planning Manager  
Email stephen.mason@lincolnshire.gov.uk  
Direct Dialling 01522 553391
Dear Sirs

STAMFORD – NEWSSTEAD DEVELOPMENT PROPOSALS

Thank you for the opportunity to comment on the above named proposals.

Whilst clearly much thought has been given to the provision of routes for non-motorised users, I would like to raise the following points/questions.

- The diversion of Stamford Public Footpath No 3 (part) and Uffington Public Footpath No 6 will need to be carried out under the statutory provisions given in the Town and Country Planning Act 1990, Section 257. It will need to be demonstrated that it is necessary for the paths to be diverted to enable the development to take place.

- The remainder of Stamford Public Footpath No 3 runs to the west of the River Gwash and although it appears to terminate at the county boundary, this is only where the recorded right ends and it is entirely possible that a right of way exists in Rutland, but is as yet not noted on their Definitive Map. For this reason, we would wish to see the right of way retained or incorporated into the design of a similar route as shown depicted as ‘footpath, cycleways and recreational routes’.

As an alternative, it is suggested that consideration be given to the creation of a right of way/cycleway along the line of the dismantled railway line through to Belmonthorpe, thus linking Ryhall and Belmonthorpe through to the development and the retail park beyond.

- What surface standards are to be created for the proposed alternative public footpaths and the new ‘footpath, cycleways and recreational routes’?

- Who will maintain the new ‘footpath, cycleways and recreational routes’? Is it intended that these will be dedicated as public highways?

- Who will maintain the newly created countryside park areas?

- What crossing provisions over the ERR are to be created for Uffington Public Footpath No 6 (carrying the Macmillan Way)?

/cont.........

County Offices, Newland, Lincoln LN1 1YL
www.lincolnshire.gov.uk
It is expected that all routes will conform to the principle of least restrictive access to enable all users to benefit from the proposals including the disabled and those with pushchairs/perambulators.

Please feel to contact me on the above telephone number to discuss any of these issues in greater detail. Please note I have forwarded the proposals to my colleague Mr Carl Abram, Senior Highways Officer (Rights of Way) at our Divisional office in Sleaford, who may wish to comment further.

Yours faithfully

[Signature]

Principal Rights of Way & Countryside Access Officer
for Executive Director
8th October 2009

Dear Sir

Ref MH/AS/L1158
DEVELOPMENT PROPOSALS- LAND AT NEWSTEAD, EAST OF STAMFORD

I am responding to your letter of 24 August 2009 and I regret the delay in sending our observations.

CPRE has examined the proposals and the context for our response is primarily the Evolving Local Development Framework currently being produced by South Kesteven District Council.

In the Core Strategy, Stamford will be expected to accommodate "new development which helps to maintain and support the role " of the town.

CPRE has supported the District Council's intention to accommodate the bulk of new housing deemed to be needed in the District, in Grantham. The extent to which new housing allocations will be made to maintain and support services in Stamford remains to be seen: CPRE has long argued that the expansion of Stamford should be very modest, in the interests of maintaining the special character and setting of the town and we await with interest the further clarification by the District Council of their allocation of growth to Stamford in respect of the plan period.

We would not therefore, at this stage, wish to give a definitive CPRE view on your proposed development. It is clear to us, however, that the constraints on peripheral expansion of the town are very significant and in this context, if growth of the order implicit in your proposals were to be facilitated by the
Evolving LDF, the Newstead locality could pose fewer constraints than apply to many other peripheral areas of Stamford.

Thanks for keeping things moving.

Yours sincerely

[Signature]

E.A. Banks MA (Oxon)
Planning Advisor
On behalf of the Executive Committee
25 September 2009

Mr M Hyde
Director
DLP Planning Ltd
4 Abbey Court
Fraser Road
Priory Business Park
Bedford MK44 3WH

Dear Mr Hyde

DEVELOPMENT PROPOSALS – LAND AT NEWSTEAD, EAST OF STAMFORD

Thank you for inviting the Lincolnshire Wildlife Trust to comment on the proposals for a sustainable urban extension on the land to the east of Stamford at Newstead. Our comments in response to the Promotional Masterplan Brochure are set out below.

Introduction
The Trust strongly supports the broad design principals, in particular the requirement for a master plan which protects and enhances biodiversity.

Section 3
Development concept
The Trust welcomes the design approach of the master plan to respect the site’s natural environment and to conserve and enhance the existing biodiversity assets on the site including the River Gwash, mature trees and hedgerows. The Lincolnshire Wildlife Trust would strongly recommend that sufficient green infrastructure is incorporated into the design of the site to provide accessible natural greenspace for both people and wildlife. Climate change will increasingly put pressure on species and habitats which, if isolated, will find it difficult to adapt. Green corridors and large scale habitat recreation will become increasingly important to allow space for species and habitats to migrate in response to the stresses caused by climate change. Providing a connected network of open spaces within this development as currently proposed is therefore very important.

Green infrastructure framework
We welcome the proposals for new woodland and hedgerow planting. The Trust would strongly support the use of native species, preferably of local origin, in the planting scheme. Native species attract and support a greater range of wildlife and since they are adapted to our climate, often have lower maintenance requirements than non-natives.

We would strongly support the creation of Biodiversity Action Plan priority habitats on the site to increase its biodiversity value. These habitats could be incorporated within the accessible natural greenspaces and green corridors created within the site. These areas should be developed prior to any built infrastructure works taking place to provide somewhere for the species already present on the site to move into and colonise.

Contd/...
The Trust would strongly support the inclusion of biodiversity features in the areas of open space within the development. Management of formal open spaces, such as playing fields, should take biodiversity into account. For example, areas around pitches could be managed as meadows. This would both benefit biodiversity and reduce management costs as meadow areas only need cutting once or twice a year.

Section 4
Environmental considerations
As mentioned above, the Trust strongly supports the protection of important habitats and features on the site. We therefore welcome the six strategies listed on page 29.

Biodiversity
As above, we would support the maintenance, restoration and expansion of biodiversity by the conservation of existing habitats and the creation of new ecological networks in accordance with best practice and the aims and objectives of the Lincolnshire Biodiversity Action Plan.

Further ecological/protected surveys will need to be undertaken to ascertain the value of the existing biological features of the site to protected species. This is essential to ensure that features of nature conservation importance are protected and enhanced.

We would recommend that features for wildlife such as bat tiles and bricks and bird boxes should be incorporated on all of the properties built. We would wish there to be a net gain in biodiversity on the site.

Development and flood risk
The Trust would strongly support the use of SUDS within the development. As recognised in this document, certain elements of SUDS such as ponds can benefit both people and biodiversity by reducing the risk of flooding and providing a wildlife resource.

Section 6
Building in sustainability
We strongly support the promotion of highly energy efficient homes and would recommend that houses are built to meet level 6 of the Code for Sustainable Homes i.e. zero carbon homes. With regard to renewable energy sources it should be noted that poorly sited micro scale wind turbines appear to be posing a threat to bats. The Bat Conservation Trust is carrying out research to try to determine the level of the threat posed. We would therefore strongly recommend that the ecological assessment for the development should consider the impact of turbines on bats if micro wind turbines are to be incorporated into the development proposals.

Thank you for consulting the Trust. If you have any questions regarding the above please do not hesitate to contact me.

Yours sincerely

Elizabeth Biott
Conservation Officer
Dear Ms Smedley

PROPOSED SUSTAINABLE URBAN EXTENSION
NEWSTEAD, EAST OF STAMFORD

Thank you for submitting a copy of the promotional document in relation to the proposed Newshead urban extension. Please accept my apologies for the delay in this response.

The Environment Agency has assessed the submitted information and wishes to make the following comments:

Flood Risk
We welcome the proposals to locate as much of the development as possible outside of the floodplain and to incorporate sustainable drainage techniques (SuDS). We recommend that SuDS are used to control runoff as near to the source as possible.

Should a planning application arise in relation to this site then the Flood Risk Assessment should include the following:

- Pre and post development calculations established and agreed using the Institute of Hydrology (IOH) Report 124 method (sites less than 200ha should use the IOH 124 method for a 50ha site and scale down to the correct site size). These need to be presented for the 1 year, 30 year, 100 year and 100 year plus an allowance for climate change events. The maximum volume and peak flow rate will need to be identified in the worst case storm event, including seasons and the duration of the event. Reference should be made to the Environment Agency / Defra document W5-074 “Preliminary Rainfall Runoff Management for Developments” (Revision D) for guidance. This can be viewed at www.defra.gov.uk/environ/fcd/research/SC030219.pdf. Please note that it will be necessary to demonstrate that the surface water runoff will not be increased post development.
- Full details of any attenuation methods used. The site should be able to attenuate up to and including the 100 year event with climate change and SuDS methods should be used wherever possible for managing flood risk. Relevant documents for SuDS include the Interim Code of Practice for SuDS and CIRIA publication C697 (The SuDS Manual). Details of all elements of the proposed drainage system should be included together with clear details of the ownership and maintenance arrangements.

Environment Agency
Waterside House Waterside North, Lincoln, Lincolnshire, LN2 5HA.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk
Cont/d..
responsibility for the maintenance of all drainage elements for the lifetime of the
development. If appropriate, details of the adoption of any elements of the system
should also be provided.
• Details of the overland flood flow routes and subsequent flood risk in the event of
a surface water system failure. Please note that it is essential that the flood flows
are directed away from vulnerable areas and property and that the development
remains `safe' as required by Planning Policy Statement 25. Consideration should
also be given to the impact of the development on third parties in respect of
surface water flooding.

For further information, please contact Emma Kirk in our Development and Flood Risk
team on 01522 785533.

Groundwater and Contaminated Land
It is not clear from the submitted information whether the small gas works within the site
boundary is to be redeveloped or to remain in use. Should the gas works be
redeveloped then we consider it to be a potential source of pollution which should be
appropriately investigated and, if necessary, remediated in accordance with
Contaminated Land Report 11 ‘Model Procedures for the Management of Land
Contamination’.

The proposed development site also lies less than 250 metres to the north-east of
Blackstone Tips, a former landfill site that accepted mixed waste material. We consider
that it is unlikely that the development would increase the likelihood of landfill gas
inursion into property. However, you may wish to undertake your own risk assessment.

Biodiversity
The use of ponds/flood storage lakes is likely to result in minimal wildlife benefits and we
therefore recommend that other options are considered, such as the creation of wet
grassland meadows.

The river crossings should be designed to allow otters and small mammals to pass along
the river corridor without hindrance. We also recommend that any lighting used is
designed to minimise the impacts upon wildlife.

There are a number of in river structures along this section of the Gwash which impede
the natural migration of fish and prevent the development of a more naturalised channel
form. As part of the Environment Agency’s goals of enhancing habitats and fish
populations, in line with Water Framework Directive targets, we are seeking to restore
river habitats so that they can reach ‘Good Ecological Potential’. We would therefore
welcome any enhancements resulting from this development that would help us to
achieve this aim.

Flood Defence Consent
Please note that, under the terms of the Water Resources Act 1991 and local land
drainage byelaws, the prior written consent of the Environment Agency is required for
any works or structures, in, under, over or within 9 metres of the top of the bank of the
River Gwash, designated a ‘main river’. This requirement should therefore be taken into
account when considering the proposed river crossings.

This consent will also be required for any works that affect the flow of any ordinary
watercourse. Please note that we generally oppose the use of culverting and therefore
consent for such works will not normally be granted except for access crossings.

For further information, please contact Emma Kirk in our Development and Flood Risk
team on 01522 785533.

Cont'd.
**Water Resources**

We recommend that you liaise with Anglian Water to determine if there is capacity within their network to provide the water required by the development from existing sources and abstraction licences. If this is not the case then a new abstraction licence will be required and this will only be granted if water resources are not fully committed.

Where resources are available the timing and cost of water supply infrastructure improvements may be a constraint for development. Reference should therefore be made to appropriate Water Cycle Studies and Anglian Water’s ‘Water Resources Management Plan’.

Every opportunity should be taken to build water efficiency into the development. We support the use of innovative approaches to water management and recommend that reference is made to relevant codes and targets, for example the Code for Sustainable Homes.

**Water Quality**

Given the scale of the development we strongly recommend that early discussions are held with Anglian Water to determine if there is sufficient capacity within the foul sewerage network and at the receiving treatment works. There have been overflows from the Hudds Mill pumping station and we will therefore require confirmation that the risk of pollution will not increase as a result of the development.

Please note that we will not support the use of non-mains drainage, for example a package treatment system, for a development of this size.

**Waste Management**

We recommend that the development is designed with recycling opportunities in mind. In particular, there should be an adequate provision for the storage of wheelie bins and/or other receptacles. This should be within property boundaries, discreet and enclosed. It should also be made as convenient as possible for the relevant receptacles to be moved to the ‘kerbside’ on collection days.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours sincerely

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**Chris Hayes**  
**Planning Liaison Officer**

Direct dial 01522 785827  
Direct fax  01522 512927  
Direct e-mail Chris.hayes@environment-agency.gov.uk

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End
Introduction

This Technical Note has been produced following a request from the Highways Agency to review a Masterplan document published in support of a residential development to the east of Stamford, Lincolnshire.

The proposal aims to deliver 1000 residential dwellings including affordable housing. The site is located to the Northeast of Stamford.

Analysis

The planning document received by the Highways Agency states that a "Strategic Accessibility Appraisal" (SAA) has been produced by DLP transportation, the Highways Agency have not had sight of this. However the Masterplan document contains a number of bullet points summarising the methodology of the SAA. The bullets points indicate that the SAA would focus predominantly on the local road network and it would appear no account was taken of the impact of the proposed development on the nearby A1 (T). In light of this the comments below are intended to highlight the requirements of the Highways Agency when looking at the potential traffic impacts of new developments on the Trunk Road Network.

The Agency will expect developers to produce Transport Assessments in conformity with guidance laid out in the Guidance on Transport Assessment (DTF 2007). The Agency would expect to be involved at an early stage in scoping discussions on developments which have the potential to affect the operation of the Trunk Road Network. The following points outline the approach that the Highways Agency would prefer to see from developers when preparing Transport Assessments.

Travel Plans

In Accordance with the GTA, Planning Applications for larger developments should be supported by a Transport Assessment and a Travel Plan. The Travel Plan should demonstrate how the trip generation from the proposed development would be managed to minimise traffic generation as far as possible. Developers should refer to the DTF/CLG document “Good Practice Guidelines for Delivering Travel Plans through the Planning Process” published in April 2009.

All travel plans should be prepared in line with prevailing policy and best practice and shall include as a minimum:

- The identification of targets for trip reduction and modal shift
- The methods to be employed to meet these targets
- The identification of a Travel Plan co-ordinator
- The mechanisms for monitoring, delivery of corrective mechanisms, if appropriate, and enforcement
- The mechanisms for reporting
- The penalties to be applied in the event that targets are not met
- The mechanisms for mitigation
Technical Note 1

- Implementation of the travel plan to an agreed timescale or timetable and its operation thereafter
- Mechanisms to secure variations to the travel plan following monitoring and reviews.

It should be noted that the Travel Plan would be made a public document through the planning process.

Trip Rates

A key issue to be resolved at the scoping stage is an agreement on the derivation of Person Trip Rates for the proposed development. In most circumstances the Agency would expect to see Person Trip Rates derived in accordance with the GTA, i.e. the Agency would expect that Multi Modal Person trips are derived using industry standard database software such as TRICS. Mode split information from census or local survey data should then be applied to identify the proportion of trips for each mode.

Following the agreement of Trip Rates, discussion should take place on the appropriate level of trip reductions which, for larger developments, would take account of internal or linked trips, existing trips and reductions in the number of trips following the successful implementation of travel plan measures.

In circumstances where the proposed development does not match a comparator site within the standard database method a first principles methodology may be considered; however, this should be discussed in detail with the Highways Agency prior to being adopted in the Transport Assessment.

Development Trip Distribution

Trip distribution from the development should normally be carried out either using a standard gravity model or by using census based analysis. Trip assignment should be determined from a fully validated transport model. If such a model is not available, alternative methods of determining trip assignment should be discussed with the HA.

Junction Assessments

The Study Area for the transport assessment should be agreed at an early stage with the Highways Agency and well before the production of the TA itself. However it is likely that the following junctions will be of interest to the Highways Agency:

- A1/ A16/ A43
- A1/ A6121
- A1/ A606
- A1/ B1081

In accordance with DfT circular 02/2007 the HA will require junctions to be assessed at the year of opening of the proposed development and at a future design year, normally 10 years after the date of registration of the planning application. Further assessment years may need to be agreed due to phasing of larger developments. Background traffic growth should be calculated using the latest TEMPRO software in accordance with DfT Web Tag requirements. Traffic generated from other development proposals should also be considered. Developers should consult the Local Planning Authority and the HA in order to identify a list of developments and their impacts on the Trunk Road network.

The HA would normally require the following information to be provided with local capacity models:
Technical Note 1

- Base year models should be developed using observed traffic turning counts and existing junction geometry. The models should be fully validated with queue length surveys and, if appropriate, journey time/delay surveys.

- Full details of model results together with model input details (traffic flows, Junction geometry etc...) should be provided.

- Base year models should be provided together with a future year both with and without the development. Should improvements be required to mitigate the impact of traffic generated by the development, junction models will also be required to demonstrate that the proposals meet the requirements of circular 02/2007.

Conclusion and Recommendation

We would recommend that this document is forwarded to the developers and a meeting is arranged to discuss with the developers the potential traffic impacts of the development on the A1 (T).

Prepared by:  
James Ashton  
Senior Consultant

Approved by:  
Sarah Guest  
Associate Director

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Dear Mr Hyde

Development Proposals: Land at Newstead, East of Stamford, Lincolnshire

Thank you for your letter dated 24 August 2009 consulting English Heritage on the above development proposals. We have considered the proposed development and would like to make the following comments:

Summary of Comments

English Heritage has a number of concerns regarding the proposed development in terms of the impact on the historic environment of Stamford and its surrounding landscape. This ranges from the principle of such development in this location, to direct impacts on the setting of key historic assets, including Burghley House/Park and Stamford Town Centre Conservation Area. We are also concerned regarding the cumulative impact of this development, which could lead onto further development (particularly in the form of a south-eastern bypass of Stamford) that causes further damage to the historic environment. Based on these issues, we cannot support the principle of this development or its allocation as a strategic site within the South Kesteven Core Strategy and Local Development Framework.

Our specific concerns are outlined below:

- **Local Planning Policy**
  We note that the proposed development is being promoted through the South Kesteven Core Strategy as a strategic allocation for inclusion within this strategy. As you will be aware, the Core Strategy Submission document makes no reference to a strategic site allocation for Stamford and instead identifies two strategic sites on the edge of Grantham. The Submission document aims to limit development in and around Stamford and includes a specific spatial objective to resist development that negatively affects the landscape setting and historic character of the town. The strategic focus on Grantham appears to be appropriate given the town’s Growth Point status and need for investment and regeneration.

It would appear therefore, that a strategic site allocation for Stamford is not in accordance with the Core Strategy Submission document and that there are
considerable sustainability and planning difficulties with this level of development. The apparent lack of regulatory assessments for this site in the form of a Sustainability Appraisal and related appraisals further question the appropriateness of the proposals.

- **Impact on Stamford, including the town centre conservation area**
  We have concerns regarding the impact that this development would have on the capacity and character of Stamford, widely acknowledged as one of the finest towns in England. The promotional masterplan brochure and supporting documents provide limited information to support the principle of development within this location and the impact on the town is not properly addressed.

  There needs to be a thorough understanding of the character and landscape setting of Stamford, not just in relation to the historic core but also the wider town and surrounding countryside. Such assessment needs to address issues like topography, historic landscape character, traffic movement and urban form/structure, and consider key characteristics such as the way in which the existing residential area of Stamford stops on the western side of the A6121. Without this analysis, it is not possible to state that the proposed development will avoid harming the character and capacity of the town and the quality of the surrounding countryside.

  Paragraph 5.34 of the preliminary heritage impact assessment acknowledges that development would lead to "some increase in traffic flows into/out of Stamford", but does not seem to think that this is a major concern. We would argue that the proposed development would result in greater traffic flows through the town towards the A1, which could exacerbate the harm to the historic environment of the town centre and increase pressure for a bypass from the A16 to the A1 (see comments on cumulative impacts below).

  The observation in paragraph 5.34 that increased levels of activity and demand for services could drive beneficial investment in historic buildings is debatable. It could equally have a detrimental impact, with demand for new services and facilities that may not be compatible with the town centre. We do not agree that the proposed development would have any "unmitigable adverse impacts" on the historic character of the town.

- **Setting of Burghley House and Park**
  Burghley House and Park, with their many ancillary listed structures, are of outstanding historic importance. The house and park have always had a close relationship with the town of Stamford and it is possible to view both the historic and modern town from parts of the parkland. However, Burghley House has largely retained a rural setting, with views from the north side of the house looking out over countryside. The proposed development would result in the urban edge of Stamford.
As noted by both the promotional brochure and the preliminary built heritage impact assessment, there are clear views between the proposed development site and Burghley House and Park. The higher north and east sides of the development site provide views of Burghley House (acknowledged by the promotional brochure with a proposed viewing corridor towards the house), but even from lower vantage points, such as the road past Newstead Farm, the house is clearly visible.

Paragraph 5.31 of the impact assessment recognises that the proposed development has the potential to alter or curtail important views towards Burghley House. We would agree with this statement, but add that important views from Burghley House may also be harmed. We strongly disagree with the statement in paragraph 5.30 that northerly views from the house are not significant, particularly given ongoing work since 2003 to restore tree planting and vistas along the North Avenue.

Further work is required to assess the impact of the proposed development on the setting of Burghley House and Park. This would include a thorough historic landscape assessment to identify important views and features (both current and historic), and to fully understand historic land ownership (particularly with regards to the links between the house and the countryside in and around the development site) and the relationship with the town itself. There also needs to be a thorough visual impact assessment from vantage points within the park and the house (including every floor within the house and its roof).

- **Cumulative impacts and pressure for further development**

In addition to the impact of the proposed development on the character and capacity of Stamford and the setting of Burghley House and Park, we have significant concerns regarding the potential cumulative impact of further development on the historic environment. We note on page 24 of the promotional brochure that the Eastern Relief Road proposed as part of this scheme “will be able to provide future connections to a relief road network”. This is confirmed by DLP Transportation’s Feasibility Report of the Stamford Eastern Relief Road, which draws upon the Stamford Traffic and Highway Study, produced by JMP Consulting on behalf of the Stamford Chamber of Commerce in 2005. The JMP study considered an eastern relief road running from the A6121 to the A43 in two sections; the “Ryhall Road Link” and the “Burghley Link”.

The proposed development at Newstead would effectively deliver the “Ryhall Road Link” and would allow and increase pressure for a south-eastern relief road (or “Burghley Link”). Figure 10 of DLP Transportation’s report shows the first part of this south-eastern relief road from the A16 to Barnack Road. Due to carriageway and junction constraints along Barnack Road, the relief road would inevitably continue on
through Burghley Park and go round the southern edge of the town centre
conservation area. It would no doubt have a significant harmful effect on the Grade
II* registered park and garden, as well as the setting of the conservation area and
numerous listed buildings. A similar proposal was considered by the Department of
Transport in the late 1980s when the A43/A16 was a trunk road. English Heritage
raised strong objections to the DoT proposal and we would be likely to raise
considerable objections again to any south-eastern relief road.

We are therefore concerned that the current proposed development would increase
the pressure for such road provision, which presumably would have to be funded
through additional private sector development. This could mean further large-scale
development in and around Stamford which could have additional negative impacts
on the character and setting of the town. Although we recognise that Stamford town
centre suffers from traffic congestion, this does not justify a solution that would harm
the town’s setting and surrounding landscape character.

- **Setting of scheduled monument to east and other archaeological issues**
The Preliminary Heritage Impact Assessment makes little reference to the scheduled
monument between the site and Uffington (Site of Causwayed Camp) in terms of
possible impacts on the setting of this monument. Paragraph 5.72 implies a link
between setting and standing archaeological remains only. We would argue that all
scheduled monuments have a setting, including those with largely buried remains.
We therefore would wish to see further assessment of the impact on the above
causwayed camp site. The scheduled site is an important landscape feature and
would have been designed with the surrounding countryside in mind.

The Archaeological Desk Based Assessment acknowledges the significant
archaeological potential of the development site and surrounding area. Although the
DBA has not identified much evidence of important archaeological remains, it is clear
that further evaluation and assessment will be required to determine the exact
archaeological significance of the development site and how any archaeological
remains should be treated. Further discussion with the county archaeology team and
the Heritage Trust of Lincolnshire will be essential. You may also be aware that the
county council are currently undertaking historic landscape characterisation (HLC) of
Lincolnshire, and this work may provide useful information for this proposal.

- **Setting of neighbouring villages and conservation areas**
We are also concerned that the Preliminary Heritage Impact Assessment underplays
the impact of the proposed development on the setting of neighbouring settlements
and conservation areas in particular. There is intervisibility between the site and the
villages of Ryhall, Uffington and Pilsgate, all of which contain conservation areas and
listed buildings. Although much of Ryhall Conservation Area is obscured by modern
housing development, there are views of the village church and views back towards
the site. We disagree with paragraphs 5.67 and 5.68 that modern housing on the
north and west side of Uffington block views between the conservation area and the rural landscape, as it would appear that the north-west boundary of the conservation area adjoins open countryside. There are also long distance views between Pilsgate Conservation Area and the proposed development site.

Conclusion
Based on the above issues, English Heritage does not support the principle of this development and does not agree that it should be included as a strategic site allocation within the South Kesteven Core Strategy and Local Development Framework. It would result in harm to the historic environment of Stamford, Burghley House and Park and the surrounding countryside. It would also increase pressure for further development and infrastructure that would only exacerbate this harm.

We trust that the above comments are of assistance. If you have any queries please do not hesitate to contact me.

Yours sincerely

[Signature]

Tom Gilbert-Wooldridge
Territory Planner, East Midlands and East of England Regions

CC: Karen Sinclair, Planning Policy Manager, South Kesteven District Council
-----Original Message-----
From: Jenny Young [mailto:jenny.young@lincolnshire.org]
Sent: 23 September 2009 17:11
To: Michelle Tracey
Subject: FAO Mark Hyde Your Ref. MH/AS/LI158

Dear Mr. Hyde

Further to your letter of the 24th August 2009 regarding development proposals at
Newstead, East of Stamford, I am writing with my response.

I note that the promotional Masterplan Brochure mentions a Built Heritage Assessment.
Please could you forward me a copy of it so I can read it alongside all the
archaeological information already gathered.

Further archaeological evaluation will be required prior to the determination of a
planning application. This will include geophysical survey and trial trenching.
Further information has come to light just outside the proposed development boundary,
on the opposite side of Byhall Road, where an Iron Age burial and Roman remains have
been uncovered. These may extend into the northern part of the site.

It would also be encouraging to see a consideration of the use of interpretation
boards for example within the country park or relevant area, describing any
archaeological features encountered. This will of course depend on what is found.

Best wishes

Jenny

----------------------------------
Jenny Young BA(Hons), MA
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Angela Smedley

From: Stamford Civic Society [info@stamfordcivicsociety.org.uk]
Sent: 08 October 2009 08:03
To: Angela Smedley
Subject: RE: Development Proposals at Stamford - Feedback

Thank you for your email. Representatives of the Civic Society have looked at the document and also attended the exhibition at the Arts Centre.

At the moment we do not feel there is anything specific we wish to say; we will wait for the more detailed proposals that doubtless will be available in due course.

Regards

Gwyreth Gibbs
Chairman Stamford Civic Society

From: Angela Smedley [mailto:angela.smedley@dlpconsultants.co.uk]
Sent: 06 October 2009 11:32
To: info@stamfordcivicsociety.org.uk
Subject: Development Proposals at Stamford - Feedback

Dear Sirs

Development Proposals at Stamford – Feedback

I wrote to the Stamford Civic Society on 24 August enclosing a Promotional Document on behalf of Stamford Property Company Limited to outline the company’s proposals for the delivery of a small-scale sustainable urban extension on land to the east Stamford at Newstead. The site has been promoted through the preparation of South Kesteven District Council’s LDF Core Strategy for residential development as a proposed strategic allocation for inclusion within the Strategy, which is currently at submission stage.

The scheme aims to deliver approximately 1000 new dwellings, including affordable housing, set within large areas of Green Infrastructure. At the heart of the development a new Neighbourhood Centre and Primary School will provide the principal points of community focus and activity for the development, whilst provision is also made for leisure and community facilities to the edge of the development that could be utilised by the wider area. In addition an area of employment is proposed to the south eastern corner of the development with good road connections. In association with the above, the development will also provide an Eastern Relief Road (ERR) to assist in the relief of local traffic and congestion in Stamford.

The implementation of our community consultation strategy seeks to inform and involve key stakeholders, voluntary organisations, the local community and the wider public on the proposed development; and where possible, we will seek to reflect their views in future stages of the site’s development. The consultation strategy is two-fold comprising stakeholder consultation and by a public consultation in the form of a public exhibition which has now taken place.

Enclosed with the letter was a Promotional Masterplan Brochure which sets out the broad design principles of the development proposals. The document contains an explanation of the local context including its constraints and opportunities followed by the development concept Masterplan that has emerged from the design process. The document sets out the benefits that the scheme will deliver in terms of new housing and employment, new community and leisure facilities and the proposed relief road. It also provides details on the enhancement of biodiversity across the site and how environmental considerations such as flood risk have been addressed.

As a key stakeholder this is an opportunity for you to help shape our proposals for the area and we would welcome any comments you have on the scheme once you have taken the opportunity to peruse the promotional document. We did request any comments you have to be made by Wednesday September 30th however since this deadline has now passed we would be grateful if we could have a response by 12 October. This will ensure your responses will be considered by our project team within the timeframe for
submissions to the Core Strategy Examination.

Please feel free to contact me if you have any questions or wish to discuss this matter in more detail. We look forward to hearing from you.

Kind Regards

Angela

Angela Smedley MRTPi
Senior Planner

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04/11/2009
STAMFORD CHAMBER of
TRADE and COMMERCE

Tom Hindmarch Esq
Company Secretary
Stamford Property Company Limited
14 All Saints Street
STAMFORD
PE9 2PA

23rd September 2009

Dear Tom

PROPOSED ‘NEWSTEAD’ DEVELOPMENT

Following your agreement at last Friday’s Stamford Town Partnership Board not to use further the terms ‘ERR’ and ‘Eastern Relief Road’, we would now ask the Promoters of the scheme to confirm that they will take the following action:

1. Immediately cease to issue existing stocks of publicity and promotional material, unless they have been edited or partly reprinted to remove the above two terms.
2. Withdraw or suitably amend all literature already issued, where the recipient is known.
3. Ensure that future such materials do not contain the above two terms.
4. Refrain from using the above two terms in any current or future representations, interviews, consultations or applications.

As you have agreed at the STP Board, this proposed road is not, and will not function as, the Eastern Relief Road contemplated by JMP Consulting following its Stamford Highway and Traffic Study, and which is supported by the Chamber. As you will be aware, JMP’s Stamford Eastern Relief Road, comprises an A6121/A16 Ryhall Road Link, a second town bridge and a Burghley Link to leading to the A43 Kettering Road.

Continued use of the term ‘Eastern Relief Road’ or ‘ERR’ by the Promoters of the Newstead project in its Newstead Masterplan literature and elsewhere will confuse and mislead Stamfordians and others alike. As such the prospects for the successful delivery of a genuine Stamford Eastern Relief Road could be damaged significantly.

Please confirm to us within 7 days that you will act as requested.

Yours sincerely

Tim Lee
President
Dear Angela

Thank you for your proposals for a development of 1000 new dwellings at Newstead.

The PCT will undertake a detailed assessment upon receipt of formal planning permission and submit an application for Section 106 monies.

The current PCT formulae for contributions is attached although this is currently being reviewed.

Hope this assists

Kind Regards

Adrian

Adrian Dowse
Planning Support Manager
NHS Lincolnshire
Estates Department
Orchard House
Greylees
Sleaford
NG34 8PP

Tel  01529 416000 ext 6367
Fax  01529 416092
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CONFIDENTIALITY STATEMENT
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PROPOSAL FOR A HEALTHCARE SERVICES FORMULA TO BE APPLIED UNDER SECTION 106 OF THE TOWN AND COUNTY PLANNING ACT 1990.

Introduction.

1. Under Section 106 of the Town and County Planning Act 1990, local planning authorities can restrict or regulate the use of land to ensure that adequate healthcare provisions are available to new developments.

2. West Lincolnshire Primary Care Trust (PCT) has been discussing with Lincoln City Council the application of a formula for healthcare services. The City Council are piloting the process with other Lincolnshire District Councils.

3. This paper uses the same methodology as West Lincolnshire PCT but uses data derived from the Lincolnshire South West PCT area. This PCT spans parts of North Kesteven District Council and South Kesteven District Council.

Why is a formula needed?

4. Section 106 funding should be used for new populations which place an additional pressure on existing health services. Without additional resources, the current population may be disadvantaged.

5. Some of our current health services are over-subscribed and increasing populations will only serve to exacerbate the situation.

6. It is reasonable to expect all developments to accept responsibility for increased demand for health services and the level of responsibility should be reflected in the size of the development.

7. There is clear merit in applying a standard formula across the county of Lincolnshire to avoid inequity across boundaries.

Current Capacity Issues

8. As at April 2007 the national average for number of patients per GP is 1800. Lincolnshire Teaching PCT has 722,976 patients with 321.25 whole time equivalent GPs giving an average GP list size of 2251. This average figure hides significant variations. The PCT has a number of small rural practices with below average list sizes while the town practices operate well above the national average.

9. There is a significant lack of dentists taking NHS patients in the PCT.

Formula

10. The formula is based on a Primary Care team comprising a GP, dentist, District Nurse, Health Visitor and associated administration support. By applying average national list sizes to these groups and identifying the required area and furnishings, a total cost can be determined per patient. This figure is then multiplied by 2.4 (the average number of persons per dwelling) to give a proposed funding per dwelling.
<table>
<thead>
<tr>
<th></th>
<th>List size</th>
<th>Required m²</th>
<th>£ per m²</th>
<th>Total cost</th>
<th>£ per person</th>
</tr>
</thead>
<tbody>
<tr>
<td>GP team</td>
<td>1800</td>
<td>170</td>
<td>1500</td>
<td>£255,000</td>
<td>142</td>
</tr>
<tr>
<td>GP furnishings</td>
<td>1800</td>
<td></td>
<td></td>
<td>£20,000</td>
<td>12</td>
</tr>
<tr>
<td>Dentists</td>
<td>1500</td>
<td>120</td>
<td>2000</td>
<td>£240,000</td>
<td>160</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>314</td>
</tr>
<tr>
<td>Contingency requirements @ 20%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>63</td>
</tr>
<tr>
<td>Total per resident</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>377</td>
</tr>
<tr>
<td>Total per dwelling (resident x 2.4)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>904</td>
</tr>
</tbody>
</table>

11 In addition to the capital contribution, large development may require the provision of new GP practice with the consequent infrastructure costs.

**Conclusion**

12 The formula derived by the PCT is supported and recommended for use across Lincolnshire Planning Authorities.

*Improving Health, Improving Services*

Chairman: Richard Childs  
Chief Executive: John McIvor
APPENDIX E - PUBLIC EXHIBITION NEWSPAPER ADVERT
Land at Newstead, East of Stamford

PUBLIC EXHIBITION

An opportunity to find out and provide your opinion on proposals for housing, (including affordable housing) social and community facilities on land between Ryhall Road and Newstead Lane, Stamford

Thursday 10th September from 2.00 – 8.00 pm
Friday 11th September from 2.00 – 8.00 pm
Saturday 12th September from 10.00 – 1.00 pm

At the Ireson Room – Stamford Arts Centre,
27 St Mary's Street, Stamford

The opportunity will be available to ask questions in relation to the proposed development at all sessions, for those with more specific queries in relation to Ecology, Heritage, Drainage, Design or Transport, you will have a chance to pose your questions to specialist consultants who will be available at the Friday session from 2-8pm. If you have any questions in advance of the Exhibition please contact Angela Smedley on 01234 832740 or by email at angela.smedley@dlpconsultants.co.uk.
Plans for 1,000 homes to go on display

PLANS to build 1,000 new homes and a relief road in Stamford will go on display next week.

Stamford Property Company is hoping to build the homes plus a primary school, neighbourhood centre with shops and an office block on 200 acres of farmland between Ryhall Road and Newstead Lane.

These plans are still in a very early stage and the company must make a case to South Kesteven District Council to have the land included within its development boundaries and a public inquiry is due to be held in December.

But people in the town will be able to have a closer look at what's proposed during a three-day consultation beginning on Thursday in the fresen room at Stamford Arms Centre.

Stamford Chamber of Trade, Stamford Town Council, Stamford Civic Society will discuss the plans at their next meetings over the coming few weeks, before passing comment.

Coun John Dawson (Ind), who sits on both Stamford Town Council and South Kesteven District Council, is not passing judgement on the plans but would like debate on it.

He said: "We are going to have to build anywhere if our grandchildren want to live in Stamford but we really need to see more detail."

"If you look at the 1960s the town's population was 16,000 and we are now 32,000 in the last 30 years the town has grown by 40 per cent. The country's population is now 62m, people have to live somewhere."

"I am not passing judgement on that particular project but I can understand the logic of the plan but would like to see more detail."

Estate agent Vernon Moore said affordable housing was required in the town and that prices should be within people's reach.

He said: "There is a need and there hasn't been that much development over the last three to four years which has meant that builders have not been building."

"It wants to be a mixed development looking at what is required around the town and not just what is the most profitable."
APPENDIX G - PUBLIC EXHIBITION DISPLAY BOARDS
introduction and site context

WHY ARE WE HERE?
South Kesteven District Council is preparing a new plan for the District that will set out a vision for growth over the next 15 years. As part of the Regional Plan the Council are expected to provide an average of 680 new dwellings per annum across the District over the period 2006-2026.

The purpose of this exhibition is to involve the local and wider communities on the proposed development which will aid the delivery of the Council's targets, whilst also achieving a number of other community benefits.

WHO ARE WE?
The Stamford Property Company Ltd has appointed an experienced team of specialists to help promote the future potential of the land. The lead consultants include:

- DLP Consulting Group: Planning, Design & Transportation
- Hannah Reed and Associates Ltd: Civil Engineering
- Loughborough Ecologists Ltd: Ecology
- CgMs: Archaeology & Built Heritage

OUR VISION
Our vision is to create a place where people can live and work, where they can enjoy the benefits of access to first class schooling and where they and the wider community have access to good quality community facilities and recreation, all within walking distance of their homes.

THE SITE
Newshead is a green field site located to the east of Stamford. Measuring about 80 hectares the site contains agricultural fields, hedgerows, a broadleaf woodland known as the Grindlepits Spinney, a small gas works and a riding school at Newshead Farm.

The River Gwash bisects the site flowing north to south with the former Essendine and Stamford Railway running on an embankment in a north-south direction west of the river.

The Macmillan Way footpath diagonally crosses the site passing through the Markham Industrial and Retail Park heading northeast crossing the River Gwash and connects to Newshead Road.

The Retail Park and Ryhall Road lie to the west of the site whilst to the north a small woodland and a series of hedgerows define the County boundary between Lincolnshire and Rutland.

Newshead Road forms the eastern boundary which includes a mixed woodland strip, small gas works and Newshead Farm. The southern boundary is defined by the River Gwash and Newshead Mill which has been converted for residential use.

Between the site and the Markham Retail Park lies land allocated in the South Kesteven Local Plan (1995) for employment development. This land has yet to be developed.
environmental considerations:
landscape structure & heritage

Landscape Structure

Whilst there are no areas with a landscape designation of national or regional importance, Newstead possesses a well-defined structure of farmland, woodland and hedgerow planting.

The site's topography plays an important role in defining its character, with it lying within the River Gwash valley and characterised by the following:

- Rises to the west by over 10 metres from the River Gwash to Borderville Cottages;
- Rises to the east from the River Gwash by approximately 20 metres forming a ridgeline running north to south;
- Falls to the south from a line between Grindlepeaks Spinney and the gas works by approximately 18 metres down to the mill stream at Newstead Mill.

The main land use of the site is for agriculture, the majority of the site being pasture and designated as Grade 3 agricultural land. The north-western corner of the site is designated Grade 2 agricultural land and is currently used as arable land.

Even though the proposed development will inevitably result in a change to the landscape character, by extending the urban edge of Stamford in place of farmland, the design will ensure that Newstead is well related to the rural landscape with a well-landscaped edge and country park.

The scheme for Newstead works with the landscape character of the site. The strong pattern of the existing woodland belts and hedgerow planting are incorporated into the development which act as the site's green corridors. Hedgerows will be extended, with gaps filled in, and additional hedgerow trees planted where they are currently limited.

Heritage

A Built Heritage Assessment has been undertaken to consider the potential impacts of the development on the heritage assets in the vicinity, including the historic core of Stamford, listed buildings, scheduled monuments, conservation areas, Burghley House and Park and the wider historic landscape.

The study concluded that the development of Newstead would not, in principle, have a negative impact on the historic environment. Newstead respects and complements the heritage assets and makes specific provision for a viewing corridor from the site towards Burghley House and Park.

An Archaeology Desk Based Assessment has established that whilst the site may have moderate potential for prehistoric archaeology and Roman activity, it is not likely to be of international or national importance and is therefore unlikely to compromise development of the site.
environmental considerations:
biodiversity & flood risk

Flood Risk
A Flood Risk and Drainage Appraisal has been undertaken to identify the site's existing drainage features and flood risk over the next 100 years to ensure that the Newstead design respects areas liable to flooding and retains natural flood meadows.

In light of the study, no part of the floodplain will be developed other than its bridging by the Eastern Relief Road (ERR), and two new pedestrian/cycle bridges, but will instead be fully integrated into the site's green infrastructure forming the majority of the Countryside Park.

Sustainable Urban Drainage
The River Gwash bisects the site in a north to south direction. As the land rises on either side current water run-off takes advantage of the natural falls on site to the watercourse.

The development proposes to adopt to Sustainable Urban Drainage System (SUDS) principles in order to control excess surface water run-off from roads, paths and roofs during periods of heavy or persistent rain in order to prevent flooding downstream. SUDS work to control run-off at source or restrict surface water discharge to the natural run-off rate, without detriment to the wider catchment.

The Newstead design makes provision for over 43,000 cubic metres of surface water storage in the form of 'spaces for water'. These spaces will be supplemented by a network of ditches, swales and infiltration measures to gather, distribute and infiltrate surface water. This method allows for passive treatment of the water prior to its discharge either via infiltration or into the river.

The SUDS system will provide recreation and visual amenity as well as a valuable educational resource. The new wetlands created by the spaces for water will increase the site's biodiversity, complementing and enhancing the River Gwash corridor with new important refuge and foraging space for birds and insects.

Biodiversity
An Ecological Survey shows the site's main ecologically interesting areas are located within the river corridor, the dismantled railway, its hedgerows, scrub and woodland.

Badgers are present on the site and the potential exists to provide habitats for bats, a variety of birds, reptiles, Water Vole and native White-clawed Crayfish, and possibly even Otter.

Newstead will protect the site's biodiversity by conserving existing habitats and creating new ones. The River Gwash floodplain will remain undeveloped, enhancing the existing planting framework along the river with areas of limited access to pedestrians providing wildlife refuges.

Existing hedgerows and woodland belts will be retained, extended and interlinked by the site's linear green spaces to function as wildlife corridors.
development concept

Key
- Residential - 35 dwellings per hectare
- Residential - 37 dwellings per hectare
- Employment
- Land for community uses and outdoor sports facilities
- Extent of River Gwash floodplain (1 in 100 year & 1 in 1000 year combined)
- County Boundary
- Macmillan Way - Proposed diversion through Countryside Park between points 1 & 2
- Footpath, cycleways and recreational routes
- Opportunity to provide pedestrian/cyclist link to Marsham Retail Park
- Sustainable Urban Drainage (SUDS) - Swales
- Landscaping and open spaces

Existing Utilities
- 11kW overhead power lines
- Water main - to be diverted under the ERR between points 1 & 2
- 250mm gas main
- Gas works

Development Proposals
Newstead totals some 80.49ha and comprises:

Residential: 27.05ha providing 972 dwellings with an average density of 36 dwellings per hectare
Neighbourhood Centre: 1000 sq.m local retailing and community uses (with 30 apartments above)
Primary School: 1.25ha - approx 7 classes
Employment: 0.82ha - 4100sq.m floor space
Community Use/Outdoor Leisure Sports: 3.72ha to include sports pitches
Residual Land: Countryside Park, Public Open Space, existing areas of planting, Eastern Relief Road, gas works, Newstead Farm House, River Gwash and Spaces for Water - 47.42 ha

Mixed and Sustainable Community
Houses, shops, schools, community buildings, access to transport, local recreation opportunities and safe and well designed public spaces all contribute to creating a successful community and a real sense of place.

Our aim is to provide homes for local people:
- A range of housing types and sizes from one bedroom flats to houses for families; and
- Opportunities to get on the housing ladder with a provision of affordable homes.

Our aim is to provide employment opportunities, with well-connected routes to the adjacent employment/retail areas, and the provision of a new employment area, primary school and neighbourhood centre. The Neighbourhood Centre could contain a doctor's surgery, crèche facilities or a community police office.

Your priorities:
Please use our questionnaire to tell us whether you agree with our aims for the site.
- What sort of houses do you think there should be?
- What sort of recreational facilities do you think are needed?
- Your thoughts on the footpath and cycleway connections, and any other comments.
access and circulation

Access and Travel
The Newstead development will deliver an Eastern Relief Road (ERR) providing a new link between the A16, east of Newstead, and Ryhall Road, north of the town. The relief road will contribute towards relieving existing congestion problems in Stamford.

The ERR will form the backbone of the development structure and will be the most connected route with access points at new roundabouts off Ryhall Road and Uffington Road. A new junction is also provided between the ERR and Newstead Road. The southern end of Newstead Road will be closed-up, with local access remaining off Uffington Road to the existing hamlet of Newstead.

Sustainable Transport Measures
Whilst the ERR will form the main vehicular route through the development, we want to encourage more sustainable transport measures including walking and cycling so the scheme will allow the safe, pleasant and convenient use by pedestrians and cyclists. There will be wide pavements and cycle lanes separated from the carriageway with tree verges that will also be overlooked by houses creating a safe development.

The extensive network of pedestrian and cycle linkages are designed to permit free and easy access through the site and beyond into Stamford, ensuring Newstead residents benefit from a choice of routes and that all areas of open space are within easy walking distance.

The Macmillan Way will be diverted to the south of its current route running through the eastern part of the Countryside Park before turning eastwards past the Neighbourhood Centre, taking advantage of views to Burghley Park. It will then pass over the River Gwash to rejoin its existing route at Gypsy Lane. This diversion means that the Newstead leg of the journey will benefit from passing through the attractive setting of the Park.

Public Transport
We also want people to make much more use of public transport by providing viable alternatives to the private car. The EER will accommodate a high quality bus service that will have stops close to people’s houses, where they feel safe waiting for the next service.
Green Infrastructure
An attractive landscape goes hand in hand with the aspiration of creating a high quality development. The green infrastructure includes a framework of both existing and new woodland planting, open spaces and the design of new squares and streets.

The site’s boundaries will be supplemented by new hedgerows and woodland planting to reinforce existing boundary planting and to create an attractive development edge and rural interface.

All of Newstead’s open spaces, from the Countryside Park, through to small areas of play, will have homes facing onto them. This will provide over-looking and attractive aspects, therefore strongly relating Newstead’s built environment with its green environment.

The Countryside Park
The Countryside Park forms Newstead’s principle area of open space which is linked by smaller open space corridors, which will not only provide traffic-free routes for Newstead’s residents, but also essential ‘wildlife corridors’ amongst the wildlife refuges in the Park.

The Park will provide an important rural edge character to Newstead’s north-eastern boundaries in particular. New woodland planting will reinforce existing trees and hedgerows, and will create a woodland backdrop to the development whilst the more central part of the Park is based upon the river’s floodplain and forms a green space through the heart of Newstead. This central area will provide an attractive interface with the adjacent allocated employment land, incorporating lit and signed footpath/cycleway links to the employment allocation, the nearby retail areas and beyond to Stamford. New pedestrian and cycle connections will also be provided to the surrounding countryside and the Macmillan Way.

Open Space Corridors
A number of open space corridors run through the site based upon features such as existing hedgerows and the existing alignment of the Macmillan Way.

These corridors will include footpaths, cycleways and recreational routes, ditches and swales carrying water from the development, and enhanced planting areas which will form important corridors for wildlife connectivity bringing the countryside into the heart of Newstead.
A MASTER PLAN FOR A SUSTAINABLE URBAN EXTENSION OF APPROXIMATELY 1000 HOMES

South Kesteven District Council is preparing a new plan for the District that will set out a vision for growth over the next 15 years.

The Newstead site has been promoted for residential development as a proposed strategic allocation for inclusion within the Core Strategy, currently at submission stage.

The scheme aims to deliver approximately 1000 new dwellings, including affordable housing, set within large areas of open space.

The Newstead scheme will deliver an Eastern Relief Road (ERR) providing a new link between the A16 east of Newstead and Ryhall Road, north of the town. The relief road will assist in the relief of local traffic and congestion in Stamford.

A high quality bus service will run along the EER offering sustainable transport whilst an extensive network of footpath and cycleways are designed to allow free and easy access, mainly through the new Countryside Park and along the River Gwash, into Stamford and beyond.

At the heart of the development a new Neighbourhood Centre and Primary School will provide the principal points of community focus and activity for the development, whilst provision is also made for leisure and community facilities that can be utilised by the wider area.

New employment opportunities are also offered as an area of employment is proposed to the south eastern corner of the development with good road connections.
APPENDIX I - PUBLIC EXHIBITION PHOTOGRAPHS
Public Exhibition Photographs

Local community gathered around the display boards

Transportation proposals being explained to a visitor by the Consultant Team
Public Exhibition Comment Form

Proposed Sustainable Urban Extension, Land at Newstead, Stamford

Held on: Thursday 10th September from 2.00 – 8.00 pm
         Friday 11th September from 2.00 – 8.00 pm
         Saturday 12th September from 10.00 – 1.00 pm

At the Ireson Room - Stamford Arts Centre, 27 St Mary’s Street, Stamford

We value the views of the community and invite you to record any suggestions on our proposals for Newstead. All comments will be considered individually and may assist us in developing the plan further in line with the community’s wishes.

Please complete the form and leave it on the table as you leave. Alternatively, you can post your feedback form to:
Angela Smedley, DLP Planning Ltd, 4 Abbey Court, Fraser Road, Priory Business Park, Bedford, MK40 3RH or email angela.smedley@dlpconsultants.co.uk

1  Do you have any comments on the proposed uses and the amounts illustrated?

Housing: .................................................................

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Employment: .................................................................

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Neighbourhood Centre: .................................................................

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Primary School: .................................................................

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Leisure & Community Facilities: .................................................................

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2  Are you happy to see a large part of the site opened up to public access for formal and informal recreation for the benefit of the local community?

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3  Do you have any comments on the access/transport arrangements?

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4  Do you have any comments on the layout/design?

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5  Do you have any further comments on the proposed development?

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Thank you for taking the time to visit the exhibition and completing the form. Your comments are welcomed and will be carefully considered in taking forward the proposals.

Name:  ..........................................................
Address: ..........................................................
..........................................................................................................................
..........................................................................................................................
BEDFORD
DLP Planning Ltd
4 Abbey Court
Fraser Road
Priory Business Park
Bedford
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DLP Planning Ltd
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Sheffield
S1 2DE

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Site Comparison Report

NEWSTEAD AND EMPINGHAM ROAD SITES, STAMFORD

Prepared by
DLP Planning Ltd
Bedford

Oct 2009
DLP Consulting Group disclaims any responsibility to the client and others in respect of matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence. This report is confidential to the client and DLP Planning accepts no responsibility of whatsoever nature to third parties to whom this report or any par thereof is made known. As such party relies upon the report at their own risk.
1.0 INTRODUCTION

1.1 This Comparison Report has been prepared to inform written submissions to the submission draft Core Strategy Examination in Public following representations that have been made on behalf of the Stamford Property Company Ltd. The object of our representations and subsequent submissions is to establish an appropriate policy context for the delivery of a small-scale mixed-use sustainable urban extension on land to the east of Stamford at Newstead and to inform its promotion through the preparation of South Kesteven District Council’s Local Development Framework.

1.2 Both Newstead and a site between Empingham Road and Tinwell Road (referred to in this report as Empingham Road) are being promoted as locations for small-scale urban extensions through the preparation of the South Kesteven District Council LDF. Officers at South Kesteven have advised that Empingham Road is to be included within an options version of the Council’s ‘Site Specific Allocations and Policies’ document which is informed, in part, by the Strategic Housing Land Availability Assessment (SHLAA). In the SHLAA, Empingham Road is said to have the capacity to deliver 861 dwellings, with Newstead currently being promoted for the delivery of 1002 dwellings.

1.3 The requirement for new housing is recognised at all levels of planning policy, the adopted Regional Plan suggesting that South Kesteven should provide for an average of 680 dwellings per annum over the period 2006-2026. Stamford is designated in the Regional Plan as a ‘Main Town’ within the Eastern Sub-Area and should be allocated appropriate amounts of development land to maintain viability, promote regeneration and allow growth according to local circumstances. This report is intended to clearly demonstrate that Newstead is sequentially preferable to the Empingham Road site.

1.4 In order to demonstrate this, the accessibility of each site and their respective distances from key local facilities/amenities have been calculated. The capacity of these local amenities has also been investigated. Measurements have been made of distances and time taken by foot, bicycle & car. For walking distances, a scoring system has been developed to clearly show which site has better access to local
amenities. Physical and planning constraints of each site are also considered within this report.

2.0 LOCATION AND CONTEXT OF SITES

2.1 Newstead is a greenfield site of approximately 86 hectares located to the east of Stamford and north of Uffington Road (A16). The site comprises agricultural fields, hedgerows, a broadleaf woodland known as Grindlepits Spinney, a small gas works including a telecommunication mast and a riding school at Newstead Farm. The River Gwash bisects the site flowing north to south with the former Essendine and Stamford Railway running on an embankment in a north south direction west of the river.

2.2 The site is bounded to the west by the Markham Industrial Estate and Retail Park and the Ryhall Road (A6121). The northern boundary defines the Lincolnshire/Rutland County boundary and is made up of a series of hedgerows. Arable fields are located to the north of this boundary. The eastern boundary is defined by Newstead Road and the southern by the River Gwash and the Newstead Mill residence.

2.3 Empingham Road is also a greenfield site, measuring approximately 29 hectares in size. The site consists entirely of agricultural land in the form of two large fields. The site is bounded to the north by Empingham Road (A606), Tinwell Road (A6121) to the south and the A1 trunk road to the west. The east of the site is bounded by the rear boundaries of residences on Lonsdale Road and Cottesmore Road. The site’s boundary consists mainly of hedgerows and trees, as well as fencing along part of the eastern boundary.

3.0 LOCAL AMENITIES AND FACILITIES

3.1 This section provides a brief explanation and introduction to the amenities and facilities closest to the respective sites. For some of these amenities, further information is provided within the appendices. All have been included as destinations in our calculations of distance and walk, cycle & drive times from the sites, some for both sites and others for one site. Calculations for distances on foot have then been used to score the respective sites, as outlined above.
**Queen Eleanor Technology College – Both Sites**

3.2 Located on Green Lane in the north of Stamford, this is the only state secondary school in Stamford and would serve either of the proposed developments. Specialising in technology, the Queen Eleanor Technology College caters for 11-16 year-olds with a current total roll of 484 pupils.

3.3 In terms of capacity, we have been informed by Lincolnshire County Council’s Education Planning Manager, who has viewed the proposals for Newstead, that there is capacity within Stamford to accommodate a number of new secondary students.

**Proposed Newstead Primary School – Newstead**

3.4 The scheme at Newstead proposes, within its centre, to provide a 1 form entry, 210 capacity primary school of 7 classrooms covering a gross floor area of approximately 1300sq.m on a 1.25ha site. Lincolnshire County Council’s Education Planning Manager has considered this to be sufficient to accommodate pupils from the Newstead development.

**Stamford Malcolm Sargent Primary School – Empingham Road**

3.5 This primary school, located on Empingham Road opposite the northern boundary of the site, has an age range of 4 -11. The school has approximately 480 students and currently offers 90 places each year to reception children. As of the offer date in March 2009, a total of 66 offers of places at the school were made, leaving 24 spaces still available. This shows that there is still some limited capacity available at the school.

**Employment Sites – Both Sites**

3.6 Newstead is located adjacent to existing Local Plan employment land allocations and the existing employment and retail area off Ryhall Road. The proposed new employment area, Primary School and Neighbourhood Centre provide further employment opportunities. Other than the neighbouring Malcolm Sargent Primary School, the nearest employment opportunities from the Empingham Road site are considered to be within Stamford town centre.
**Stamford & Rutland Hospital – Both Sites**

3.7 Located on Ryhall Road, the hospital offers a good range of services. The current redevelopment project in conjunction with partner GP practices and PCTs means that this range of services is likely to grow in the future.

**The Sheepmarket GP Surgery – Newstead**

3.8 Although there is the possibility that the scheme will provide a doctor's surgery within the neighbourhood centre, this is not yet confirmed. As such, the nearest health centre/doctors to Newstead has been taken as the above. This facility is located within the larger complex of the hospital on Ryhall Road. The surgery benefits from excellent new facilities, an attached pharmacy, good car parking and disabled access and a dispensing service for village patients. The practice staff consists of nine doctors and several nurses and support staff. This surgery currently welcomes all new patients.

**The Little Surgery – Empingham Road**

3.9 Located on St. Mary’s Street in the centre of Stamford, this surgery consists of one full-time doctor, two part-time doctors and two practice nurses. As the name suggests, this is a small surgery with a limited number of staff. While new patients are currently accepted, spaces are limited as is the car parking.

**Morrisons Store – Both Sites**

3.10 Morrisons is the only supermarket in Stamford that could be considered large enough to offer the range of goods to satisfy a family’s ‘weekly shop’ requirements. The store is located off Uffington Road in Stamford Retail Park, a short distance to the south of Newstead. The store benefits from a bakery, fishmongers and café, as well as a large car park with ample disabled spaces and a regular bus service.

**Proposed Newstead Local Store – Newstead**

3.11 It is proposed that within the Neighbourhood Centre, to be located at the centre of the site, provision will be made for at least one local store. The retail element of the Neighbourhood Centre, while not considered substantial enough to satisfy a family’s weekly shop, will provide a range of goods and groceries in a convenient location.
3.12 The most convenient local shop to the Empingham Road site is Somerfield on West Street. Although this store could be considered large in terms of local shop size, it is not deemed large enough to accommodate the range of goods to provide a ‘family’ weekly shop.

3.13 Located on St. Peter’s Hill in the centre of Stamford, the bus station serves a number of local destinations and also has a service to Peterborough train station to allow for travel to destinations farther afield.

4.0 ACCESSIBILITY

4.1 The main purpose of this report is to establish the accessibility of the above destinations from the subject sites. Appendix 1 outlines in full the relevant distances to these and the time taken to reach them by foot, cycle and car from the centre of either both or the nearest site.

4.2 For the purposes of scoring each site for accessibility, the Institute for Highways & Transportation guidelines in ‘Providing for Journeys on Foot’ has been used. This document gives guidance on acceptable pedestrian walking distances to particular amenities/services. Amenities compared at Appendix 1 but considered to be destinations primarily reached by car have not been included in this scoring. The following table summarises the guidelines on walking distances as outlined in ‘Providing for Journeys on Foot’

<table>
<thead>
<tr>
<th></th>
<th>Town Centres (m)</th>
<th>Commuting/School/Sight-Seeing (m)</th>
<th>Elsewhere (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Desirable</td>
<td>200</td>
<td>500</td>
<td>400</td>
</tr>
<tr>
<td>Acceptable</td>
<td>400</td>
<td>1000</td>
<td>800</td>
</tr>
<tr>
<td>Preferred Maximum</td>
<td>800</td>
<td>2000</td>
<td>1200</td>
</tr>
</tbody>
</table>

Figure 1: IHT Suggested Acceptable Walking Distances
4.3 Using the guidance on walking distances, we have produced the following scoring system:

<table>
<thead>
<tr>
<th>Score</th>
<th>Desirable or under</th>
<th>Between Desirable and Acceptable</th>
<th>Between Acceptable and Preferred Maximum</th>
<th>Above Preferred Maximum</th>
</tr>
</thead>
</table>

Figure 2: Scoring System for Sites Respective Accessibility

4.4 The table below summarises the calculations made for walking distances from the approximate centre of each site to the services outlined above in section 3 of this document and scores each site using the system above. A total score is given at the bottom of the table.

Figure 3: Site Accessibility Scores

4.5 Neither site falls within the preferred minimum walking distance from the Town Centre, this is a reflection of the size of the development proposals and the physical characteristics of the town which does not contain sites within the urban fabric that can accommodate development of this scale. However, for the Newstead site,
consideration must be given to the proposed amenities on site, as well as the close proximity to other services, meaning distance to the town centre is less important.

4.6 Newstead scores well on most of the other destinations, failing only on ‘doctors/health centre’. It could be argued that this destination is usually reached by vehicle anyway, but even so, Newstead narrowly misses out on scoring, being just 0.17km over the preferred maximum walking distance when measured from the site’s centre.

4.7 Empingham Road however fails to score on all but ‘bus stop’ and ‘primary school’. Looking at these scores and at Appendix 1 it is clear that Newstead is considerably better located in terms of accessibility than Empingham Road, particularly for walking.

5.0 PLANNING CONSTRAINTS

5.1 As well as comparing accessibility, a further exercise has been carried out to compare the planning constraints that may affect each site.

Flooding

5.2 The South Kesteven District Council Strategic Flood Risk Assessment 2004 (SFRA) provides a complete assessment of the two sites. This assessment confirms that Empingham Road is not within the Environment Agency’s Indicative Floodplain. The soil is considered very permeable; there are no watercourses on the site or along its boundaries. The SFRA concludes that due to the site’s elevation, topography and hydrology, as well as its remoteness from any flood risk source, there is no inherent flood risk to this site; the site falls wholly within Flood Risk zone 1.

5.3 Due to the site’s permeability, it is important that careful arrangements for surface water drainage are made as the site would become a largely impermeable surface should it be developed. The area’s topography indicates that surface water runoff will drain southwards and/or westwards towards the A1. The SFRA notes that to avoid water draining into the A1 drainage system and increasing the risk of unsafe levels of water on the road-surface, careful consideration must be given to the design of the site’s drainage system. The lack of watercourses in the area means surface water
drainage is likely to have to be piped south to the vicinity of Anglian Water’s Tinwell Pumping Station.

5.4 The River Gwash bisects the Newstead site in a north to south direction and the land rises to either side with greenfield runoff taking advantage of the natural falls on site into the watercourse. The river is clearly the biggest risk to the site in terms of flooding. While the majority of the site is within zone 1, parts of the site, along the river, are within flood zones 2 and 3a. In light of this and further studies carried out by the project consultant team, it is proposed that no part of the floodplain be developed other than its bridging by the A16/A6121 Link Road.

5.5 Instead of constraining development on the site in terms of flood risk, the opportunity has been taken to enhance the rich biodiversity along the river, integrating it within the larger Countryside Park proposed within the site.

5.6 In terms of flood risk downstream following development of Newstead, the SFRA has outlined the fact that since the construction of Rutland Water and subsequent alteration of the River Gwash’s hydrological response, any additional storm runoff from the area and flood risk downstream would still remain below its pre-1970s level. The SFRA also notes that even if the beneficial effect of Rutland Water was ignored, there are few properties likely to be affected by development of the site from flooding. Properties at Newstead Mill are the only significant group, these being on the north side of the millstream and therefore less likely to flood, as overtopping occurs along the south bank of the millstream.

**Agricultural Land Classification**

5.7 It is Government policy that planning authorities, when assessing sites for development potential, should endeavour to use poorer quality agricultural land except where this would be inconsistent with other sustainability considerations. As such, if one of the subject sites were to have a significantly higher agricultural land classification than the other, there would be a preference for developing the other site.
5.8 Natural England’s mapping tool ‘Magic’ includes a dataset on land classifications, but at a minimum scale of 1:250000 more suited to strategic uses. Although not ideal, for this exercise this dataset has been used to assess each site.

5.9 Land is classified into five grades, grade 1 being the best and most versatile farmland and grade 5 the worst. It appears that both sites are primarily Grade 3, with a corner of the Newstead site designated Grade 2 agricultural land. As such, both sites can be considered good/moderate agricultural land, with little difference between them. Stamford’s location within Lincolnshire should be considered however, with the town being almost completely surrounded by agricultural land, most of which is classified Grade 2 or 3, and more appropriate than both Newstead and Empingham Road for farming purposes.

**Landscape Character and Visual Impact**

5.10 Both sites are located within the Kesteven Uplands as defined in the South Kesteven Landscape Character Assessment. The Kesteven Uplands cover a large area of South Kesteven District, the character assessment providing a strategic overview of the area in terms of landscape character and sensitivity.

5.11 The historic parks, areas around the picturesque villages and generally the landscape away from the main transport corridors are listed as the most sensitive parts of this area. As a whole, the area of the Kesteven Uplands landscape sensitivity to new employment and residential development is classed as medium to high because of the high proportion of valuable landscape elements.

5.12 Paragraph 4.30 of the Character Assessment does acknowledge however that new development is likely to occur on the edge of Stamford. It states that any new development should:

“present a varied settlement edge including landscape treatment. Views towards the town centre and the church towers and spires should be protected.”
5.13 A Landscape Assessment for the proposed Newstead development has been undertaken. This has concluded that the provision of a robust landscape scheme would result in an attractive setting to the development and the eastern approaches of Stamford. The strong patterns of the existing woodland belts and hedgerow planting are to be incorporated into the development so that Newstead works with the landscape character of the Kesteven Uplands. The scheme will offer panoramic views from the site towards the town centre and church spires and make specific provision for a viewing corridor from the site towards Burghley House and Park.

5.14 By contrast, due to the topography and enclosed nature of the Empingham Road site there is little opportunity for any development to provide panoramic views and view corridors towards the local historic landscape. The neighbouring uses of the site means there is much less opportunity to deliver a scheme which would present a varied settlement edge without significantly reducing the area of housing development. The size of the site also restricts the amount of woodland belt and hedgerow planting, meaning little or no incorporation of the development into the wider landscape character. It should also be noted that within the Council’s SHLAA, the Empingham Road site is judged to have a potential negative impact on the character of the area.

**Site Access and Circulation**

5.15 Within the SHLAA, both sites are highlighted as having access constraints, either through limited site access or busy local roads. A ‘Strategic Accessibility Appraisal’ has been completed for the Newstead site. A new A16/A6121 Link Road will form the backbone of the Newstead development with new access points via a new roundabout junction off Ryhall Road and Uffington Road. A new junction with Newstead Road will also be created where it interests the A16/A6121 Link Road. The A16/A6121 Link Road will provide future connections to a relief road network. Following good practice on placemaking, a clear hierarchy of street types and public spaces will be established to provide good legibility across Newstead and promote accessibility for the whole community.
5.16 The Empingham Road site has limited options in terms of access locations due to the nature of neighbouring uses. Access to the site is currently gained from Empingham Road and Tinwell Road, these being the only viable locations for access in any new development. Access could be gained through Launde Gardens, though it is likely this would see roads in the neighbouring residential area becoming congested and used as 'rat-runs', making them less safe and the area generally less pleasant.

5.17 Both Tinwell Road and Empingham Road provide access to the A1, which runs along the western boundary of the site. Although convenient for access to the national road network, a large development on this site with two access roads in close proximity to junctions with the A1 could lead to an increase in congestion, although this is something that would need appropriate study through a transport assessment.

6.0 SUMMARY AND CONCLUSIONS

6.1 Both Newstead and Empingham Road are being promoted as locations for small-scale urban extensions through the preparation of the South Kesteven District Council LDF. Stamford is designated in the Regional Plan as a 'Main Town' within the Eastern Sub-Area and should be allocated appropriate amounts of development land to maintain viability, promote regeneration and allow growth according to local circumstances.

6.2 Appendix 1 simply outlines the walk, drive and cycle times and distances from the centre of each site to a number of local destinations which could be considered key to serving a new community. This demonstrates that Newstead is sequentially preferable to the Empingham Road site. It is estimated that the longest amount of time a person would have to walk to reach one of the identified destinations from the Newstead site would be 23 minutes. Compare this with Empingham Road, which is 40 minutes, almost double that of Newstead. Similarly by vehicle and bicycle, the longest time taken from Newstead to one of these destinations is half that of Empingham Road.

6.3 Guidelines on suggested acceptable walking distances outlined in the Institute for Highways & Transportation document ‘Providing for Journeys on Foot’ has been used to score the sites for accessibility (Figure 1). The results show the score for Newstead to be much better than that of Empingham Road (Figure 3). It is clear that Newstead is
better placed to deliver a sustainable and accessible development where walking and cycling can be realistically promoted.

6.4 A number of planning constraints have been assessed in terms of their possible impact on deliverability of each site. Flood zones 2 and 3a are present along the River Gwash at Newstead and as such, the proposed scheme will not develop on any part of the floodplain and instead integrate it within the proposed Countryside Park. Empingham Road falls entirely within flood zone 1. Due to the lack of watercourses in the area and the site’s proximity to the A1, careful consideration must be given to the drainage of surface run-off.

6.5 Both sites are currently greenfield and used for farming purposes. Both sites can be considered good/moderate agricultural land; Empingham Road is classified as entirely Grade 3, Newstead predominantly Grade 3 with one corner of the site within Grade 2. Stamford is almost completely surrounded by agricultural land, most of which is classified Grade 2 or 3, and more appropriate than both Newstead and Empingham Road for farming purposes.

6.6 The Newstead scheme will integrate development into the character of the Kesteven Uplands by retaining existing woodland belts and hedgerow planting and establishing a varied settlement edge. Views from the site towards the town centre and Burghley House will be protected. Empingham Road is less likely to be able to deliver a scheme of this nature given its particular characteristics.

6.7 A new A16/A6121 Link Road will form the backbone of the Newstead development creating new access points to the site. A clear hierarchy of street types and public spaces will be established within the development to provide good legibility across Newstead and promote accessibility for the whole community. Access points to the Empingham Road site will be in close proximity to junctions with the A1, which may lead to congestion problems.
6.8 Newstead scores highly on accessibility when compared to Empingham Road. It is clear that there are a number of key destinations within 2km of the site, meaning most amenities are within walking distance. Add to the fact that Newstead is of a scale that will deliver a Neighbourhood Centre and primary school, it is convincing in its sequential advantages over the Empingham Road site.
APPENDIX 1
Distance to Amenities
Comparative Exercise
<table>
<thead>
<tr>
<th>Destination - Nearest:</th>
<th>Distance (kilometres to 2 d.p.)</th>
<th>Time (minutes)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>'As the crow flies'</td>
<td>By foot</td>
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<tr>
<td>Town Centre</td>
<td>1.95</td>
<td>2</td>
</tr>
<tr>
<td>From the approximate centre of <strong>Newstead Site</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary School</td>
<td>To be provided at centre of site</td>
<td></td>
</tr>
<tr>
<td>Secondary School/College</td>
<td>1.53</td>
<td>1.69</td>
</tr>
<tr>
<td>Employment</td>
<td>0.5</td>
<td>0.6</td>
</tr>
<tr>
<td>Doctors/health centre</td>
<td>1.1</td>
<td>1.37</td>
</tr>
<tr>
<td>Local Hospital</td>
<td>1.1</td>
<td>1.37</td>
</tr>
<tr>
<td>Supermarket (weekly shop)</td>
<td>0.9</td>
<td>1.53</td>
</tr>
<tr>
<td>Local Shop</td>
<td>To be provided at centre of site</td>
<td></td>
</tr>
<tr>
<td>Bus Stop</td>
<td>To be provided at centre of site</td>
<td></td>
</tr>
<tr>
<td>Bus Station</td>
<td>2.15</td>
<td>2.11</td>
</tr>
<tr>
<td></td>
<td>1.95</td>
<td>2</td>
</tr>
<tr>
<td>From the approximate centre of <strong>Empingham Road Site</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town Centre</td>
<td>2.14</td>
<td>2.14</td>
</tr>
<tr>
<td>Primary School</td>
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