Dear Ms Waye,

SKDC SAP - COMMENT ON ADDITIONAL STATEMENT - SES6(iii) - SKDC/INSIGHT - STAMFORD AFC SITE STM1d

Our Chamber has in its representation made on 18th November 2011 and Additional Statements of 19 October 2012 set out much detail related to its representations in favour of development in close proximity to the proposed Stamford Ring Road. Our Chamber has therefore not supported development of Stamford AFC site STM1d.

It appears that the Hearings Inspector has requested confirmation from SKDC Planning Policy that the 50 flats at STM1D (Planning Reference S12/2300) and 20 affordable homes on Barnack Road (Planning Reference S11/2283) resulting from the proposed replacement of the Stamford AFC football ground with a proposed new 1,500 seat Football Stadium on Ryhall Road (Planning Reference S11/2288) are deliverable. The proposed developments at these three sites are inextricably linked. Unless planning permission is granted for the new Football Stadium, and until it has been constructed and brought into use neither of the two housing developments can proceed.

This quantum of new housing in Stamford has to be a material planning consideration for the Hearings Inspector as it represents some 10% of the total expected need for housing in Stamford up to 2026.

Our Chamber’s Comments relate to SES6(iii) from SKDC enclosing the Insight Town Planning Ltd letter dated 18th October 2012. Our Chamber seeks to question the assurances that the three schemes are deliverable.

The SKDC Planning Policy/Insight letter notes that the approvals to the development of these three site is subject to the conclusion of a satisfactory Section 106 agreement by the parties. The letter presumes that completion of this S106 is a foregone conclusion. Our Chamber believes this is far from being the case.

Serious road safety concerns still remain in relation to proposed development of a replacement Football Stadium on the A6121 Ryhall Road (Planning Reference S11/2288) notwithstanding the comment in the Officer Report under Item 5 of the Agenda of the SKDC Development Control Meeting of 26th June 2012. This report at page 24 states:

"Concerns have been raised in relation to highway safety. The local highway authority has been consulted and raised no objections to the development subject to the attached conditions."

Stamford: The Finest Stone Town in England
We reproduce below in italics extracts from a report on this issue from Voice of Stamford (a local organization independent of our Chamber).

The vertical alignment of Ryhall Rd in this location is a “switchback” in nature, with significant crest curves at the northern limit of the existing Stamford built-up urban area and at Borderville Farm, separated by a pronounced sag curve. There is already, today, a significant problem of a “hidden dip” for drivers as they approach this section of road either northbound or southbound. Given the usual behaviour of traffic leaving Stamford, this “hidden dip” must certainly be considered as “an accident waiting to happen”.

The Transport Statement (Rev B) dated June 2011 prepared by Stirling Maynard does not include any reference to accident records at the proposed junction site. However, Department for Transport accident data from 1999 – 2011, available in the public domain, shows two serious accidents on this stretch of road. . . . . The failure by Lincolnshire County Council to flag up the omission, seems incompetent to the point of gross negligence.

(1) A fatal accident at 11:40 on Sun 18 July 2004, involving 4 vehicles and 1 fatality.  
(2) A less severe head-on collision at 12:55 on Sun 23 Oct 2005, involving 2 vehicles and 2 casualties.

Key statements made by Stirling Maynard in the Transport Statement on highway alignment issues include:

“In this location Ryhall Rd is a single carriageway of good width and alignment”
“Although Ryhall Rd does have some gradients in this area there is plenty of Visibility and it is not an issue”.
“It is assumed it will be sensible to extend the 30 mph speed limit beyond the new access”

. . . . the first 2 statements are inaccurate. The photographs in Appendix 2 are misleading.’

We set out overleaf the contents of one of the four slideshows of photographs of the sections of highway involved, showing the dangerous road alignment.

Voice of Stamford has drawn to the attention of a Strategic Director of SKDC all the information it holds on the highway issues outstanding on S11/2288, with a request ‘that none of the three connected planning consents are granted until this matter is resolved.’

We invite the Inspector to consider these points.

Yours sincerely,

Eg. Gilman

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