Proposed Development at Stamford West

Assessment of Stamford’s Potential Urban Extension Housing Sites

August 2012
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1. **Introduction**

1.1 This desktop site assessment of Stamford’s potential urban extension housing sites has been undertaken to support the outline planning application submitted to South Kesteven District Council (reference S12/0864) for a sustainable urban extension at Land between Empingham Road and Tinwell Road, Stamford [Stamford West]. The outline proposal comprises residential development (approximately 400 dwellings), a business park (10 hectares) and a local centre, with associated highways improvements, pedestrian and cycle links, landscaping and open space.

1.2 To assist the planning application decision-making process, Commercial Estates Group (CEG) consider it would be helpful to provide information on key local indicators to provide a broad brush comparative assessment of the available options for greenfield development at Stamford in terms of technical planning considerations and the specific requirements of the adopted South Kesteven Core Strategy. Three potential urban extension sites at Stamford have been reviewed, assessed and scored against the adopted South Kesteven Core Strategy site assessment criteria. These are the only three credible sites of significant size and suitability, identified in the Council’s Strategy Housing Land Availability Assessment (SHLAA) that have the potential to make a major contribution to meeting the town’s housing requirement as established by the adopted Core Strategy.

1.3 The structure of this desktop assessment report is as follows:
   - Section 2 provides an overview of the three assessed urban extension sites
   - Section 3 sets out the assessment methodology
   - Section 4 sets out the assessment outcomes.

2. **The Assessed Sites mozzarella**

2.1 Policy SP1 of the adopted South Kesteven Core Strategy places priority on sustainable sites within the built up part of Stamford. However, as insufficient land is available within Stamford to meet the town’s development needs appropriate sites on the edges of the town are required.

2.2 To meet the development requirements, three large urban extension sites have been promoted for development as part of the District Council’s on-going Local Development Framework process. These sites are a mix of single large sites and sites comprising a number of smaller sites, which collectively made up the urban extension site. The three urban extension sites assessed are:
• **Stamford West** (Land between Empingham Road and Tinwell Road). The site is approximately 29.92 hectares and is located on the western edge of Stamford. The site is free of any buildings or structures and consists of ploughed fields in agricultural use. The site is a preferred allocation for 400 new homes and up to 14ha. of employment land within the emerging South Kesteven Site Allocations and Policies Development Plan Document. This site comprises of two parcels of land referred to by the District Council as STAM01 and STAM02.

• **Land north of Old Great North Road, Rutland**: This site comprises 26ha. of agricultural and open land. The site is largely flat and lies behind the new housing development on the former Williamson Cliff brickworks. It is located wholly outside South Kesteven's administrative area in Rutland. The site is promoted as being able to provide up to 400 homes and about 10ha of employment land. This site comprises of a single parcel of land referred to by the District Council as RUT1.

• **Land at Newstead**: This site comprises about 91ha. of agricultural and open grazing land, the River Gwash and small areas of woodland. The site is promoted as having the potential to provide in the region of 1,000 -1,500 new dwellings and employment land. It could also provide a new link road from Uffington Road to Ryhall Road and local centre. This site comprises of four parcels of land referred to by the District Council as STAM14, STAM15, STAM16, and STAM17. Although the land referred to as STAM17 is described as an optional parcel of land it has been included as part of the strategic site within this assessment.

2.3 A site location map showing the three strategic sites is included in Appendix 1 of this report.

3. **Desktop Assessment Methodology**

3.1 The supporting text of Policy H1 outlines that the District Council will assess housing sites against the following criteria:

1. Ability to maximise the use of public transport, cycling and pedestrian links and/or to create opportunities for improved accessibility
2. Access to, and capacity of appropriate existing services and infrastructure to support development
3. Potential impact on wildlife sites, protected species, biodiversity, historic assets, archaeology, water quality, landscape character, TPO’s and open spaces
4. Ability of existing built form to absorb/accommodate new development
5. Visual impact of development on the surrounding landscape
6. Known constraints to a site’s development such as flood risk; presence of underground utilities infrastructure.

3.2 In accordance with the adopted Core Strategy policy these criteria form the basis for this assessment. For each of the six criteria, a series of information/evidence elements have been identified, which can be reviewed, assessed and scored, to develop an understanding of relative site performance against the individual Core Strategy criteria. The assessment elements are set out within the first column of the detailed site assessment schedules included in Appendix 2.

3.3 All of the site assessment elements use information/evidence that is publically available. The key sources of information include:
   - South Kesteven District Council Local Development Framework evidence base
   - Supporting documents and studies submitted as part of the planning application reference: S12/0864: Land between Empingham Road and Tinwell Road, Stamford
   - Google Maps: [https://maps.google.co.uk/](https://maps.google.co.uk/)

3.4 To assist assessing individual site performance against the criteria elements, an assessment rating approach has been used, which results in each site being given a score for performance against the criteria element. The methodology used to determine each of the assessment elements scoring thresholds is set out as footnotes within Appendix 2.

3.5 As part of this assessment, Broadway Malyan has not undertaken any on-site assessment work. The assessment is reliant on the accuracy and detail contained within publically available third party sources.

4. Site Assessment

4.1 The detailed site assessment schedules are included within Appendix 2 of this report. For each of the criteria assessment elements, the schedules set out a summary of the supporting information used to inform the individual criteria element score.

4.2 To provide an overall criteria assessment performance score, the individual elements have been totalled. The site with the highest score is deemed the best performing site against the individual Core Strategy site assessment criteria. Taken from the schedules in Appendix 2, Table 1 below sets out the individual site scores for each of the six Core Strategy criteria.
### Table 1: Overall Site Assessment Score Summary

<table>
<thead>
<tr>
<th>Overall Assessment Score</th>
<th>Stamford West</th>
<th>Land north of Old Great North Road, Rutland</th>
<th>Land at Newstead</th>
</tr>
</thead>
<tbody>
<tr>
<td>Criteria 1</td>
<td>24</td>
<td>22</td>
<td>21</td>
</tr>
<tr>
<td>Criteria 2</td>
<td>24</td>
<td>19</td>
<td>15</td>
</tr>
<tr>
<td>Criteria 3</td>
<td>19</td>
<td>15</td>
<td>17</td>
</tr>
<tr>
<td>Criteria 4</td>
<td>4</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Criteria 5</td>
<td>12</td>
<td>11</td>
<td>6</td>
</tr>
<tr>
<td>Criteria 6</td>
<td>13</td>
<td>13</td>
<td>8</td>
</tr>
</tbody>
</table>

4.3 It is not possible to provide a single overall assessment score total (totalling the sites six criteria scores), as that assumes all criteria have equal weight. However, as a useful indication of overall assessment performance, the best performing site against each criteria (the site with the highest assessment score) has been shaded green within Table 1. The second highest scoring site shaded orange, and the lowest performing shaded red.

4.4 Using the site assessment methodology set out within this report, Table 1 clearly indicates that Stamford West is the best performing site when assessed against the adopted Core Strategy Policy H1 criteria.
Land north of Old Great North Road, Rutland: Site RUT1

Stamford West: Sites STAM1 and STAM2

Land at Newstead: Sites STAM14, 15, 16 and 17 (STAM 17 is the lighter shaded area with hatched boundary line)

The approximate boundaries of the three strategic sites at Stamford

Site centre point for measuring purposes
### Policy H1 site assessment criteria 1: Ability to maximise the use of public transport, cycling and pedestrian links and/or create opportunities for improved accessibility

<table>
<thead>
<tr>
<th>Assessment element</th>
<th>Assessment Rating Threshold</th>
<th>Score</th>
<th>Supporting Information</th>
<th>Score</th>
<th>Supporting Information</th>
<th>Score</th>
<th>Supporting Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Closest bus stop to Stamford town centre</td>
<td>0-400m</td>
<td>5</td>
<td>0.4km Empingham Road, adjacent Dickens Drive</td>
<td>5</td>
<td>0.4km Old Great North Road, opposite Arran Road</td>
<td>5</td>
<td>0.6km Ryhall Road, adjacent Guash Way</td>
</tr>
<tr>
<td>Frequency of bus services</td>
<td>0 – 30 mins</td>
<td>3</td>
<td>Routes: 09 / 12 / 182 / 201 Hourly service</td>
<td>2</td>
<td>Routes: 09 /182 Hourly service</td>
<td>2</td>
<td>Routes: 04 / 202 Hourly service</td>
</tr>
<tr>
<td>Distance to bus station</td>
<td>0-400m</td>
<td>5</td>
<td>1.8km Route via Tinwell Road, St Peter’s Gate, and Austin Street</td>
<td>2</td>
<td>Route via Little Casterton Road, Casterton Road, Scotgate, All Saints Street and Austin Street</td>
<td>2</td>
<td>Route via Ryhall Road, St Paul’s Street, High Street, Sheep Market, and Austin Street</td>
</tr>
<tr>
<td>Proximity to railway station</td>
<td>0-400m</td>
<td>5</td>
<td>2.3km Route via Tinwell Road, St Austin’s, Kings Mill Lane, Bath Row and Gresley Drive</td>
<td>2</td>
<td>Route via Little Casterton Road, Casterton Road, St John’s Street, Castle Dyke, and Gresley Drive</td>
<td>2</td>
<td>Route via Ryhall Road, St Paul’s Street, Brazenose Lane, St Leonards Street, Wharf Road, Town Bridge, Station Road, Gresley Drive</td>
</tr>
<tr>
<td>Cycle route to the town centre</td>
<td>Dedicated cycle route</td>
<td>3</td>
<td>No specific cycle infrastructure to the existing town centre</td>
<td>No specific cycle infrastructure to the existing town centre</td>
<td>No specific cycle infrastructure to the existing town centre</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pedestrian route to town centre</td>
<td>Fully footpathed</td>
<td>3</td>
<td>Existing pavement network would link the site to the town centre</td>
<td>Existing pavement network would link the site to the town centre</td>
<td>Existing pavement network would link the site to the town centre</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AM highway journey times and speed on the network</td>
<td>1-3</td>
<td>3</td>
<td>4 and 1 – average 2.5</td>
<td>3</td>
<td>4 and 2 – average 3</td>
<td>3</td>
<td>4 and 1 – average 2.5</td>
</tr>
</tbody>
</table>
The assessment also indicates that for other potential sites, a greater proportion of trips will use the more congested town centre network. Additionally as part of the detailed transport work associated with the planning application on this site a comprehensive package of measures to mitigate the impact of generated traffic on the network has been developed. This package focuses on reducing the demand for private car travel generated by the development and encouraging people to travel by foot, cycle and public transport.

<table>
<thead>
<tr>
<th>Assessment element</th>
<th>Assessment Rating Threshold</th>
<th>Stamford West</th>
<th>Land north of Old Great North Road, Rutland</th>
<th>Land at Newstead</th>
</tr>
</thead>
<tbody>
<tr>
<td>PM highway journey times and speed on the network</td>
<td>1-3 4-6 7-9</td>
<td>3 2 1</td>
<td>3 2</td>
<td>3 1</td>
</tr>
<tr>
<td>Supporting Information</td>
<td>3 and 1 – average 2</td>
<td>4 and 5 – average 4.5</td>
<td>3 and 1 – average 2</td>
<td></td>
</tr>
<tr>
<td>Junction capacity issues to town centre</td>
<td>Under capacity</td>
<td>3</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>At capacity</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Exceeding capacity</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Supporting Information</td>
<td>The Jacobs Study concluded that Scotgate and West Street junction has already exceeded capacity. However, as part of the planning application a detailed Transport Assessment (TA) has been undertaken. The detailed TA work concluded that while an increase in traffic flows as a result of the development is unavoidable, the forecast provided by the VISUM model reveals that the increase of vehicular movements associated with the development can be accommodated on the highways network. All junctions studied as part of the TA will operate well within their capacity in the year 2026, with no requirement to carry out any off-site improvements to junctions. Based on the more detailed TA work the junctions associated with this site are considered to be ‘under capacity’.</td>
<td>The Jacobs Study concluded that the junction at Old Great North Road and Arran Road is currently within capacity but will exceed capacity by 2026. The Jacobs Study also concluded that the Scotgate and West Street junction has already exceeded capacity. However, as the detailed TA work undertaken by Bryan G Hall (for the Stamford West site) concluded that the Scotgate and West Street junction will operate well within their capacity in the year 2026. On that basis this junction should potentially be considered as being under capacity. Based on the Jacobs and the Bryan G Hall TA work the junctions associated with this site are considered to be ‘at capacity’ as although the Scotgate and West Street junction may have capacity to accommodate development on this site the Old Great North Road and Arran Road junction is at capacity and predicated to exceed capacity over the Plan period.</td>
<td>The Jacobs Study concluded that the St Pauls Street and East Street junction has already exceeded capacity. A detailed transport assessment may indicate that there is existing junction capacity to accommodate development on this site. However, this detailed site specific assessment has either not been undertaken, or is not within the public domain.</td>
<td></td>
</tr>
<tr>
<td>Overall Assessment Score for Policy H1 site assessment criteria 1</td>
<td>24</td>
<td>22</td>
<td>21</td>
<td></td>
</tr>
</tbody>
</table>
1 To provide a consistent rating for all activities, the rating assessment uses the 'Institute of Highways and Transportation: Guidelines for Providing for Journeys on Foot' for the generally acceptable distances people will walk and the 'National Travel Survey: 2006 Bulletin: Average Length of Trips' average cycling distance. Although this rating methodology does not take into account factors such as topography, legibility, safety etc it does provide a useful way of comparing general walking and cycling accessibility to key services and facilities.

2 The 'Stamford Traffic Model: Traffic Forecasting Results report, undertaken by Jacobs ranked road network performance using 1 being the best and 9 being the worse.
Policy H1 site assessment criteria 2: Access to and capacity of appropriate existing services and infrastructure to support development

<table>
<thead>
<tr>
<th>Assessment element</th>
<th>Assessment Rating Threshold</th>
<th>Stamford West</th>
<th>Land north of Old Great North Road, Rutland</th>
<th>Land at Newstead</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Supporting Information</td>
<td>Supporting Information</td>
<td>Supporting Information</td>
</tr>
<tr>
<td>Primary School&lt;sup&gt;1&lt;/sup&gt;</td>
<td>0-400m</td>
<td>5</td>
<td>0.4km</td>
<td>0.9km</td>
</tr>
<tr>
<td></td>
<td>401-800m</td>
<td>4</td>
<td>The Malcolm Sargent Primary School</td>
<td>The Malcolm Sargent Primary School</td>
</tr>
<tr>
<td></td>
<td>801-1,200m</td>
<td>3</td>
<td>Route via: Directly opposite the site to the north</td>
<td>Route via: Perh Road, and Nairn Road</td>
</tr>
<tr>
<td></td>
<td>1,201-3,860m</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>3,861m+</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Secondary school&lt;sup&gt;1&lt;/sup&gt;</td>
<td>0-400m</td>
<td>5</td>
<td>2.7km</td>
<td>1.8km</td>
</tr>
<tr>
<td></td>
<td>401-800m</td>
<td>4</td>
<td>Queen Eleanor Technology College</td>
<td>Queen Eleanor Technology College</td>
</tr>
<tr>
<td></td>
<td>801-1,200m</td>
<td>3</td>
<td>Route via: Empingham Road, Sutherland Way, Waverley Gardens, Little Casterton Road, Cambridge Road, Edinburgh Road, and Green Lane</td>
<td>Route via: Little Casterton Road, Cambridge Road, Edinburgh Road and Green Lane</td>
</tr>
<tr>
<td></td>
<td>1,201-3,860m</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>3,861m+</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Health Centre&lt;sup&gt;1&lt;/sup&gt;</td>
<td>0-400m</td>
<td>5</td>
<td>2.2km</td>
<td>2.4km</td>
</tr>
<tr>
<td></td>
<td>401-800m</td>
<td>4</td>
<td>St Mary’s Medical Centre</td>
<td>St Mary’s Medical Centre</td>
</tr>
<tr>
<td></td>
<td>801-1,200m</td>
<td>3</td>
<td>Route via: Tinwell Road, St Peter’s Street, Sheep Market, Castle Street, St Mary’s Street, St Mary’s Hill and Wharf Road</td>
<td>Route via: Little Casterton Road, Casterton Road, Scotgate, St Mary’s St, St Mary’s Hill and Wharf Road</td>
</tr>
<tr>
<td></td>
<td>1,201-3,860m</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>3,861m+</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local Shops&lt;sup&gt;1&lt;/sup&gt;</td>
<td>0-400m</td>
<td>5</td>
<td>0.8km</td>
<td>0.9km</td>
</tr>
<tr>
<td></td>
<td>401-800m</td>
<td>4</td>
<td>Sutherland Way</td>
<td>Little Casterton Road</td>
</tr>
<tr>
<td></td>
<td>801-1,200m</td>
<td>3</td>
<td>Route via: Empingham Road and Sutherland Way</td>
<td>Route via: Little Casterton Road</td>
</tr>
<tr>
<td></td>
<td>1,201-3,860m</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>3,861m+</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Edge of town centre boundary&lt;sup&gt;1&lt;/sup&gt;</td>
<td>0-400m</td>
<td>5</td>
<td>1.8km</td>
<td>2.0km</td>
</tr>
<tr>
<td></td>
<td>401-800m</td>
<td>4</td>
<td>Route via: Tinwell Road and St Peter’s Street</td>
<td>Route via: Little Casterton Road, Radcliffe Road and North Street</td>
</tr>
<tr>
<td></td>
<td>801-1,200m</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1,201-3,860m</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>3,861m+</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Children’s play space&lt;sup&gt;1&lt;/sup&gt;</td>
<td>0-400m</td>
<td>5</td>
<td>0.6km</td>
<td>0.9km</td>
</tr>
<tr>
<td></td>
<td>401-800m</td>
<td>4</td>
<td>Highgrove Gardens</td>
<td>Elgar Way</td>
</tr>
<tr>
<td></td>
<td>801-1,200m</td>
<td>3</td>
<td>Route via: Empingham Road, Dickens Drive and Highgrove Gardens</td>
<td>Route via: Little Casterton Road and Elgar Way</td>
</tr>
<tr>
<td></td>
<td>1,201-3,860m</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>3,861m+</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Leisure centre&lt;sup&gt;1&lt;/sup&gt;</td>
<td>0-400m</td>
<td>5</td>
<td>3.4km</td>
<td>2.7km</td>
</tr>
<tr>
<td></td>
<td>401-800m</td>
<td>4</td>
<td>Stamford Leisure Centre</td>
<td>Stamford Leisure Centre</td>
</tr>
<tr>
<td></td>
<td>801-1,200m</td>
<td>3</td>
<td>Route via: Empingham Road, Scotgate, North Street, East Street, Conduit Road, Emlyns Street, and Drift Road.</td>
<td>Route via: Little Casterton Road, Cambridge Road, Edinburgh Road, Green Land, Alexandra Road, Emlyns Street and Drift Road</td>
</tr>
<tr>
<td></td>
<td>1,201-3,860m</td>
<td>2</td>
<td>However, it is worth noting that the Empingham Road Sports Ground is located 0.8km away from the site. This sports ground provides formal playing pitch facilities.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3,861m+</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assessment element</td>
<td>Assessment Rating Threshold</td>
<td>Score</td>
<td>Supporting Information</td>
<td>Score</td>
</tr>
<tr>
<td>--------------------</td>
<td>-----------------------------</td>
<td>-------</td>
<td>------------------------</td>
<td>-------</td>
</tr>
<tr>
<td>Sewerage Treatment Works and Foul Water Network Capacity</td>
<td>Low level constraint</td>
<td>3</td>
<td>Based on the District Council’s high level assessment the site is considered to have a medium to high level of constraint as significant improvements are potentially required. However, as part of the planning application a detailed Flood Risk Assessment was undertaken by Brookbanks Consulting Ltd. This detailed assessment concluded that the existing foul water network and the Stamford Sewage Treatment Works have the capacity to accommodate flows from the proposed development. Anglian Water confirmed the findings of this report. On the basis of the detailed site assessment conclusions, this site is considered to have a 'low level constraint'.</td>
<td>3</td>
</tr>
<tr>
<td>Medium level constraint</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>High level constraint</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Overall Assessment Score for Policy H1 site assessment criteria 2: 24, 19, 15

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1 To provide a consistent rating for all activities, the rating assessment uses the 'Institute of Highways and Transportation: Guidelines for Providing for Journeys on Foot' for the generally acceptable distances people will walk and the 'National Travel Survey: 2006 Bulletin: Average Length of Trips' average cycling distance. Although this rating methodology does not take into account factors such as topography, legibility, safety etc it does provide a useful way of comparing general walking and cycling accessibility to key services and facilities.

2 The District Council's Detailed Water Cycle Study, November 2011 provided a high level assessment of the sites. This assessment identified whether the existing sewerage treatment works and foul water network capacity was a constraint to development.
**Policy H1 site assessment criteria 3: Potential impact on wildlife sites, protected species, biodiversity, historic assets, archaeology, water quality, landscape character, TPO’s and open spaces**

<table>
<thead>
<tr>
<th>Assessment element</th>
<th>Assessment Rating</th>
<th>Threshold</th>
<th>Score</th>
<th>Supporting Information</th>
<th>Score</th>
<th>Supporting Information</th>
<th>Score</th>
<th>Supporting Information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Wildlife designations</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No designation</td>
<td></td>
<td></td>
<td>4</td>
<td>There are no wildlife designations on the site, or within the immediate vicinity of the site.</td>
<td>4</td>
<td>There are no wildlife designations on the site, or within the immediate vicinity of the site.</td>
<td>4</td>
<td>There are no wildlife designations on the site, or within the immediate vicinity of the site.</td>
</tr>
<tr>
<td>Local</td>
<td></td>
<td></td>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>National</td>
<td></td>
<td></td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>International</td>
<td></td>
<td></td>
<td>1</td>
<td></td>
<td></td>
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<tr>
<td><strong>Biodiversity designations</strong></td>
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</tr>
<tr>
<td>No designation</td>
<td></td>
<td></td>
<td>4</td>
<td>There are no specific biodiversity designations on the site, or within the immediate vicinity of the site.</td>
<td>4</td>
<td>As part of the 2009 Site Allocations DPD consultation process the site was identified as an area which has been granted Natural England’s Higher Stewardship status for environmental protection.</td>
<td>4</td>
<td>There are no specific biodiversity designations on the site, or within the immediate vicinity of the site.</td>
</tr>
<tr>
<td>Local</td>
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<td><strong>Heritage Assets</strong></td>
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<tr>
<td>No assets</td>
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<td></td>
<td>4</td>
<td>The site is adjacent to a Scheduled Ancient Monument along the Old Great North Road.</td>
<td>3</td>
<td>The site is adjacent to a Scheduled Ancient Monument along the Old Great North Road.</td>
<td>2</td>
<td>As part of the Site Allocations DPD consultation process English Heritage raised significant concerns over the impact on the historic environment of Stamford and its surrounding landscape, including Burghley House (Grade 1 listed) and park. Concern was also raised about the development impact on the Stamford Town Centre Conservation Area.</td>
</tr>
<tr>
<td>Local asset</td>
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</tr>
<tr>
<td>No archaeology</td>
<td></td>
<td></td>
<td>4</td>
<td>The site probably contains buried archaeological remains, indicated by assessments carried out by SLR as part of the planning application.</td>
<td>3</td>
<td>English Heritage as part of the Site Allocations DPD consultation process identified the need for further assessment of the site in terms of the Scheduled Ancient Monument and the wider archaeological potential, given the sites proximity to a major historical thoroughfare.</td>
<td>3</td>
<td>Lincolnshire Heritage as part of the Site Allocations DPD consultation process identified potential Romano-British activity within the south western corner of the site (within the area referred to as STAM14)</td>
</tr>
<tr>
<td>Local importance</td>
<td></td>
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<tr>
<td><strong>Water Quality</strong></td>
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<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Within discharge</td>
<td></td>
<td></td>
<td>3</td>
<td>The District Council’s high level Water Cycle Study identified that Stamford WwTW would be non-compliant with its consent during AMP6/7 and that work would be required to upgrade tertiary level treatment to maintain sanitary standards at the treatment works and in the surrounding area.</td>
<td>3</td>
<td>The District Council’s high level Water Cycle Study identified that Stamford WwTW would be non-compliant with its consent during AMP6/7 and that work would be required to upgrade tertiary level treatment to maintain sanitary standards at the treatment works and in the surrounding area.</td>
<td>2</td>
<td>The District Council’s high level Water Cycle Study identified that Stamford WwTW would be non-compliant with its consent during AMP6/7 and that work would be required to upgrade tertiary level treatment to maintain sanitary standards at the treatment works and in the surrounding area.</td>
</tr>
<tr>
<td>At discharge</td>
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<td>Supporting Information</td>
<td>Score</td>
<td>Supporting Information</td>
<td>Score</td>
<td>Supporting Information</td>
<td></td>
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</tr>
<tr>
<td>consent level</td>
<td></td>
<td></td>
<td>effluent. The study concluded that some growth can be accommodated but upgrades would be required before the bulk of the growth. However, to support the planning application on this site a detailed Flood Risk Assessment was undertaken by Brookbanks Consulting Ltd. In relation to water quality this study confirms that Anglian Water does not envisage the need to specifically upgrade to system as a result of the development going ahead on this site. On this basis the assessment score of 'within discharge consent level' has been given.</td>
<td></td>
<td>in the effluent. The study concluded that some growth can be accommodated but upgrades would be required before the bulk of the growth. Without a detailed site assessment it is unclear whether development on this site would require specific upgrades to the system. On that basis the site is considered to be 'at discharge consent level'.</td>
<td></td>
<td>effluent. The study concluded that some growth can be accommodated but upgrades would be required before the bulk of the growth. Without a detailed site assessment it is unclear whether development on this site would require specific upgrades to the system. On that basis the site is considered to be 'at discharge consent level'.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tree Preservation Orders</th>
<th>No TPOs on site</th>
<th>TPOs on site</th>
<th>2</th>
<th>There are no TPOs on the site</th>
<th>2</th>
<th>There are no TPOs on the site</th>
<th>2</th>
<th>There are no TPOs on the site</th>
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</thead>
<tbody>
<tr>
<td>Overall Assessment Score for Policy H1 site assessment criteria 3</td>
<td>19</td>
<td>15</td>
<td>17</td>
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</tbody>
</table>
### Policy H1 site assessment criteria 4: Ability of existing built form to absorb and accommodate new development

<table>
<thead>
<tr>
<th>Assessment element</th>
<th>Assessment Rating Threshold</th>
<th>Score</th>
<th>Supporting Information</th>
<th>Score</th>
<th>Supporting Information</th>
<th>Score</th>
<th>Supporting Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Containment¹</td>
<td>All boundaries</td>
<td>4</td>
<td>The site is contained by built form on all sides: North: Empingham Road and a junction to the A1 road East: Residential properties within Lonsdale Road South: Tinwell Road and a junction to the A1 road West: A1 road</td>
<td>4</td>
<td>The site is only fully contained on two sides of the site: North: Open countryside East: Little Casterton Road South: Residential properties within Collins Avenue, Jackson Way and Parkers Close and the Old Great North Road West: Open countryside (albeit a garage forecourt forms a very small section of this boundary)</td>
<td>3</td>
<td>The site is only fully contained on three sides of the site: North: Open countryside East: Newstead Lane (or open countryside if site reference STAM17 is excluded) South: Residential properties, open greenspace, allotments, businesses uses, and vacant employment land West: Retail, businesses and vacant employment land</td>
</tr>
<tr>
<td></td>
<td>Three boundaries</td>
<td>3</td>
<td></td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Two boundaries</td>
<td>2</td>
<td></td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>One boundary</td>
<td>1</td>
<td></td>
<td>1</td>
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<td></td>
</tr>
<tr>
<td>Overall Assessment Score for Policy H1 site assessment criteria 4</td>
<td>4</td>
<td>2</td>
<td>3</td>
<td></td>
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</tr>
</tbody>
</table>

¹ The assessment is based on the number of sides a site abuts existing built development eg housing, employment, roads etc. The most contained sites abut development on all four sides, whereas the least contained sites abut existing built form along only one boundary.
Policy H1 site assessment criteria 5: Visual impact of development on the surrounding landscape

<table>
<thead>
<tr>
<th>Assessment element</th>
<th>Assessment Rating</th>
<th>Threshold</th>
<th>Score</th>
<th>Supporting Information</th>
<th>Score</th>
<th>Supporting Information</th>
<th>Score</th>
<th>Supporting Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape sensitivity</td>
<td>Low</td>
<td>5</td>
<td></td>
<td>The District Council’s high level landscape assessment concluded the sites landscape sensitivity was Moderate. The Council’s assessment ranks the site as second in the list of priority sites for development against landscape considerations (second only to a site of 4.37 hectares that is of insufficient size to meet housing or employment requirements and judged not suitable for housing development). However, as part of the planning application a more detailed assessment of the visual impact of development on the surrounding landscape has been undertaken. The Environmental Statement concludes that the site is well contained to the north and east by existing development. Longer distance views are inevitable from the more open areas to the south and the west but the views of the site are modest within a wider general view. Furthermore the Planning Statement and masterplan confirm that proposed network of green spaces and additional new tree planting will ensure the development on the site would assimilate with its surroundings. In light of the detailed visual impact review of the site and the fact that development on the site would provide additional new landscaping features, within and surrounding the site, the overall landscape sensitivity score is considered to be ‘Low-Moderate’.</td>
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</tr>
<tr>
<td></td>
<td>Low-Moderate</td>
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<td></td>
<td></td>
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<tr>
<td></td>
<td>Moderate</td>
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<tr>
<td></td>
<td>Moderate-High</td>
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<tr>
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<td>High</td>
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<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Landscape value</td>
<td>Low</td>
<td>5</td>
<td>The District Council’s high level landscape assessment concluded the sites landscape sensitivity was Low to Moderate. The Council’s assessment ranks the site as second in the list of priority sites for development against landscape considerations (second only to a site of 4.37 hectares that is of insufficient size to meet housing or employment requirements and judged not suitable for housing development). The existing site comprises open, arable land. However, the Planning Statement and masterplan confirm that a proposed network of green spaces and additional new tree planting</td>
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<tr>
<td></td>
<td>Low-Moderate</td>
<td>4</td>
<td>The provision of new high quality open space would potentially improve the landscape value of this site. However, this detailed site specific work has neither been undertaken, or is not within the public domain.</td>
<td></td>
<td>The provision of new high quality open space would potentially improve the landscape value of this site. However, this detailed site specific work has neither been undertaken, or is not within the public domain.</td>
<td></td>
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<tr>
<td></td>
<td>Moderate</td>
<td>3</td>
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<table>
<thead>
<tr>
<th>Landscape sensitivity</th>
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<th>Supporting Information</th>
<th>Score</th>
<th>Supporting Information</th>
<th>Score</th>
<th>Supporting Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land north of Old Great North Road, Rutland</td>
<td>Low</td>
<td>5</td>
<td>The District Council’s high level landscape assessment concluded the sites landscape sensitivity was Moderate.</td>
<td></td>
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<tr>
<td></td>
<td>Low-Moderate</td>
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<tr>
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<th>Score</th>
<th>Supporting Information</th>
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</thead>
<tbody>
<tr>
<td>Land at Newstead</td>
<td>Low</td>
<td>5</td>
<td>The District Council’s high level landscape assessment concluded the sites landscape sensitivity was Moderate.</td>
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<tr>
<td></td>
<td>Low-Moderate</td>
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<tr>
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<tr>
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<td>Supporting Information</td>
<td>Score</td>
<td>Supporting Information</td>
<td>Score</td>
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<tr>
<td>Stamford West</td>
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<td></td>
</tr>
<tr>
<td>Land north of Old Great North Road, Rutland</td>
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<td></td>
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<tr>
<td>Land at Newstead</td>
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</tr>
</tbody>
</table>
| Landscape capacity | High                        | 5     | The District Council's high level landscape assessment concluded the site's landscape capacity was Medium to High. The Council's assessment ranks the site as second in the list of priority sites for development against landscape considerations (second only to a site of 4.37 hectares that is of insufficient size to meet housing or employment requirements and judged not suitable for housing development).
|                   | Medium -High                | 4     | Detailed site specific landscape assessment and masterplanning of development on the site has the potential to mitigate landscape capacity issues. However, this detailed site specific work has either not been undertaken, or is not within the public domain. The sites score therefore remains as the Council’s landscape assessment concludes. |
|                   | Medium                      | 3     |                        |       |                        |       |
|                   | Low- Medium                 | 2     |                        |       |                        |       |
|                   | Low                         | 1     |                        |       |                        |       |
| Overall Assessment Score for Policy H1 site assessment criteria 5 | Stamford West | 12 | | | Land north of Old Great North Road, Rutland | 11 | | | Land at Newstead | 6 | | |
Policy H1 site assessment criteria 6: Known constraints to a site’s development such as flood risk; presence of underground utilities infrastructure

<table>
<thead>
<tr>
<th>Assessment element</th>
<th>Assessment Rating Threshold</th>
<th>Supporting Information</th>
<th>Score</th>
<th>Supporting Information</th>
<th>Score</th>
<th>Supporting Information</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning policy constraints</td>
<td>No on-site constraints</td>
<td>2</td>
<td>The site is not allocated within the South Kesteven Core Strategy. However, it is allocated within the emerging Site Allocations and Policies Development Plan Document for residential and employment use.</td>
<td>2</td>
<td>The site lies outside the administrative area of South Kesteven District Council but within Rutland. This means a planning application on this site would not be determined by South Kesteven District Council.</td>
<td>2</td>
<td>Large sections of the western half of the site are allocated for industrial development (Policy E2.3)</td>
</tr>
<tr>
<td></td>
<td>Constraints on-site</td>
<td>1</td>
<td>There are no on-site planning policy designations which constrain development on this site.</td>
<td>1</td>
<td>The site is unallocated within the Rutland Local Plan. There are no on-site planning policy designations which constrain development on this site.</td>
<td>1</td>
<td>A Waste Management Site allocation forms part of the site within the south western corner.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>These policy designations could potentially impact how the site is developed.</td>
</tr>
<tr>
<td>Flood Risk</td>
<td>Zone 1</td>
<td>3</td>
<td>The District Council’s Level 2 SFRA confirms the site is Flood Zone 1</td>
<td>3</td>
<td>The District Council’s Level 2 SFRA confirms the site is Flood Zone 1</td>
<td>3</td>
<td>The District Council’s Level 2 SFRA confirms the part of the site to the south is identified as Flood Zone 3b and Zone 2.</td>
</tr>
<tr>
<td></td>
<td>Zone 2</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td>As part of the Site Allocations DPD consultation the Environment Agency identified the site was partly within an area at risk of flooding.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Zone 3</td>
<td>1</td>
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<td></td>
</tr>
<tr>
<td>Surface Water Flooding Potential</td>
<td>Low</td>
<td>3</td>
<td>The District Council’s Level 2 SFRA confirms the site is not susceptible to surface water flooding.</td>
<td>3</td>
<td>The District Council’s Level 2 SFRA confirms parts of the site have an ‘Intermediate’ potential of being susceptible to surface water flooding</td>
<td>3</td>
<td>The District Council’s Level 2 SFRA confirms a significant section of the site has an ‘Intermediate’ potential of being susceptible to surface water flooding.</td>
</tr>
<tr>
<td></td>
<td>Intermediate</td>
<td>2</td>
<td></td>
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<td>1</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Water Main Utility Infrastructure</td>
<td>Does not cross the site</td>
<td>2</td>
<td>A water main crosses the site</td>
<td>2</td>
<td>There is no water main infrastructure crossing the site.</td>
<td>2</td>
<td>A water main crosses the site (land referred to as STAM16)</td>
</tr>
<tr>
<td></td>
<td>Crosses the site</td>
<td>1</td>
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<tr>
<td>Sewer treatment works Infrastructure</td>
<td>Not present on site</td>
<td>2</td>
<td>No sewer treatment works infrastructure crosses the site</td>
<td>2</td>
<td>No sewer treatment works infrastructure crosses the site</td>
<td>2</td>
<td>A main sewer crosses the site (land referred to as STAM16)</td>
</tr>
<tr>
<td></td>
<td>Present on site</td>
<td>1</td>
<td></td>
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</tr>
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<td>Contamination</td>
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<td>No contamination issues have been identified for this site</td>
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<td>13</td>
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STAMFORD WEST

Planning Statement

Prepared by Boyer Planning on behalf of Commercial Estates Group and Cecil Estate Family Trust
March 2012
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1. INTRODUCTION

Commercial Estates Group

1.1 Commercial Estates Group (CEG) is a property investment and development company that was established in 1989. The company has three offices across the UK in London, Harrogate and Cornwall and holds a portfolio comprising over 4,000 acres of land including over 8 million square feet of commercial floorspace and in excess of 22,000 homes.

1.2 CEG’s portfolio extends across the United Kingdom and covers many disciplines including residential, retail, leisure, industrial, commercial and infrastructure. The company deals with a range of projects including town centre redevelopment, brownfield regeneration, tall buildings and greenfield strategic land.

Description of Development

1.3 The planning application to which this statement relates seeks consent for a sustainable urban extension to the west of Stamford on the land between Empingham Road and Tinwell Road (Stamford West). The application is in outline form with all matters reserved for future consideration except access. Full permission is only sought for “accessibility to the site, for vehicles in terms of the positioning and treatment of the access to the site” but excluding “accessibility within the site, in terms of positioning and treatment of access and circulation routes within the site and how these fit into the surrounding access network”, which will remain reserved matters. This is illustrated on plan number 09/234/TR/004 rev A which accompanies the application.

1.4 The description of the development as set out in the application is as follows:-

Outline application for a sustainable urban extension at Stamford West including residential development (including affordable housing), a business park (10 hectares) and a local centre, with associated highways improvements, pedestrian and cycle links, landscaping and open space.

1.5 The mixed use development will comprise the following key land uses:

- Approximately 400 new homes with up to 35% affordable
- A 10 hectare business park
- A local centre including community facilities and shops

Residential

1.6 The residential area of the site amounts to 14.33 hectares including small neighbourhood pocket parks. There are, in addition, larger areas of open space which are excluded from this net residential area. The exact number of new dwellings will be determined through the reserved matters application. Higher density residential use will be provided to the north of the site both within and close to the mixed use local centre. Lower density housing will be provided along the east boundary of the site to ensure that the residential amenities of immediately adjoining properties are safeguarded.
Affordable Housing

1.7 The Core Strategy requires provision to be made for up to 35% of the total capacity of the scheme to be affordable whereas the emerging Site Allocations and Policies DPD suggests an affordable housing target of “at least” 140 units. A policy compliant provision of affordable housing will be made within the development with the exact quantum and tenure to be agreed through negotiation with the Council during the course of the planning application.

Employment

1.8 The employment component of the scheme comprises a 10 hectare business park which is located in the northwest corner of the site fronting onto Empingham Road and adjoining the Great North Road (A1). The exact uses within the development will be determined through the reserved matters application although the predominant uses within this area will be B1, B2 and other employment generating uses in accordance with national and local planning policies. It is not proposed that there will be any B8 units within the development.

Local Centre

1.9 The mixed use local centre is proposed at the north of the site between the employment and residential land uses and covers an area of 1 hectare. The local centre is proposed in this part of the site as it will create a focal point for the public realm in combination with the primary school opposite and the main public transport corridor to the town. The specific uses will be proposed through the reserved matters although the size of the centre will ensure that there is sufficient critical mass to meet the immediate needs of the development and local neighbourhood whilst not impacting upon the vitality and viability of the town centre.

1.10 Vehicular access to the site will be from Empingham Road and Tinwell Road. Three vehicular accesses will be provided to the north, each providing individual access to the employment, local centre and residential uses, with a single access to the south serving the residential use. The proposal will also include the provision of public open space across the site including allotments. The development will provide pedestrian and cycle links to adjoining areas, providing residents with access to the services and facilities in the surrounding area.
Accompanying Documentation

1.11 Although the application is submitted in outline form, it is accompanied by an illustrative masterplan which demonstrates that the proposal can be accommodated within the site. Table 1 below shows the plans that accompany the planning application:-

<table>
<thead>
<tr>
<th>Plan No.</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>26556(01) 001</td>
<td>Extent of Application Site (Location Plan)</td>
</tr>
<tr>
<td>26556(01) 002</td>
<td>Existing Site Layout</td>
</tr>
<tr>
<td>26556(02) 101</td>
<td>Illustrative Masterplan</td>
</tr>
<tr>
<td>26556(02) 001</td>
<td>Parameter Plan - Proposed Land Use &amp; Access</td>
</tr>
<tr>
<td>26556(02) 002</td>
<td>Parameter Plan - Proposed Densities</td>
</tr>
<tr>
<td>26556(02) 003</td>
<td>Parameter Plan - Proposed Scale and Massing</td>
</tr>
<tr>
<td>26556(02) 004</td>
<td>Parameter Plan - Open Space and Recreation</td>
</tr>
<tr>
<td>09/234/TR/004 rev A</td>
<td>Access Plan</td>
</tr>
<tr>
<td>09/234/TR/005</td>
<td>Tinwell Road Access</td>
</tr>
<tr>
<td>09/234/TR/006</td>
<td>Empingham Road Employment Access</td>
</tr>
<tr>
<td>09/234/TR/007</td>
<td>Empingham Road Local Centre Access</td>
</tr>
<tr>
<td>09/234/TR/008</td>
<td>Empingham Road Residential Access</td>
</tr>
</tbody>
</table>

Table 1

1.12 It is the applicant’s intention that the planning conditions imposed upon the grant of outline planning permission will require the details of all the reserved matters to be fully in compliance with the details set out in the parameter plans.

1.13 The planning application is also supplemented by the documents shown in table 2.

<table>
<thead>
<tr>
<th>Document</th>
<th>Prepared By</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Statement</td>
<td>Boyer Planning</td>
</tr>
<tr>
<td>Design &amp; Access Statement</td>
<td>Broadway Malyan</td>
</tr>
<tr>
<td>Environmental Statement</td>
<td>Broadway Malyan</td>
</tr>
<tr>
<td>Transport Assessment</td>
<td>Bryan G Hall</td>
</tr>
<tr>
<td>Travel Plan</td>
<td>Bryan G Hall</td>
</tr>
<tr>
<td>Flood Risk Assessment</td>
<td>Brookbanks Consulting</td>
</tr>
<tr>
<td>Ground Conditions Study (ES Chapter 11)</td>
<td>Brookbanks Consulting</td>
</tr>
<tr>
<td>Utilities and Services Statement (ES Chapter 17)</td>
<td>Brookbanks Consulting</td>
</tr>
</tbody>
</table>
1.14 The Design & Access Statement that accompanies the planning application provides the background for the scheme and how it has evolved from an analysis of the site and its constraints and through consultation with the local community.

1.15 The planning application is accompanied by an Environmental Statement (ES) as the proposals are for urban development on a site of more than 0.5 hectares, thereby falling within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. Such projects only require an EIA if the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

1.16 However, in order to ensure that possible significant effects of the proposed development were fully considered and to demonstrate the measures proposed to mitigate any impacts, the applicant decided to submit a voluntary Environmental Statement.

1.17 The applicant therefore sought an EIA scoping opinion in a letter dated 17th October 2011. The Council provided its response on 23rd November 2011. The Environmental Statement that has been prepared to support this application conforms with the EIA Regulations, the guidance contained in Circular 02/99 and the guidance provided by the local authority's scoping opinion.

<table>
<thead>
<tr>
<th>Affordable Housing Statement</th>
<th>Boyer Planning (within Planning Statement)</th>
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<tbody>
<tr>
<td>Employment Statement</td>
<td>Boyer Planning (within Planning Statement)</td>
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<tr>
<td>Landscape Assessment (ES Chapter 9)</td>
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<td>Archaeological Aerial Photos and Fieldwalking Report</td>
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<td>Archaeological Geophysical Survey Report</td>
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<td>Agricultural Land Classification</td>
<td>Soil Environmental Services Ltd</td>
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<tr>
<td>Arboricultural Assessment</td>
<td>FPCR</td>
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<tr>
<td>Air Quality Assessment (ES Chapter 13)</td>
<td>Brookbanks Consulting</td>
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<tr>
<td>Noise Assessment (ES Chapter 15)</td>
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<tr>
<td>Sustainability Report</td>
<td>Brookbanks Consulting</td>
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<td>Site Waste Management Plan (ES Chapter 16)</td>
<td>Brookbanks Consulting</td>
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<td>Statement of Community Involvement</td>
<td>Beattie Communications</td>
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<tr>
<td>Draft Heads of Terms</td>
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</table>

Table 2
Structure of the Planning Statement

1.18 Section 2 sets out the context for the proposed development including the location, history and characteristics of the town of Stamford, the site and its surroundings and site ownership / current use.

1.19 Sections 3, 4 and 5 then summarise the national, regional and local planning context for the development proposals.

1.20 Section 6 “Site Promotion, Consultation and Engagement”, then sets out the actions the applicant has taken to promote the site through the development plan process and the extensive measures taken to involve the public, key stakeholders and democratic representatives as part of the applicant’s strategy to promote the site.

1.21 Section 7 then considers housing need, land supply and the phasing of development.

1.22 Section 8 then considers other key planning issues namely:

- The Principle of Development
- The Mixed-use Concept
- Employment Strategy
- The emerging Site Allocations and Policies DPD (SAP DPD) including key policy requirements
- The timing of the Planning Application
- Design and layout
- Highways, transport and accessibility
- Landscape and trees
- Ecology
- Archaeology
- Air quality and noise
- Sustainability
- Flood risk and drainage
- Affordable Housing provision, and;
- Open space

1.23 Section 9 concerns Planning Obligations and finally Section 10 provides a summary and conclusions.
2. SITE CONTEXT

Stamford Overview

2.1 Stamford is an historic town of Anglo-Saxon origin dating back to the 9th century. In the middle ages the town prospered through its production of pottery and wool and benefited from a good level of trade on account of its excellent communications via the Great North Road and the River Welland. The town’s medieval core comprises mostly of stone buildings dating back to the 17th and 18th centuries. The town was designated England’s first Conservation Area in 1967.

2.2 Stamford is the second largest town in South Kesteven, after Grantham, with a population of 20,800. The town is located in the southwest corner of the district close to the boundary with Rutland, Northamptonshire and Cambridgeshire.

2.3 In geological terms, the town lies within the Kesteven Uplands which extend north towards Grantham. The area comprises underlying bedrock of Limestone from the upper and lower Lincolnshire formation. The River Welland runs from west to east through the heart of the town and empties into The Wash near Boston, Lincolnshire.

2.4 In terms of Stamford’s wider context, it is located on the A1 some 100 miles north of London close to Peterborough and Leicester. Stamford Railway Station is located on the Cross Country line between Birmingham and Stansted Airport (via Leicester / Peterborough) and the East Midlands line between Nottingham and Norwich.

The Site

2.5 The application site is located on the western edge of Stamford and is bound on three sides by A-roads. To the north the site is bounded by the A606 Empingham Road and to the south by the A6121 Tinwell Road. The A1 Great North Road runs adjacent to the west boundary of the site and the east boundary abuts the existing western edge of Stamford’s built envelope.
2.6 The site has an area of 29.92 hectares and slopes gently from north to south forming the south facing slope of the River Welland corridor. The site is free of any buildings or structures and consists of ploughed fields in agricultural use. Some areas of the public highway on Tinwell Road and Empingham Road have been included within the red line as the development will require works to the highway included within the red edge.

The Site's Surroundings

2.7 Land to the east of the site and to a lesser extent to the north is dominated by the residential development of Stamford, whereas the land to the south and west is primarily open countryside on the town's urban fringe.

2.8 Due to the site's location on the western fringe of the settlement the majority of adjoining and nearby residential development is from the 1950's onwards. There is a significant amount of residential development from the 1980's to present day, to the north of the site.

2.9 When analysing the growth pattern of Stamford it becomes clear that the site would form a natural progression of the development that has preceded it.

2.10 The site is located directly opposite Malcolm Sargent Primary School and is close to the Empingham Road playing fields which lie to the east. Although the site is relatively close to the town centre, the immediate vicinity lacks certain local facilities which the proposed development will provide. To this end, the development would address an established need for facilities in the west of Stamford.

Site Ownership and Current Use

2.11 The site has been controlled by its current owner, the Cecil Estate Family Trust, since the 17th Century. It was originally part of the Burghley Estate until 1987, when the estate was split into a number of trusts. The current and historical land use for the site is for agriculture.

2.12 An Agricultural Land Classification Survey was carried out in October 2011. The majority of the site is classified as Grade 3b land (moderate quality) with the remainder falling within Grade 4 (poor quality).
3. NATIONAL PLANNING POLICY CONTEXT

Introduction

3.1 Prior to the publication of the National Planning Policy Framework on 27th March 2012, national planning guidance was contained within a suite of documents known as Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs).

3.2 With the exception of PPS10 (Sustainable Waste Management), all PPGs and PPSs have now been formally withdrawn and are no longer material considerations in the plan making process or the determination of planning applications. The new streamlined planning system seeks to provide a greater level of control to local authorities and communities in accordance with its localism agenda. The national level of planning guidance is now contained entirely within the National Planning Framework.

National Planning Policy Framework (NPPF)

3.3 Following the publication of the draft NPPF in July 2011 and the subsequent consultation period, the Government published its final version of the NPPF on 27th March 2012. In a Ministerial Statement made by the Minister for Decentralisation and Cities, Greg Clark, details on the transitional arrangements were confirmed:-

“I have introduced transitional arrangements suggested by, and agreed with, the Local Government Association. They accord weight to plans according to how advanced they are. However, I have gone further in two respects. I have allowed 12 months from today for existing plans to be adjusted to be in complete conformity with the new framework, and made clear that weight can be given to emerging plans”.

3.4 The NPPF identifies that the purpose of planning is to help achieve sustainable development. Paragraph 7 sets out the three dimensions to sustainable development: economic, social and environmental and provides that the planning system performs a number of roles:-

“an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”.
3.5 The NPPF reaffirms the presumption in favour of sustainable development, and in paragraph 13 states:–

“The National Planning Policy Framework constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications”.

3.6 Paragraph 14 provides a definition of the meaning of the presumption in favour of sustainable development in the context of ‘plan making’ and ‘decision taking’:-

“For plan-making this means that:

- Local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted”.

3.7 The NPPF sets out a number of core principles that should underpin plan making and decision taking. These include the requirement for a genuine ‘bottom-up’ plan-led system with greater empowerment for communities in making decisions in their own areas. It places an emphasis on the need to support sustainable economic development to deliver new homes and stimulate growth. Mixed use developments are promoted to encourage multiple benefits from land in urban and rural areas.

3.8 With regards to the economy, paragraph 18 states that the Government’s objective is to secure economic growth to create jobs and prosperity. To achieve this, it places the onus on local authorities to set out clear economic visions and strategies to encourage growth. Paragraph 21 states that:-

“Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances”.

12
3.9 Paragraph 47 sets out the measures local authorities should take in ensuring there is adequate supply of good quality housing. These measures include producing an annual update of deliverable sites to provide 5 years of housing against the requirement plus an additional buffer to ensure choice and competition in the market. The buffer required on top of the 5 years supply is 5% although this is not in addition to the overall requirements, but brought forward from later in the plan period. Authorities who have been consistently failing to meet their target must demonstrate a 20% buffer in addition to the required 5 years of housing land supply.

3.10 In paragraph 49, it states that planning applications for housing should be considered in the context of the presumption in favour of sustainable development. To ensure the delivery of a wide choice of homes, local authorities should, inter alia:

- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community,
- Identify the size, type tenure and range of housing that is required in particular locations, reflecting local demand.

3.11 Paragraph 52 details how the development of certain larger sites can be the best way of addressing shortages in housing land supply:

“The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns .......... Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development........”

3.12 In addition to providing an overarching policy on economic growth and housing, the NPPF sets out its policy in respect of a number of issues including, inter alia, ‘promoting sustainable transport’, ‘meeting the challenge of climate change, flooding and coastal change’, ‘conserving and enhancing the natural environment’ and ‘conserving and enhancing the historic environment’. These issues will be considered at the appropriate stages of this planning statement.
4. REGIONAL PLANNING POLICY CONTEXT

4.1 On 6th July 2010, the Coalition Government announced that the East Midlands Regional Plan (EMRP), along with other Regional Spatial Strategies (RSSs), was being revoked with immediate effect. Following a challenge by Cala Homes, the decision to revoke RSSs was quashed. Whilst the EMRP remains in force, the Government’s proposal to abolish it through the Localism Act remains a material planning consideration in the determination of planning applications. Notwithstanding this, the Government has announced that for the purposes of plan making, RSSs remain in force in the short term. The significance of Stamford in the context of the EMRP is considered below.

4.2 The EMRP was adopted in 2008. Stamford falls within the Eastern Sub Area where it is classified as a ‘main town’. This is essentially a third tier settlement within the sub area with a range of higher order district-wide services and facilities. The EMRP requires local planning authorities to allocate appropriate amounts of development in such towns to “maintain viability, promote regeneration or allow growth, depending on local circumstances”.

4.3 Policy 4 states that development in the Eastern Sub Region should:

“Maintain and enhance the roles of the defined main and small towns as locally significant service and employment centres through the protection of existing retail and community facilities and sustainably located new housing and new local employment generating development.”

4.4 Policy 13a sets the regional housing provision for the plan period 2006-2026. The requirement for SKDC is for a total provision of 13,600 dwellings at a rate of 680 dwellings per annum.

4.5 The relevance and status of the RSS as part of the development plan is short-term as the RSS is likely to have been revoked by the time this Application is determined. The Council’s Core Strategy is the adopted development plan and provides the basis for the determination of this Application.
5. LOCAL PLANNING POLICY CONTEXT

5.1 The Development Plan for South Kesteven consists of the SKDC Core Strategy, adopted in July 2010 and the saved policies of the SKDC Local Plan 1995. It is proposed that the saved policies of the Local Plan will expire in 2012 when the Site Allocations and Policies Development Plan Document (SAP DPD) and Grantham Area Action Plan are adopted. Notwithstanding this, it is not considered that any of the Local Plan policies are relevant to this proposal.

Core Strategy Objectives

5.2 The Core Strategy sets out 14 spatial objectives that underpin the Council’s strategic planning policies up to 2026. These are:

Objective 1 – Facilitate development to meet the diverse economic, social and cultural needs of the community whilst not compromising the quality of life of future or existing generations.

Objective 2 – To promote sustainable development by directing the majority of new development to the market towns of Grantham, Stamford, Bourne and The Deepings.

Objective 3 – To make effective use of previously developed land and reducing the need to travel.

Objective 4 – To improve accessibility to jobs, houses and services and reducing traffic growth by ensuring access to public transport and more sustainable means of travel.

Objective 5 – To provide an adequate supply of land for housing, employment, retail and other development to meet the District’s needs up to 2026. To expand the economic base of Stamford, Bourne and The Deepings to balance development in the south of the District.

Objective 6 – To promote the role of Grantham as a Sub-Regional Centre and deliver growth in accordance with its Growth Point status.

Objective 7 – To ensure new residential development includes a mix and range of housing to meet the District’s needs.

Objective 8 – To broaden and diversify the District’s employment base to meet the changing needs of the economy and identifying specific opportunities for employment within Grantham, Stamford, Bourne and The Deepings, whilst ensuring an adequate supply of land.

Objective 9 – Maintain and enhance the vitality and viability of the main retail areas of Grantham, Stamford, Bourne and Market Deeping by concentrating new retail development within the town centres.

Objective 10 – To support new and existing community infrastructure by ensuring new developments make appropriate on and off site contributions towards leisure, open space, green infrastructure, health, education, affordable housing, transport, water infrastructure and the arts.

Objective 11 – To protect and enhance the high quality built and natural environment through conservation and enhancement of the District’s natural, historic and cultural assets.
Objective 12 – To protect and enhance the District’s natural, historic and cultural assets through good design that respects important local characteristics.

Objective 13 – To plan for and reduce the impacts of climate change and ensuring that development does not increase the risk of flooding elsewhere.

Objective 14 – To promote the prudent use of finite resources and the positive use of renewables through design, location and layout of development and by optimizing the use of existing infrastructure.

Core Strategy Policies

5.3 The specific policies of the Core Strategy that are relevant to the consideration of this proposal are:-

SP1 (Spatial Strategy):

5.4 This is an overarching policy for the District which directs development in the first instance to Grantham to fulfil its role as a Sub-Regional Centre. The policy sets out that appropriate levels of development in the market towns, including Stamford, will be allowed where this maintains and supports their role in the District. Where there is insufficient land within the built up areas of the town, appropriate areas on the edge may be considered suitable for development. Detailed site allocations will be included within a separate DPD.

SP3 (Sustainable Integrated Transport):

5.5 In considering development proposals within the District, the Council will ensure that they comply with the most recent local transport plan for Lincolnshire. The Council will also encourage the creation of a sustainable, modern transport network across the district by:

- Promoting the location of development in areas which are particularly accessible by public transport, walking and cycling.
- Promoting a balanced mix of land uses with the aim of reducing the need to travel by car.
- Making journeys by public transport, walking and cycling more attractive, by making them more accessible, safe and convenient.
- The preparation of transport assessments for certain developments likely to have significant transport implications.
- Supporting the retention and enhancement of service provision in local service centres.
- Developer contributions will be sought where appropriate.

SP4 (Developer Contributions):

5.6 The Council will enter into planning obligations with developers to secure the provision of (or financial contributions towards) infrastructure and community benefits. A Community Infrastructure Levy will be charged throughout the District. The majority of developments will be liable to pay the charge; this calculation will be based on the size of development and its defined zone within the District. Site specific requirements will be secured using dedicated Section 106 Agreements negotiated on an individual site basis.
EN4 (Sustainable Construction and Design):

5.7 Proposals for new development should consider and demonstrate how the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately and take into account the effects of climate change.

5.8 To meet these requirements:

- All new developments should maximise the use of energy efficiency and energy conservation to reduce overall energy demand.
- All developments should minimise mains water use in line with the appropriate levels set out in the Code for Sustainable Homes or BREEAM standards.
- These requirements may be relaxed if it can be clearly demonstrated by the applicant/developer, that to require full compliance would not be economically viable for the specific scheme.

H1 (Residential Development):

5.9 This is an overarching policy for the district which outlines that new housing development in South Kesteven during the period 2006-2026 should be planned and phased to deliver the minimum level of housing development required by the Regional Plan. Development rates in Stamford and the Deepings should be maintained at a modest level to meet the needs of these market towns and support any additional community infrastructure (in accordance with Circular 05/05 and Policy SP4.) The policy sets out that 1,140 homes are required in Stamford for the plan period, at an annual build rate of 57 per annum. The residual requirement for the period 2011-2026 is approximately 760 at an annual build rate of 50 per annum.

H3 (Affordable Housing):

5.10 All developments comprising of 5 or more dwellings should make appropriate provision for affordable housing on site. A total of up to 35% of the total capacity of a scheme should be affordable. The policy requires that this element should comprise of an appropriate size, type and mix of socially rented and intermediate housing. Targets for affordable housing will be set out on every allocated site. In negotiating levels of affordable housing, the viability of individual schemes will be taken into account. An Affordable Housing SPD will set out how these requirements will be calculated on a site by site basis.

E1 (Employment Development):

5.11 The Council will ensure that a portfolio of land and buildings, with a range of sizes, uses and locations, with access to a good transport network is available to ensure a successful, competitive and well balanced business environment.

5.12 The Council’s objective to broaden and diversify the employment base of the District will be delivered by identifying development opportunities and sites for specific employment sectors within Grantham, Stamford, Bourne and the Deepings.

5.13 Specific sites will be allocated for employment land use in the Site Specific Allocations and Policies DPD and Grantham Area Action Plan:
• **Other Market Towns: Stamford** – Approximately 24 hectares to include provision for high quality modern office, commercial premises, leisure and tourism facilities within the town centre as well as high quality office, industrial and ancillary premises located on identified sites.

5.14 Locally important existing employment areas which are suitable, sustainable and attractive to the market and which can continue to meet modern employment needs will be identified within the Site Specific Allocations and Policies DPD. Within rural areas new development that meets a local need will generally be supported within local service centres, providing that the proposals will not have an adverse impact on the character and setting of the village.

**E2 (Retail Development):**

5.15 Requires retail development to strengthen and regenerate the town centres of the four towns. Small local shops and retail parades will be provided as part of the comprehensive planning of large residential areas.

**Emerging Site Allocations & Policies DPD**

5.16 SKDC carried out a period of consultation on the submission document of the SAP DPD between 7th October and 18th November 2011. The DPD was submitted to the Secretary of State on 31st January 2012 with an examination expected to take place in summer 2012. Until the document has been formally adopted, it should not be afforded the same weight as an adopted DPD such as the Core Strategy. The draft policies that refer to the Application site are summarized below:-

**STM1 (Housing Allocations in Stamford):**

5.17 Draft Policy STM1 proposes to allocate five sites in Stamford to accommodate a total of approximately 560 new dwellings over the course of the plan period. The majority of the dwellings proposed for allocation are on the site which is the subject of this planning application (i.e. approximately 400 dwellings with an affordable target of 140 dwellings).

**STM2 (Employment Allocations in Stamford):**

5.18 Draft Policy STM2 proposes to allocate 24 hectares of employment land at three sites in Stamford, including up to 14 hectares on the site subject of this application. The policy sets out provision for a high quality business park incorporating B1 and B2 uses.

**STM3 (Mixed Use Urban Extension Site in Stamford):**

5.19 This draft site specific policy for the application site combines and expands upon STM1 and STM2. It sets out that the site is to be developed in phases across the 10 year period between 2016 and 2026.

5.20 In terms of housing, the draft policy is for the site to provide approximately 400 new homes. The employment provision is for up to 14 hectares to include a range of different employment uses, including a 10 hectare business park. Employment opportunities will also be expected to arise from a small local centre providing local facilities and shops for existing and future residents in the area.

5.21 The draft policy sets out that the masterplan for the site should incorporate the following key principles:-
• Provides a new access road from Empingham Road through the site to Tinwell Road
• Provides a small scale local centre appropriate to the size of the development, which is located as to be of benefit to both new occupants of the site as well as the occupants of existing housing areas to the north and east
• Incorporates appropriately planned green infrastructure and landscaping within the design and layout of development to both reduce the impact of development on the landscape and to provide a landscaped corridor between the new development and the existing residential area on Lonsdale Road.
• Green infrastructure should incorporate public open space, play and recreation facilities and other community open space as considered appropriate
• Ensures the design and layout of the development is of a high quality and standard which recognises the importance of this location at the entrance to Stamford
• Incorporates an appropriate mix of residential tenure and type that respects the surrounding context, including at least 140 affordable homes
• Ensures that appropriate education and health facilities are available and, if not, addresses any deficiencies through the provision of an appropriate financial contribution
• Secures the provision of good pedestrian and cycle access from and within the site to the local centre, primary and secondary schools, new employment opportunities and the town centre
• Incorporates within the layout appropriate surface water management systems to ensure that greenfield run-off rates are maintained once the site is developed
• Provision of necessary infrastructure improvements required to support the development, including improvements to the waste water transmission network
• Ensures that the highest standards of sustainable design and construction are provided in all buildings
• The masterplan must be prepared in consultation with the local community.

SAP10 (Open Space Provision):

5.22 Draft Policy SAP10 sets out the following standards to ensure the availability of adequate open space, based on existing and future needs:

• Informal/ Natural greenspace – 2.0 ha per 1000 population within 480m
• Outdoor Sports space – 1.0 ha per 1000 population within 480m
• Other Open space – 0.8 ha per 1000 population

5.23 The above standards will be applied to all development proposals for new housing that meet the thresholds set out in the Planning Obligations SPD. Development proposals in areas that do not currently meet these standards for open space will be required to make appropriate provision, based upon this standard, as part of the development proposal.

5.24 The draft policy requires that open space provision should be easily accessible by means of pedestrian connections throughout the development and designed to be clearly visible to the public. Where open space cannot be provided on-site, an off-site financial contribution for the provision of new open space or the improvement of existing open space will be expected.
5.25 The draft policy states that all existing open space including allotments, parks, equipped play space, sport pitches and informal natural open space will be protected. Development proposals for existing open spaces will only be permitted where it is demonstrated that:

- The proposal will provide improved or increased open space
- The site is not required to meet the local standards, or equivalent replacement provision is to be made within the locality, or
- The site does not support important or protected habitats or species.

Emerging Supplementary Planning Documents

5.26 The Draft Planning Obligations SPD was published by SKDC for consultation between 2nd December 2011 and 27th January 2012. It sets out the Council’s priority themes:

- Grow the economy.
- Keep South Kesteven clean, green and healthy.
- Promote leisure, arts and culture.
- Support good housing for all.

5.27 The draft SPD sets out SKDC’s intent to develop a Community Infrastructure Levy, but this will not occur until 2014.

5.28 SKDC is currently in the process of preparing an Affordable Housing SPD that is expected to be published for consultation in 2012.
6. SITE PROMOTION, CONSULTATION AND ENGAGEMENT

South Kesteven Core Strategy

6.1 CEG and the Cecil Estate Family Trust have promoted the site from the beginning of the statutory Local Development Framework process.

6.2 Representations were submitted on the pre-submission draft of the Core Strategy in February 2009.

6.3 Submission of the Core Strategy for public examination was made in August 2009. CEG, as site promoters, were invited to participate in the examination and prepared a number of statements on various aspects of Core Strategy Policy. These statements covered the need for housing and employment development at Stamford and key requirements for the location of development. CEG then participated in the public examination hearings held between January and March 2010.

6.4 The Inspector’s report on the Core Strategy was issued in June 2010 and recommended key changes to the document. These changes established:

- That if insufficient land within the built-up part of settlements was available to meet the development needs of each town, appropriate sites on the edges of the towns could be considered suitable for development.
- That, at Stamford, additional employment land would need to be identified and that sites which afford good access to the strategic road network, and which could be sympathetically integrated within the local landscape, would need to be identified and allocated.

6.5 This provided the foundations for a mixed use approach to the Stamford West site as this was clearly the only site capable of meeting housing and employment needs in one location that afforded good access to the strategic road network (as well as good accessibility by walking, cycling and public transport, to Stamford town centre).

Submission Draft Site Allocations and Policies DPD (SAP DPD)

6.6 In December 2009, CEG and the Cecil Estate Family Trust submitted representations on the Regulation 25 consultation of the SAP DPD. These representations set out a detailed case for the development of the site in relation to national planning policy, the policy of the East Midlands Regional Plan, local needs, and the then emerging policies of the South Kesteven Core Strategy.

6.7 On 1 August 2011, the South Kesteven District Council Cabinet agreed to publish a submission draft of the SAP DPD for pre-submission consultation. This decision was ratified by full Council on 8 September 2011. This submission document included proposals for the allocation of the Stamford West site.

6.8 CEG and the Cecil Estate Family Trust submitted detailed representations in support of the proposed allocation of Stamford West in response to the formal pre-submission consultation in
November 2011. Revised and additional representations were submitted in January 2012 by invitation of the Council, in response to the publication of the Council’s final Water Cycle Study report. The SAP DPD was then formally submitted for public examination on 31 January 2012.

**Supplementary Planning Document**

6.9 In December 2011, SKDC published its draft Planning Obligations SPD for consultation. CEG and the Cecil Estate Family Trust submitted detailed representations on the document in January 2012.

**Local Democracy**

6.10 From the outset of its promotion, CEG has sought constructive engagement and dialogue with the Town Council and District Council. These meetings have provided CEG with important information about local issues and concerns that have helped to shape its proposals and ensure key concerns and local needs are properly addressed.

6.11 CEG has now held 4 meetings with Stamford Town Council, on the following dates:

- 7 September 2009
- 24 March 2010
- 26 January 2011
- 6 October 2011

6.12 A first presentation was made to Stamford Town Council’s Strategic Development Committee on Monday 7 September 2009. This provided:

- An introduction to CEG and statement of its intention to be a long-term investor in Stamford
- A commitment to understand and respect the town’s character and plan from lessons learned so as to emphasise quality and identity
- An analysis of the site
- Proposals for positive engagement
- Initial concepts / framework for development.

6.13 This led to a question and answer session in which Town Councillors raised various issues and concerns and sought more information about the development and CEG’s intentions, particularly about the need for improved facilities. Copies of a Framework document with detailed information about CEG’s approach to the site and development concepts were made available.

6.14 A second (follow up) meeting was held on 24 March 2010 which provided information on all the matters raised by Councillors at the earlier meeting including:

- Primary and secondary schools – capacity / improvements
- Number and distribution of healthcare facilities throughout the town
- Proposals to mitigate impact of noise
- Transport and accessibility
- The nature of Stamford’s need for housing and employment

6.15 The third meeting in January 2011 set out CEG’s analysis of the historical character and growth of Stamford and the distribution of community facilities. Initial development concepts were set out for
housing, employment, a local centre and for the design and character of the development. Town Councillors set out their views, concerns and suggestions which the design team agreed to consider and to report back.

6.16 The fourth meeting in October 2011 was set against the background of the Council’s draft allocation of the site and was an opportunity for CEG to set out key reasons for the allocation and how the company intended to respond to specific policy requirements.

Meetings with SKDC Councillors

6.17 At the invitation of SKDC, CEG made a major presentation to a meeting of all Councillors on 9 March 2011. This presentation set out key reasons for the site to be allocated including:

- Inherent advantages of the site in terms of minimal landscape impact, containment, accessibility and limited impact on town centre traffic and congestion
- Particular attributes of CEG’s proposals for the site including new local facilities for West Stamford that would be of benefit to existing and new residents.

6.18 A further meeting with SKDC Councillors was offered by CEG and this was held on 6 February 2012 at the Ramada Hotel, Grantham to provide details of CEG’s proposed planning application including its proposals for the design of the development.

6.19 Another meeting was held in Stamford on 9 February 2012 specifically for SKDC Councillors representing Stamford, with the same presentation and format as the 6 February meeting.

Meetings with Council Officers

6.20 A first meeting was held on Thursday 14 May 2009 between the Council, CEG, the landowner and a member of the consultancy team in order to set out initial concepts, explore employment and transportation issues, and discuss future public engagement and consultation.

6.21 Regular meetings have been held since then which have allowed CEG to provide further information about its proposals, its intended programme of technical work, proposed consultation and a positive response to the Core Strategy and SAP DPD.

6.22 A more formal pre-application process began on 5 October 2011 when a first meeting was held with the case officer for the application. This was followed up by further meetings with both development control and policy officers on 21 November 2011, 25 January 2012 and 17 February 2012.

Vision and Framework Document

6.23 During the course of discussions with Planning Policy officers, it was agreed that the preparation of a vision for the site would be very helpful in articulating the development potential of the site in discussion with Council members and all key stakeholders. Council officers suggested that it would be helpful if this addressed key town council issues including the need for a business park, quality of development, transportation benefits and provision of local facilities for the community to the west of the town centre (that currently has limited local community/retail provision).

6.24 CEG prepared a detailed document that set out a vision or framework for its proposals in September 2009. This was made available to Council officers and the Town Council.
A more detailed “Mixed Use Concept and Framework Document” was prepared in December 2010. This was made more widely available to members of the Town Council and South Kesteven Council and other key stakeholders. This document provided the basis for the Design and Access Statement that accompanies this application. It set out:

- Analysis of the context for the development – the history and townscape character of Stamford
- The relationship of the site to the growth of the town over the last century
- The planning rationale and justification for a mixed use development combining housing, employment and local facilities
- Why the development would be deliverable and sustainable
- Analysis of site constraints and opportunities
- The current availability and distribution of community facilities and how the development would impact upon this
- Concept plans and illustrative sketches
- Townscape analysis
- A first draft illustrative layout.

**Public Consultation**

Two Public consultation events have been held with the local community and key stakeholders. The first was held at the Stamford Arts Centre on the 1 November 2011 and the second was hosted at Malcolm Sargent School on the 2 November 2011. A mailshot distribution company was hired to publicise the event by flyer to every house in Stamford. Flyers were also left at local shops, businesses and the Town Council, and the event was advertised in the Stamford Mercury.

A questionnaire was produced to gauge opinion on the proposals. There was support from respondents on the following aims of the proposal:

- Delivering a high quality design to reflect the town’s architectural heritage, particularly on key frontages
- Ensuring the design is sensitive to neighbours
- Delivering a mixture of homes – residents particularly wanted to see some provision of family housing, affordable housing and first time buyer homes.

Views were mixed in regards to employment space on the site. Residents were generally happy with proposed office space; however the majority did not want to see any industrial designation on the site.

Residents also provided their opinions on the facilities the site should incorporate. There was strong support for healthcare provision and local shops. Other ideas included a supermarket, village hall, skate park and a petrol station. However, six residents stated that they did not want the development.

Following the exhibitions, a brochure has been circulated which explains how the development proposals have evolved following on from the feedback received from the initial consultation exercise.
Conclusion

6.31 CEG has embarked upon an extensive and intensive programme of constructive engagement with Town Councillors, District Councillors, Council officers, key stakeholders and local residents alongside its formal development plan promotion. Further information on the community engagement process is provided in the Statement of Community Involvement and in the Design and Access Statement.
7. HOUSING NEED, LAND SUPPLY AND PHASING

The Need for Housing

7.1 The need to plan for and provide adequate land for housing is underpinned by the Government’s strategic housing policy objectives. It is therefore a policy requirement and an important material consideration in the determination of this application, in the context of Stamford and South Kesteven as a whole.

7.2 Paragraph 7 of the NPPF identifies the supply of housing as the key component of the social role of sustainable development as follows:

“A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations.”

7.3 Paragraph 47 of the NPPF states that to “boost significantly the supply of housing local planning authorities should”:

- Ensure that their local plan meets the full, objectively assessed needs for market and affordable housing
- Identify key sites which are critical to the delivery of the housing strategy over the plan period
- Identify and update annually a supply of specific deliverable sites sufficient to provide five-years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.
- Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period)
- Illustrate the expected rate of housing delivery through a housing trajectory for the plan period and a housing implementation strategy describing how they will maintain delivery of a five-year supply of housing land to meet their housing target.

7.4 NPPF paragraph 49 states “Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”

The Core Strategy Requirement

7.5 The housing requirements for South Kesteven District as a whole and for the town of Stamford are set out in Policy H1 of the Council’s adopted Core Strategy. This sets a minimum overall District requirement of 13,600 dwellings 2006-2021 and, within this, a requirement for Stamford of at least 1,140 dwellings.

7.6 The policy states that “development rates in Stamford and the Deepings should be maintained at a modest level to meet the needs of these market towns, and to support the provision of additional community infrastructure.”
7.7 However it should be noted that Stamford, as South Kesteven’s second largest settlement with a population of 20,800, has only just over 8% of the District’s overall housing target. Grantham with a population of approximately 45,000 has 56% of the District housing target. This suggests that Stamford's housing target is not proportional to its population or level of housing need.

7.8 Stamford accounts for approximately 15% of the District’s population, 16% of its households and 17% of its jobs. These indicators can be taken as a proxy for housing need and potential growth. If taken together, they suggest that the level of housing necessary to meet Stamford's needs would be around 16% of the overall South Kesteven housing requirement.

7.9 It is therefore very likely that the current distribution of development within the adopted Core Strategy, which allocates just over 8% of the District requirement to Stamford, significantly underplays the scale of local housing need and demand in Stamford.

7.10 A future distribution of housing based on local need could almost double the current housing requirement.

7.11 However, working within the current adopted Core Strategy housing requirement, we consider the mismatch between the housing target and the likely level of need places more emphasis on:

- treating the requirement for Stamford as a minimum (as indicated by Core Strategy Policy H1) ensuring that there is a full and realistic allowance for non-implementation of existing commitments, and;
- promoting early delivery of housing to address the town’s needs as soon as possible in the Plan period.

The Residual Requirement for Stamford 2011 – 2026

7.12 As stated above, the housing requirement for Stamford is established by Policy H1 of the adopted Core Strategy as 1,140 dwellings for the period 2006-2026.

7.13 The draft SAP DPD and the Council’s Annual Monitoring Report (2011), updates the Core Strategy housing requirement for Stamford taking account of recent completions and commitments. It sets out the following requirements for the remaining 15 years of the Plan period (2011 – 2026):

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Strategy requirement for Stamford</td>
<td>1,140</td>
</tr>
<tr>
<td>Completions (2006 – 2011)</td>
<td>400</td>
</tr>
<tr>
<td>Remaining requirement</td>
<td>740</td>
</tr>
<tr>
<td>Homes with planning permission at 31/3/2011</td>
<td>260</td>
</tr>
<tr>
<td>Balance required</td>
<td>480</td>
</tr>
</tbody>
</table>

Table 4

7.14 The emerging SAP DPD proposes five housing land allocations at Stamford, including the application site, which total 560 dwellings. This is 80 dwellings more than the residual Core Strategy requirement and represents an additional 7% supply. It is questionable whether this
marginal overprovision is sufficient to ensure the Stamford housing requirements are achieved, taking account of the likelihood of non-implementation over the 2011 to 2026 period.

**The District's Five-year Requirement**

7.15 The requirement in the NPPF is to identify and annually update a supply of specific “deliverable” sites to provide five years worth of housing against housing requirements, with an additional buffer of 5%

7.16 Footnote number 11 to the NPPF states that to be considered “deliverable” sites should:

- Be available now
- Offer a suitable location for development now
- Be achievable with a realistic prospect that housing will be delivered on the site within five years, and;
- In particular, that development of the site is viable

7.17 We consider the deliverability of the Stamford West site in these terms in paragraphs 7.40 to 7.45 below.

**Five-year Land Supply**

7.18 The Council’s five year housing land supply position is set out in its “5 Year Housing Land Supply Statement” for 1 April 2011 to 31 March 2016 (the land supply statement). This states that 3,842 dwellings have been completed in the first 5 years of the Plan period (2006–11). This leaves a requirement for 9,758 dwellings at 650 p.a. over the remaining plan period of 2011 – 2026.

7.19 The land supply statement establishes a 5-year housing land requirement of 3,250 dwellings based on 5 times the annual rate of completions required for 2011 – 26. However, 5% must now be added to this to meet the requirements of the NPPF

7.20 The Council’s assessment of its 5-year requirement (together with the addition of 5% as required by the NPPF) and calculation of its 5-year housing supply is set out in the table below:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Number of Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Requirement</td>
<td></td>
</tr>
<tr>
<td>Core Strategy Policy H1</td>
<td>13,600</td>
</tr>
<tr>
<td>Completions 2006-11</td>
<td>-3,842</td>
</tr>
<tr>
<td>Remaining requirement</td>
<td>9,758 (650 p.a.)</td>
</tr>
<tr>
<td>5 year requirement 2011-16 (residual annual average of 650 × 5 years)</td>
<td>3,250</td>
</tr>
<tr>
<td>Plus buffer of 5% (required by NPPF)</td>
<td>+162</td>
</tr>
<tr>
<td><strong>Total five-year requirement</strong></td>
<td><strong>3,412 (682 p.a.)</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Supply</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwellings with permission on sites where construction has started:</td>
<td>881</td>
</tr>
<tr>
<td>Large sites</td>
<td>233</td>
</tr>
<tr>
<td>Small sites</td>
<td>1,114</td>
</tr>
</tbody>
</table>
Number of dwellings on deliverable sites with planning permission and likely to come forward within five years on:

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Large Sites</td>
<td>565</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Small Sites</td>
<td>250</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>815</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Remaining 1995 Local Plan Allocations</td>
<td>580</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brownfield SHLAA sites</td>
<td>90</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>2,599</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 5

7.21 On the basis of the Council’s own calculation (before the final NPPF was published), SKDC had 4 years supply of housing at 1 April 2011 and this does not meet the requirement that Local Planning Authorities (LPAs) should identify and maintain five years worth of housing against their housing requirements.

7.22 The Council’s conclusion that there is a 4-year supply may be too optimistic for the following reasons:

i. The Council has assumed that all the dwellings on sites with planning permission, where construction has started, will be completed within 5-years. This may not be realistic, particularly for large sites where there are a large number of dwellings that are not yet started. We consider that a more specific assessment of the deliverability of the dwellings not yet started is necessary for the larger sites in this category.

ii. The assumed delivery of 175 units at Poplar Farm can be called into question, given the extent of infrastructure required to enable this number of dwellings to be completed. The assumed delivery of 405 dwellings within five years at Elsea Park Bourne also warrants further scrutiny.

iii. The deliverability of 90 dwellings from brownfield SHLAA sites that do not have planning permission has not been demonstrated. Paragraph 2.4.10 of the Council’s five-year supply statement suggests that only 59 dwellings might be developed from this source over the 5-year period but this conclusion is not reflected in its land supply table.

7.23 We therefore consider it likely that, when subject to more detailed assessment, SKDC will be shown to have less than 3.8 years supply of housing.

7.24 The requirement to maintain a 5-year supply of housing land applies to the District as a whole. Performance against this requirement is also assessed at District level in the Council’s Annual Monitoring Report (AMR) and 5-year land supply statement. Judgements about the need to release additional land are therefore dependent upon the District’s overall housing supply performance. However, we have examined the availability of a five year supply of housing for Stamford as this provides some information about the need for housing at the settlement where the site is located.

Housing Supply in Stamford

7.25 Following the same methodology as the District Council in calculating its 5-year land supply for the District as a whole, land supply in Stamford is assessed in the following table:
### Table 6

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Number of Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Strategy Policy H1</td>
<td>1,140</td>
</tr>
<tr>
<td>Completions 2006-11</td>
<td>-388</td>
</tr>
<tr>
<td>Remaining requirement</td>
<td>752</td>
</tr>
<tr>
<td>5 year requirement 2011-16</td>
<td>250</td>
</tr>
<tr>
<td>(residual annual average of 50 × 5 years)</td>
<td></td>
</tr>
<tr>
<td>Plus buffer of 5% (required by NPPF)</td>
<td>12.5</td>
</tr>
<tr>
<td>Total five-year requirement</td>
<td>262.5 (52.5 p.a.)</td>
</tr>
</tbody>
</table>

**Supply**

<table>
<thead>
<tr>
<th>Dwellings with permission on sites where construction has started:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Large sites</td>
<td>155</td>
</tr>
<tr>
<td>Small sites</td>
<td>18</td>
</tr>
<tr>
<td>Total</td>
<td>173</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of dwellings on deliverable sites with planning permission and likely to come forward within five years on:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Large Sites</td>
<td>65</td>
</tr>
<tr>
<td>Small Sites</td>
<td>30</td>
</tr>
<tr>
<td>Total</td>
<td>95</td>
</tr>
</tbody>
</table>

| Remaining 1995 Local Plan Allocations                                     | 0                   |
| Brownfield SHLAA sites (none judged developable in Stamford within 5 years) | 0                   |
| TOTAL                                                                    | 268                 |

| Number of years supply against five-year requirement                     |                     |
| (total supply divided by annual average of five-year requirement)        | 5.1 years supply     |

7.26 As in the case of the Council’s District wide 5-year land supply assessment, we consider that its figures for Stamford may be too optimistic. The reasons for this are as follows:

- Unlike its figures for SKDC as a whole, the above table assumes that all large sites with planning permission will be built out within five years but this is unlikely to be realised. This category includes 155 dwellings on three large sites where construction has started (Cherryholt Road, Chatsworth Road and Little Casterton Road) and a further 65 dwellings on five other sites where construction has not started. We consider these figures should be more rigorously tested.

- It is also assumed that all small sites with planning permission will be built out within 5-years. This assumption would not be consistent with paragraph 2.4.7 of the Council’s five-year land supply statement which indicates that only a proportion of dwellings on small sites with planning permission not yet started (80%) could be expected to come forward within five years.

**Five – Year Supply - Conclusions**

7.27 It is clear from the above analysis that South Kesteven as a whole cannot demonstrate a 5-year supply of housing as required by the NPPF. This is a key material consideration in the determination of planning applications. NPPF paragraph 49 states:

"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."
7.28 The presumption in favour of sustainable development is defined in paragraph 14 of the NPPF. It states that for decision taking this means:

- “approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted”

7.29 We consider that the proposed development should be approved without delay as it accords with the development plan in the form of the adopted Core Strategy. The absence of a five-year housing supply reinforces the need to grant permission in line with this presumption.

7.30 It is demonstrated in this statement (and all the documentation that supports this application) that no adverse impacts would arise from the grant of permission that would outweigh the benefits when assessed against the policies in the NPPF and there are no specific NPPF policies that indicate development should be restricted.

PPS3 Criteria – Paragraphs 69 - 71

7.31 Prior to the publication of the final NPPF the key considerations involving determination of planning applications, where a five-year supply could not be demonstrated, were set by paragraph 71 of PPS3. This made clear that where Local Planning Authorities could not demonstrate an up-to-date five year supply of deliverable sites, they should consider favourably planning applications for housing, having regard to the considerations in paragraph 69.

7.32 Although PPS 3 has been superseded by the NPPF, we consider that the requirements set out in PPS3 paragraph 69 provide a useful guide to the sustainability of the development and that it remains helpful to assess the proposed development against these considerations, which required that local planning authorities have regard to:

- Achieving high quality housing
- Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people.
- The suitability of a site for housing, including its environmental sustainability.
- Using land effectively and efficiently.
- Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives, e.g. addressing housing market renewal issues.

7.33 The characteristics of the development are considered against each of these requirements below:

Achieving High Quality Housing

7.34 Key Considerations include:
The considerable emphasis that has been placed on the quality of the development as documented in the Design and Access Statement

- The detailed contextual studies of Stamford’s townscape, architectural character and residential density that have informed the design of the development
- The evolution of the design and masterplan through consultation, taking on board comments and suggestions made through constructive engagement with key stakeholders, democratic representatives and the public
- The use of open space as a fundamental structuring element for the masterplan
- The variation in the character of the residential neighbourhoods across the development with high quality open spaces (including a hierarchy of play spaces), pedestrian and cycle route connections and landscape buffer zones
- The planning of the residential areas in the context of a mixed use development with a local centre and high quality business park.

**Ensuring developments achieve a good mix of housing**

### 7.35 Key considerations include:

- The proposed development is for a mixed tenure residential neighbourhood with up to 35% affordable housing
- It is envisaged that the development will include detached, semi-detached and terraced housing together with a limited number of apartments in a mix that will reflect local market demand and the type of affordable accommodation needed in the area
- The parameter plans illustrate well planned variations in density and height across the development that relate sensitively to new areas of open space, the site boundaries and adjoining development
- The applicants have indicated provision for an extra care facility for the elderly within the scheme which can be taken up if there is market demand and local need to support it.
- Overall, the proposed development demonstrates a good mix and range of housing that responds to local need and demand.

**The Suitability of a site for housing**

### 7.36 Key considerations include:

- The performance of the site against criteria for site selection in the Core Strategy is demonstrated in detail in paragraphs 8.8 to 8.27 of this Statement under the heading “The Principle of Development”.
- There is an assessment of the site’s deliverability (including availability, suitability and achievability) in paragraphs 7.40 to 7.45 below.

**Using Land Effectively and Efficiently**

### 7.37 Key considerations include:

- The mixed use nature of the proposed development, combining housing, employment, a local centre and open space is, in the Applicant’s view, the most effective use of the site, and will make the principal contribution to both housing and employment requirements for Stamford as set out in the adopted Core Strategy. It is also effective in making full
use of the site’s excellent accessibility to the strategic road network for employment development whilst providing housing in a location with good access to existing facilities and Stamford Town Centre.

- The range of densities across the site represents an efficient and optimum use of the land that is well matched to the nature and scale of local housing need and demand.

**Ensuring the proposed development is in line with planning for housing objectives and the spatial vision for the area**

7.38 Key considerations include:

- Core Strategy (CS) Objective 2: “A more sustainable pattern of development that maintains and enhances the role and function of settlements by directing the majority of all new development to the market towns …..” - The Proposed Development will help ensure that the majority of new development is directed to the market town of Stamford (as well as the other market towns). The scale of the development and its mixed use nature will help Stamford fulfil its role as a market town.

- CS Objective 5: “To make provision for an adequate supply and choice of land for new housing, employment, retail and other necessary development, to meet the needs of the District to the year 2026…….” - The Proposed Development is fundamentally important to the achievement of this objective in the context of Stamford and the District as a whole.

- CS Objective 7: “To ensure that new residential development includes a mix and range of housing types which are suitable for a variety of needs, including the need for affordable and local-need housing in the District” – This Statement sets out how the proposed development will achieve this Objective under the heading “Ensuring developments achieve a good mix of housing”, above.

- CS Spatial Vision: The proposed development is very much in line with the spatial vision for the area and in particular the following elements of that vision:
  - “Stamford, Bourne and The Deepings will have equally developed their distinctive market town roles”.
  - “Creating the right balance of jobs, housing and infrastructure”
  - “Ensuring that development is sustainable in terms of location, use and form”

7.39 Overall, the above analysis confirms that the Proposed Development is in accordance with the considerations set out in paragraph 69 of the superseded PPS3, which remain important factors in the determination of any major residential or mixed-use development proposals. As such, and in view of the shortfall in the Council’s 5-year land supply, there is no impediment to the local authority considering the application favourably in accordance the adopted Core Strategy and the NPPF’s presumption if favour of sustainable development.

**Deliverability**

7.40 There are a number of further considerations that support the grant of outline planning permission at this time on grounds of housing land supply, including the site’s deliverability (i.e. whether it is available, suitable and achievable as defined in footnote 11 to the NPPF. We consider each in turn below:
Availability

7.41 The site is available now for development, it being within the single control of CEG and being actively promoted by them through the LDF process. The site is not dependent upon any wider infrastructure projects outside of CEG’s control before it can be developed.

Suitability of Location

7.42 The key points that demonstrate the site’s suitability are:

- It is the most accessible location for development outside the town centre. Transport modelling carried out for Lincolnshire County Council, shows that, of the three major sites considered for allocation at Stamford, it is the best option for development in terms of transport impacts.
- It has no infrastructure, physical, environmental, nature conservation or flood risk constraints.
- It has the lowest landscape sensitivity of all land considered for development at the town’s urban fringe and is contained by existing development and the A1.
- It is the only site capable of supporting a mixed use development at Stamford in the light of the accessibility requirements for employment development established by the adopted Core Strategy and the Council’s Employment Land Capacity Report.
- The development proposals provide an effective remedy to road noise that is also likely to benefit existing residents of homes adjoining the site.

Achievability

7.43 In order to be considered achievable, there must be a realistic prospect that housing will be delivered on the site within five years. The application site has a willing landowner and is controlled by a developer with a proven track record of delivering high quality developments. There are no constraints which would delay the delivery of the housing on this site. It is considered that the first occupation of residential properties on the site could occur as early as summer 2014.

7.44 The site therefore meets all of the requirements of a “deliverable” site as defined in the NPPF.

7.45 We now consider if there is any impediment to the release of the site on 5-year land supply grounds due to the proposed phasing of sites with the draft policies of the emerging SAP DPD.

Phasing

7.46 Draft Policy STM 1 of the emerging SAP DPD indicates that the site is to be released for development between 2016 and 2026. Draft Policy STM 2 states more specifically:

“The development of the site should provide approximately 400 new homes completed in phases across the 10 year period 2016-2026”.

7.47 Paragraph 3.1.2.2 gives two reasons for phasing the release of sites at Stamford.

- To ensure a continuous supply of deliverable housing land throughout the plan period
- Infrastructure constraints, particularly wastewater infrastructure, which it states will require improvement to accommodate new housing.
7.48 Each is considered in turn below:

**A continuous supply of deliverable housing land**

7.49 On the basis of the housing land supply assessment above, there is a clear shortfall against the Council’s five year housing requirement. Our assessment also shows that if a five year supply requirement was applied to Stamford (based on the Core Strategy housing figures), it is unlikely to be met from the current supply of deliverable sites.

7.50 For these reasons, there is an immediate need to release sites to increase short-term supply to meet the requirements established by the NPPF. There is no need, and it would be counterproductive, to withhold sites to later in the plan period.

**Wastewater Infrastructure constraints**

7.51 Appraisals have been completed by Anglian Water specifically for the proposed development of the site. (see Appendix 1).

7.52 Following the completion of modelling for the site, Anglian Water states:

“The sewerage system, at present, has available capacity for gravity flows from the proposed development site.”

7.53 In its appraisal, Anglian Water also indicated three suitable points of connection that can accommodate the full extent of the development and ensure an appropriate on-site drainage strategy can be formulated for the disposal of foul flows.

7.54 Appendix 1 provides details of the investigation that has been completed in relation to foul drainage capacity for the Site. The results demonstrate that sufficient capacity is present within the network and that no reinforcements will be required to accommodate the development. Another statement by Anglian Water, also contained within the Appendix, demonstrates this further:

“The current situation is that there is sufficient capacity within the existing network to receive foul flows from the proposed development on land West of Stamford as and when required, as such, we do not currently anticipate the need for a phased approach to development nor do we envisage upgrades to the system as a result of this development going ahead.”

7.55 Consequently, Anglian Water indicates there is available capacity to accommodate development within the existing network without the requirement for upgrading / reinforcements or phasing of development. There appears to be no evidence that it is necessary to delay the release of the site for reasons related to wastewater infrastructure.

7.56 There is a recommendation in the Council’s Water Cycle Study (WCS) that urban pollution modelling be undertaken but this does not suggest any fundamental constraint that has to be addressed before development can proceed.

7.57 The WCS demonstrates that there is more than sufficient headroom at the Stamford Waste Water Treatment Works (Stamford WwTW) to meet residential growth requirements at Stamford.

7.58 In response to site specific enquiries, Anglian Water has confirmed that sufficient capacity exists at the Stamford WwTW to accommodate the development of the site. Anglian Water state:
“The foul drainage from this development is in the catchment of Stamford Sewage Treatment Works that will have available capacity for these flows”

7.59 Anglian Water also confirm that:

“...we do not currently anticipate the need for a phased approach to development nor do we envisage upgrades to the system as a result of this development going ahead.”

7.60 The WCS outlines that future requirements set by the Water Framework Directive may result in upgrading of the Stamford WwTW to reduce the level of phosphates that are discharged to the River Welland. Such requirements are routinely phased to ensure that enhancements required at treatment facilities are incorporated into the cyclical water industry asset management Plan process. Accordingly, where facilities are presently operating within consented limits, there is no practical reason to delay development due to potential future enhanced treatment criteria.

7.61 Therefore, there is no justification in terms of waste water infrastructure requirements to delay the release of the site

Timing of Release - Conclusions

7.62 There is a pressing need for additional market and affordable housing in Stamford, and for additional employment land. The proposed development has the potential to address these needs. In the consideration of this application, we consider the emphasis should be on addressing constraints in parallel with the development process, rather than setting out requirements that must be met before development can proceed.
8. PLANNING CONSIDERATION

The Principle of Development

8.1 We consider that the principle of development on this site is supported by the Spatial Strategy and criteria for site allocations set out in the adopted Core Strategy.

8.2 Core Strategy Policy SP1 sets out principles for development at Stamford as follows:

"New development which helps to maintain and support the role of the three market towns of Stamford, Bourne and the Deepings, will also be allowed."

8.3 Policy SP1 goes on to state:

"Priority will be given to sustainable sites within the built up part of the town where development would not compromise the nature and character of the town and sites which are allocated in the Site Specific Allocations and Policies DPD. If insufficient land within the built-up part of the settlement is available to meet the development needs of each town, appropriate sites on the edges of the towns may also be considered suitable for development."

8.4 It has been clearly established through the Strategic Housing Land Availability Study, and the LDF evidence base that there are insufficient sites within the existing built up area of Stamford to meet its development needs and therefore, that sites on the edges of the town may be considered suitable for development.

8.5 As stated in Section 7 above which deals with housing need and land supply, Policy H1 of the Core Strategy establishes a requirement for 1,140 dwellings at Stamford within the 2006-2021 period, of which there is currently a residual requirement for in the order of 500 dwellings.

8.6 There is therefore a need for the level of development that the application site will provide, and this is clearly established in the development plan (the Council’s adopted Core Strategy).

8.7 Further, paragraph 5.1.5 of the adopted Core Strategy sets out that all potential sites will be assessed against a number of criteria. The extent to which the application site and the proposed development meet each of these criteria is considered below:

"Availability"

8.8 We have considered "availability" within the context of deliverability in Section 7 above. The application site is in the control of a single developer, affords direct access to the highway network and is not dependent upon infrastructure projects outside the developer’s control. There are no on-site or off-site abnormal costs required to bring the site forward and no major new road infrastructure is required.

8.9 The site is in single ownership, the landowner is willing to release it for development and it is available for development immediately.
“Ability to maximise the use of public transport, cycling and pedestrian links and/or to create opportunities for improved accessibility (as set out in policy SP3)”

8.10 The accessibility of the application site by all modes of transport is set out in the Transport Assessment that accompanies this application. This shows that the application site is well connected to local amenities by a network of footways including two available pedestrian and cycle links through the adjoining established development towards the town centre. The whole of the Stamford urban area lies within a 5 km catchment area for cycle accessibility.

8.11 There are several bus stops on Empingham Road, Tinwell Road and Lonsdale Road, within the recommended 400 metres walking distance from the centre of the application site, and it is sufficiently close to existing urban areas to accommodate a new or extended bus route. Stamford Railway Station is located approximately 2 km from the site which is a reasonable walking and cycling distance.

8.12 The Core Strategy (paragraph 3.3.7) highlights the congestion arising from through traffic at Stamford and the particular constraints of the historic road network and historic core of the town. It is therefore important that development minimises increased traffic movements through the historic core. The application site will satisfy this requirement because it lies adjacent to the A1 and will not require residential or commercial traffic to gain access through the town centre. This means that traffic management measures and improvements to existing roads have the potential to improve conditions without them being aggravated by increased traffic. At the same time, the application site will afford sustainable access to the town centre by walking, cycling and public transport.

8.13 Lincolnshire County Council’s traffic model for Stamford has been used to assess the best sites for allocation from a highway perspective, and shows that of the three major sites considered for allocation at Stamford, the development of the Stamford West site would have the least impact. The model concludes:

- The assessment of the scenarios indicates that Scenario 4b – which represents an urban extension (with no urban redevelopment) on the western side of Stamford, south of Empingham Road, shows the best results in terms of overall journey times and average travel speed in the Stamford network. This is likely due to its proximity to the A1 which means that traffic to/from Peterborough does not need to pass through the busier town centre network.
- The assessment also indicates that for other potential sites, a greater proportion of trips will use the more congested town centre network.

“Access to, and capacity of appropriate existing services and infrastructure to support development”

8.14 The application site immediately adjoins the Malcolm Sargent Primary School on the Empingham Road and has very good access to the open space and sports facilities at Empingham Road sports ground. The proposed development includes provision for new community facilities within a small local centre appropriate to the size of the development. This has the potential to improve the range, distribution and availability of facilities for neighbourhoods west of the town centre.
8.15 The potential impact of the proposed development on nature conservation, protected species and biodiversity is considered in Chapter 14 of the Environmental Statement submitted in support of this application.

8.16 There are no internationally important designated sites of nature conservation within five kilometres. There is one nationally important designated site within one kilometre of the proposed development site. This is sufficiently remote to be unaffected by the development of the site.

8.17 There is a limited variety of habitat on the site due to its use for intensive agricultural production, limited tree cover and absence of ponds.

8.18 The site contains no nationally protective designated heritage assets. Archaeological assessment forms part of the application submission material. There are no TPOs on the site.

“Ability of existing built form to absorb/ accommodate new development”

8.19 The application site is adjoined to the east and north by post-war development. The proposed development would extend and form an integral part of these neighbourhoods. It will provide facilities and open space for the use of existing as well as new residents. Main roads to the north, west and south clearly define the limits of the development and avoid urban sprawl, coalescence with other settlements or intrusion into the wider landscape.

“Visual impact of development on the surrounding landscape”

8.20 The Council’s Landscape Sensitivity and Capacity Study (LSCS) (January 2011) ranks the application site as second in the list of priority sites for development against landscape considerations (second only to a site of 4.37 hectares that is of insufficient size to meet housing or employment requirements and judged not suitable for housing development).

8.21 The application site is judged to have “moderate” landscape sensitivity and “medium / high” landscape capacity (i.e. capacity for development). Against both measures, the application site ranks higher as a priority for development than the two other large sites that were considered for allocation to meet the major part of the Stamford housing requirement.

8.22 The applicant has commissioned an independent “Stamford Urban Fringe Landscape Capacity Assessment” to ensure the Council’s policies are properly addressed. This assessment concludes that the land between Empingham and Tinwell Roads has “low to moderate” sensitivity and the lowest sensitivity score of all land on the town’s urban fringe. The results of this assessment are set out in Chapter 9 of the Environmental Statement that accompanies this application.

8.23 The Council’s LSCS report concludes that the site is surrounded by urban influences including the A1, other principal routes into and out of the town, and residential development with indistinct urban character. It comprises of commonplace elements and combinations of features which creates generally unremarkable character and states that it is not significantly prominent either topographically or visually.
8.24 The South Kesteven Level 2 Strategic Flood Risk Assessment (SFRA) carried out by Entec (January 2011) indicates that the application site is in Flood Zone 1, and that it has not been subject to any historic flood events. The SFRA (January 2011) also places the application site within an “area of high infiltration potential for SUDS”. The proposed development will not therefore increase flood risk or degrade water quality across the wider watercourse catchment.

8.25 The agricultural land classification of the application site carried out by Soil Environmental Services Ltd and submitted in support of this application has reported that the classification of the site is grade 3b and 4 (moderate and poor quality agricultural land). The application site does not therefore constitute “best and most versatile agricultural land” and there is, therefore, no agricultural land constraint to the proposed development.

8.26 The application site is reported to be within a Zone 3 Source Protection Zone meaning that it forms part of an area needed to support the discharge from the protected ground water source. Chapter 10 of the Environmental Statement that supports this application “Hydrology and Flood Risk” demonstrates that discharge to ground water has been carefully considered and mitigated to avoid any adverse impact on the Source Protection Zone.

8.27 The site adjoins the A1 and the impact of noise from the road has been fully assessed in Chapter 15 of the Environmental Statement that supports this application. A programme of mitigation, including a noise bund and landscape screen along the A1 boundary, forms part of the proposed development. This may have the wider benefit of mitigating noise issues experienced by existing residents on Lonsdale Road and other areas to the west of Stamford.

The Principle of Development – Conclusion

8.28 The above analysis demonstrates that the application site and proposed development are in accordance with the spatial strategy, housing policies and site selection criteria set out within the Council’s adopted Core Strategy. The proposals are therefore in accordance with the adopted development plan.

The Mixed Use Concept

8.29 The adopted Core Strategy makes clear that Stamford’s employment land requirement encompasses all types of employment generating development, other than retail, including public and community uses, leisure, entertainment, and recreation facilities, as well as office and industrial premises. A mixed-use development that combines these various uses with housing is considered to be an effective response to the housing and employment requirements for Stamford set out in Policies H1 and E1 of the Core Strategy.

8.30 It is considered that, in the context of Stamford, Core Strategy Objectives 1, 2 and 5 are best achieved by developments that mix housing and employment on the same site. These objectives include the principles of:

- facilitating a pattern of development that meets the diverse economic, social and cultural needs of the whole community (Objective 1)
promoting a more sustainable pattern of development (Objective 2)
achieving a better balance of development in the southern part of the District in part by expanding the economic base of Stamford, Bourne and the Deepings to provide the opportunity for people to live and work within a thriving, locally significant employment and service centre (Objective 5).

8.31 The Core Strategy criteria for selection of employment and housing land, set out in paragraphs 5.1.5 and 6.1.8, include six criteria common to both land uses. There are three criteria that relate more specifically to requirements for employment uses. These are:

- Suitability of the site to meet the needs of different employment uses
- Attractiveness of the site to the market
- Location of site in relation to the strategic road network and the ability to maximise the use of public transport, cycling and pedestrian links to access it.

8.32 The South Kesteven Employment Land Capacity Study (Final report March 2010) demonstrates that the application site performs best of all the available options in relation to these criteria primarily by virtue of its immediate access to the strategic road network and the fact that it does not require commercial traffic to gain access via Stamford’s historic town centre (therefore avoiding adverse impacts on the environment and the impact of congestion on business efficiency).

8.33 It has already been demonstrated that the site meets the site selection criteria for housing (as set out in the preceding section on the principle of development) It is therefore considered that the application site provides the best match to the combined housing and employment criteria set out in the Core Strategy. The site offers the most suitable and appropriate location for a development that combines these uses, together with the community facilities and employment opportunities provided by a small local centre.

Employment Strategy

8.34 We consider that the provision of a 10 hectare business park and further employment within the proposed local centre will provide an appropriate and effective contribution to the requirement for employment land at Stamford set out in Core Strategy policy E1. This policy requires a total provision of 24 hectares of high quality offices, commercial premises, leisure and tourism facilities in Stamford town centre, as well as high quality office, industrial and ancillary premises located on identified sites in the town. Within the sub-text to this policy, it advocates the importance of flexibility in accordance with the guidance set out in the now revoked PPS4. It should be noted that, whilst PPS4 is now revoked, the need for flexibility is advocated in paragraph 21 of the NPPF. Policy E1 of the Core Strategy further goes on to state that the policy covers development within the B use classes as well as public and community uses which provide employment opportunities.

8.35 We consider that a 10 hectare business park is the maximum achievable if there is to be a proper balance between housing and employment in design terms. Above this level of employment provision, the design would have to adapt significantly to the employment component and this would impact adversely on the quality and diversity of the development as a whole. It would not then, in the view of the applicant, constitute an effective mixed-use concept for the site.

8.36 It should be noted that local residents expressed concern about the extent of employment uses on the site at the exhibitions held by the applicant in November 2011 (and in response forms sent after the event). This reflects the predominantly residential nature of the area and legitimate concern
that a higher proportion of employment development could impact on the amenity of existing residential property adjoining the Stamford West site. We consider that a 10 hectare business park is the maximum size that can be accommodated without increasing these concerns.

8.37 We also consider that a 10 hectare business park is the maximum that can be delivered in terms of market demand for employment development in one location at Stamford. A greater proportion of employment on the site is unlikely to be deliverable and is also likely to harm the overall viability of the development, which is dependent upon the current proposed balance of employment, housing and community facilities.

8.38 It is therefore considered that the proposal meets the requirements of Core Strategy policy E1 and will provide a high quality business environment set in an attractive landscaped setting complementing the approach to Stamford from the A1.

8.39 The 1 hectare local centre is considered to be an optimum balance between providing services at a neighbourhood level and detracting from the town centre. It is sufficient to ensure that employment opportunities arise through the potential creation of retail, community and healthcare facilities which would augment the adjoining business park.

8.40 From a design perspective, the balance of uses is considered to be optimum. The scheme is built around the central spine which extends through the local centre into the central green. The local centre is fixed by virtue of the position of the school and the importance of linking the two by a pedestrian crossing. Furthermore, the north to south axis through the site provides the logical alignment for movement through the site and, in part, a dividing line between housing and employment. To this end, the redistribution or alteration of land uses within the site would have an adverse impact upon the design of the scheme.

8.41 Draft Policy STM3 of the emerging SAP DPD refers to the provision of up to 14 hectares of employment land including a 10 hectare business park and a small local centre. The proposed development matches this requirement for a 10 hectare business park as well as providing a small local centre and an indicative extra care facility. In total the land area dedicated to employment generating uses is 11 hectares.

8.42 It is estimated that in the region of 40,000 square metres of employment floorspace will be created within the 10 hectare business park which is based upon the capacity within the illustrative masterplan. Whilst the exact split of land uses will be determined through the reserved matters application, the Environmental Statement is based upon a split of 65/35 for B1/B2 uses, with no B8 provided on the site. For the purposes of the calculations below, the site area to floorspace ratio is consistent across the B use classes, as depicted on the masterplan.

8.43 Using Offpat calculations for employment density, the number of full time employees (FTE) expected to be accommodated on this site can be deduced by applying their standards set out in the below table:-
Use | Area per FTE (m²) | Proposal (65% B1 / 35% B2) | Alternative (33.3% B1 / 33.3% B2 / 33.3% B8) |
--- | --- | --- | --- |
 | Floor area (m²) | Jobs created | Floor area (m²) | Jobs created |
B1 Office | 8-10* | 26,000 | 2,889 | 13,333 | 1,481 |
B2 General | 36 | 14,000 | 389 | 13,333 | 370 |
B8 General | 70 | 0 | 0 | 13,333 | 190 |
| 3,278 | 2,041 |

Table 7

* Assuming midpoint of 9m²

8.44 The table demonstrates that, assuming the 65/35 split, the total number of FTEs accommodated on the site, based upon the Offpat figures is in the region of 3,278.

8.45 It is acknowledged that the proposed development is 3 hectares below the 14 hectares suggested by the draft SA DPD policy, although it is noteworthy that the draft policy refers to “up to” 14 hectares including a 10 hectare business park. Taking into consideration that the uses proposed within the business park have a high employment density, qualitative considerations become an overriding factor.

8.46 This is illustrated by the alternative scenario in table 8; a 10 hectare business park divided equally between B1, B2 and B8 uses would accommodate in the region of 2,041 FTEs. It can therefore be seen that the type of employment floorspace proposed within this development results in an increased level of employment than would typically result from a 10 hectare business park. To put this provision into perspective, the proposal creates the same level of employment as 28 hectares of B2 land and the same level of employment as 54.5 hectares of B8 land, the calculation of which is shown in the table below:

Use | Area per FTE (m²) | Gross Floor Area | FTEs | Size of business park required to provide same level of employment as proposal (3111/FTE) x 10 |
--- | --- | --- | --- | --- |
B2 General | 36 | 40,000 | 1,111 | 28 ha |
B8 General | 70 | 40,000 | 571 | 54.5 ha |

Table 8

8.47 The proposed development anticipates and is in accordance with the draft SAP DPD policy requirement for a 10 hectare business park. The reference in the wording of draft policy STM3 to the provision of “up to” 14 hectares of employment land on the site could suggest a local centre of up to 4 hectares. As indicated above, there is an essential balance in meeting the needs of local residents and protecting the vitality and viability of the town centre. A local centre of 4 hectares would not be appropriate as it would potentially have one of two significant negative impacts. Firstly, the creation of a large number of retail and other uses would be likely to detract from the attractiveness of the town centre for shoppers. Alternatively, the lack of take up of the units within the local centre would result in vacant units which would be visually harmful to the local centre and detrimental to the Stamford West development in general.
The Draft Site Allocations and Policies DPD (SAP DPD)

8.48 The relevant sections of the emerging DPD and key draft policies that would apply to the application site and development proposals are summarised in Section 5 of this statement.

8.49 It is clear from the policy summary in Section 5 of this statement that Policies STM1, STM2 and STM3 of the Submission document SAP DPD seek to establish the principle of a mixed use development of the application site by means of a development plan allocation.

8.50 We have considered the housing and employment land requirements arising from the Core Strategy under Section 7 and earlier in this section. We now consider how the proposed development would relate to the emerging specific requirements of Policy STM3, which is the site specific policy for the mixed use urban extension at Stamford between Empingham and Tinwell Roads (i.e. the application site referred to in this statement as “Stamford West”).

8.51 From a planning policy perspective, draft Policy STM3 sets out the design criteria the masterplan should respond to. The Applicants have anticipated these draft policy criteria as part of the planning and design of the proposals. We have assessed the performance of the proposed development against these emerging policy criteria below:-

Provides a new access road from Empingham Road through the site to Tinwell Road

8.52 There are three vehicular accesses proposed to the site from Empingham Road and one pedestrian access. One of the accesses is exclusively for the business park and will not provide a link through to the residential area, except for emergency services and buses. Another access will be provided for parking and servicing at the mixed use local centre. The final access will be located in the north-east corner of the site and will serve the residential component of the site and link through to an access point to the south onto Tinwell Road, and would therefore meet this draft policy requirement.

Provides a small scale local centre appropriate to the size of the development, which is located as to be of benefit to both new occupants of the site as well as the occupants of existing housing areas to the north and east

8.53 A small mixed use local centre is proposed to the north of the site immediately opposite Malcolm Sargent Primary School. This forms part of a mixed-use area of 1.0 hectare and will be set either side of a pedestrian access linking through to the central greenspace within the development. The specific uses within the local centre will be detailed at reserved matters stage but will include a provision of local shop(s), community facilities and the potential to accommodate healthcare facilities.

8.54 The Applicant’s intention is to provide a small local centre consistent with the requirement of Core Strategy policy E2 that small local shops be provided as part of the comprehensive planning of large residential areas. The emphasis must be on meeting the immediate needs of the development and local neighbourhood requirements. A local centre that exceeds these requirements could have an adverse impact on the vitality and viability of town centre uses. This is a key consideration in the planning of the local centre. The gross floor areas and the specific uses will be considered in further detail in the reserved matters stage, but the proposal allows a sufficient degree of flexibility to ensure a balance between meeting neighbourhood needs and the protection of the town centre.
8.55 The illustrative masterplan accompanying the application shows the potential for pedestrian and cycle links to the site from Lonsdale Road and Cottesmore Road to the east. This would result in a direct route for existing residents to the local centre thereby increasing the accessibility to services and facilities. The local centre will be conveniently located for occupiers of dwellings to the north, who will benefit from the provision of a pedestrian crossing opposite the pedestrianised walkway. It is therefore considered that the scale, location and convenience of the local centre would be beneficial to the existing communities in the west of Stamford as well as future occupiers of the development.

Incorporates appropriately planned green infrastructure and landscaping within the design and layout of development to both reduce the impact of development on the landscape and to provide a landscaped corridor between the new development and the existing residential area on Lonsdale Road

Green infrastructure should incorporate public open space, play and recreation facilities and other community open space as considered appropriate

8.56 The proposal makes provision of 2.62 hectares of public open space across the site as illustrated on the parameter plan. The rationale for this is set out in the Open Space Strategy section in paragraph 8.131 onwards. The applicants have considered the need for a landscape buffer adjoining Lonsdale Road and addressed this by a proposal to locate low density housing along the east boundary with a 5 metre landscaped strip at the rearward most part of the back gardens. The purpose of this part of the policy is to ensure an appropriate level of residential amenity for existing occupiers. With a back garden depth of at least 15 metres, the back to back separation distances between buildings within the development and on Lonsdale Road will be at least 30-35 metres including 5 metres of landscaping.

Ensures the design and layout of the development is of a high quality and standard which recognises the importance of this location at the entrance to Stamford

8.57 The layout of the development has evolved through an analysis of the constraints within and around the site and the need to ensure the historic and cultural setting of Stamford is retained and enhanced. The justification for the layout and design is demonstrated throughout the Design & Access Statement.

8.58 The approach to Stamford along Empingham Road will comprise a frontage of high quality building design and use of materials that respects and reflects the distinctive character of Stamford. The building line will be representative of the prevailing character of Empingham Road and softened by the provision of a landscaped frontage within the streetscene. Whilst the finer details of design will be considered at the subsequent reserved matters stage, the application is accompanied by a series of illustrative sketches with key design features identified.

8.59 The key features that will be at the heart of the design of the scheme have been taken from an analysis of the town; in particular Ironmonger Street, Tinwell Road and Empingham Road.

Incorporates an appropriate mix of residential tenure and type that respects the surrounding context, including at least 140 affordable homes

8.60 The development will achieve a mix of dwelling sizes and affordable housing tenures that reflects the needs of Stamford, as informed by the Strategic Housing Market Assessment and Housing
Needs report. This is explored in further detail from paragraph 8.127 to 8.130 but in summary, the indicative mix of affordable units within the proposed development is:-

<table>
<thead>
<tr>
<th>Dwelling size</th>
<th>No. of affordable units</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bed</td>
<td>34</td>
<td>24%</td>
</tr>
<tr>
<td>2 bed</td>
<td>57</td>
<td>41%</td>
</tr>
<tr>
<td>3 bed</td>
<td>39</td>
<td>28%</td>
</tr>
<tr>
<td>4 bed</td>
<td>10</td>
<td>7%</td>
</tr>
</tbody>
</table>

Table 9

Ensures that appropriate education and health facilities are available and, if not, addresses any deficiencies through the provision of an appropriate financial contribution

8.61 The application is accompanied by draft heads of terms outlining the measures to ensure that the impact of the development upon local services and infrastructure is adequately mitigated. The applicant will undertake to provide appropriate levels of mitigation in accordance with SKDC policy. Section 9 of this report provides further details of the planning obligations.

Secures the provision of good pedestrian and cycle access from and within the site to the local centre, primary and secondary schools, new employment opportunities and the town centre

8.62 The development will promote movement by foot and cycle within a legible and convenient network of footpaths within the site. The illustrative masterplan shows the potential for access to the business park for pedestrians from numerous points to the north from Empingham Road as well as good connectivity between the residential, employment and local centre elements of the development. A pedestrian crossing is proposed on Empingham Road adjacent to the local centre and linking directly to the school, to enable safe access to the development from the north, and vice-versa. The masterplan depicts two pedestrian and cycle links to the east which would improve linkages with the town, access to services and promote more sustainable means of travel.

Incorporates within the development layout appropriate surface water management systems which will ensure that greenfield run-off rates are maintained once the site is developed

8.63 The planning application is accompanied by a ground conditions study and flood risk assessment, produced by Brookbanks Consulting. This is considered in further detail from paragraph 8.123 to 8.126.

Provision of necessary infrastructure improvements required to support the development, including improvements to the waste water transmission network

8.64 The applicant undertakes to make all necessary improvements to the surrounding infrastructure to ensure that there is sufficient capacity in the waste water network to accommodate the development. Initial appraisals carried out by Anglian Water show that sufficient capacity exists within the network for a development in the region of 400 homes.
Ensures that the highest standards of sustainable design and construction are provided in all buildings

8.65 Core Strategy Policy EN4 requires development to make use of natural resources and maximise the use of energy efficiency and conservation in their design. The Sustainability Statement that accompanies the planning application demonstrates that code for sustainable homes level 3 can be achieved (level 4 for affordable homes with grant funding). The potential use of solar voltaic modules on all properties would ensure carbon emissions will be 64% less than a typical UK home. This is explored in greater detail from paragraph 8.116 to 8.122.

The masterplan must be prepared in consultation with the local community

8.66 A two day public consultation event was held on 1st and 2nd November 2011. The first exhibition was held at the Stamford Arts Centre on 27 St. Marys Street, PE9 2DL on Tuesday 1st November 2011 from 3.30pm until 6.30pm. A total of 38 residents attended and 8 questionnaires were completed and submitted. The second event was held on Wednesday 2nd November between 4.30pm and 7.30pm at Malcolm Sargent Primary School on Empingham Road PE9 2SR which is adjacent to the site. A total of 97 residents attended and 43 questionnaires were completed and submitted on the evening.

8.67 The comments made by the local residents and members of the community have been taken into consideration within the development of the masterplan and a brochure updating all interested parties and respondents was sent inviting further comments in early January 2012. The Statement of Community Involvement produced by Beattie Communications provides a full analysis of the consultation procedure. Section 6 of this statement provides a summary of the applicant’s consultation and engagement programme that formed an integral part of the site promotion.

Draft Policy STM3 requirements - Conclusion

8.68 It has been demonstrated in the above section how the masterplan has anticipated the design based criteria set out in the emerging site specific policy within the draft SA DPD. The product of all these considerations is a development that makes the most effective, efficient and sustainable use of land representing an urban extension to Stamford of the highest quality. To this end, the proposed development would be fully compliant with the requirements of the emerging Policy STM3 of the draft SAP DPD.

The Timing of the Planning Application

8.69 As set out in Section 6 of the statement, CEG has promoted the application site through the Development Plan process since early 2009 and has been engaged in both the Core Strategy and Site Allocation DPD at all stages of the statutory process.

8.70 CEG has decided to prepare and submit an application for the proposed development in parallel with the DPD process but on the basis that the Core Strategy, as the adopted development plan, provides a sufficient basis for the determination of the application. The applicants nevertheless made a commitment to the Council not to lodge the application until the SAP DPD had been submitted to the Secretary of State.

8.71 The intention was therefore to prepare and submit this application towards the end of the statutory DPD process. The applicant’s purpose in preparing and submitting the application at this time is to:
• Set out proposals that are capable of determination as being in accordance with the adopted development plan in the form of the Council’s Core Strategy

• Demonstrate a significant contribution to the Council’s overall 5-year supply of housing land by means of a development that is consistent with all the requirements of the adopted Core Strategy, as well as the emerging SAP DPD.

• To bring forward proposals that, on the basis of the Council’s evidence base, have the least impact upon and most benefit to Stamford of all the available options to meet the needs of the town.

• Place more information about the proposed development in the public arena as a logical next step in CEG’s programme of public consultation and engagement.

• Safeguard the applicant’s position against alternative proposals that have not been brought through the statutory development plan process and are justified on the basis of acute housing need and the lack of a 5-year supply.

• Seek determination at the earliest possible date to address the pressing need for housing and employment land in Stamford.

• Provide comprehensive technical information about the site and the development proposals to assist the Inspector’s examination of the DPD and underpin the draft allocation of the site. It was considered that details of the site, its opportunities and constraints, the nature of the development proposals, their environmental impact and proposed mitigation together with information about the design and benefits of the proposals, could only assist the public examination process.

8.72 Although the intention is for this application to run in parallel with the statutory SAP DPD process, we do not consider that it is essential for this process to be completed before the application is determined.

8.73 For reasons set out in detail in Section 8 of this statement under the heading “Principle of Development”, the adopted Core Strategy provides sufficient basis for the approval of the application on the basis of being in accord with the adopted development plan. We therefore consider that the adopted Core Strategy provides a development plan policy framework for proposals to be brought forward at this time.

8.74 Further, the fact that the District lacks a 5-year supply of housing land (as detailed in Section 7 of this statement) provides a basis for the early determination of the application to help redress this shortfall. This is in accordance with the emphasis in national planning policy on achieving and maintaining a five-year supply of housing land.

**Design & Layout**

8.75 The Core Strategy in Policy H1 sets out the basis for a strategic allocation at Stamford consistent with its status as one of the main towns within the district.

8.76 The design of the scheme has been developed through an in-depth analysis of the constraints within and around the application site. The primary constraints are the A1 lying immediately to the west of the site, a water main which crosses the site in a north-west to south east direction and the
existing residential properties adjoining the east boundary of the site. To maximise the extent of developable area within the site, the employment area has been located along much of the west boundary to enable the building line to extend closer to the A1 thereby increasing the efficiency of the use of land within the site. Where residential uses are proposed along the west boundary, a noise attenuation bund is proposed to ensure that an appropriate residential amenity is achieved.

8.77 The masterplan illustrates an indicative layout for the site which includes the position of the water main and the assumed 15 metre easement. The layout is informed by the requirement to keep the easement free from any buildings or structures. As such, this strip of undevelopable land has influenced the position of the open space within the site and will restrict the positions of the access roads through the site to be considered at reserved matters stage.

8.78 The proportions of the various land uses proposed are shown in table 11 below.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential (including pocket parks)</td>
<td>14.33 ha</td>
</tr>
<tr>
<td>Employment</td>
<td>10.00 ha</td>
</tr>
<tr>
<td>Local Centre</td>
<td>1.00 ha</td>
</tr>
<tr>
<td>Open Space</td>
<td>2.26 ha</td>
</tr>
<tr>
<td>Landscaped Acoustic Buffer</td>
<td>1.07 ha</td>
</tr>
<tr>
<td>Highway controlled land</td>
<td>1.26 ha</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>29.92 ha</strong></td>
</tr>
</tbody>
</table>

Table 10

8.79 The application seeks outline planning permission for approximately 400 dwellings, and would therefore result in a net development density in the region of 28 dwellings per hectare. It should be noted however that the exact number of new dwellings will be arrived at through the reserved matters application and for the purposes of the outline application an exact density cannot be specified.

8.80 The evolution of the masterplan and justification for the proposal is set out in detail in the Design and Access Statement which accompanies the planning application.

8.81 The primary focal point for the development is the mixed-use local centre which is located on the northern edge of the site, adjacent to Malcolm Sargent Primary School. This will accommodate a mixture of uses including community facilities and a shop / shops to meet the need of the local community. The local centre, which represents the northern point of the ‘central spine’ running through the heart of the site, will be set either side of a pedestrian access from the Empingham Road through to an urban square. The central spine is aligned such that it offers long distance views of the All Saints’ Church in Easton-on-the-Hill. It is characterised by public areas and green infrastructure as well as tree lined avenues within the residential component of the site. The emphasis of this part of the site is on strong frontages of very high design quality which respects the character of the town, which has been considered by way of an in-depth analysis of the town’s townscape and architectural characteristics.
8.82 The residential component of the development will comprise some 14.33 hectares and will be separated into three distinct areas, low density (<25 dph), medium density (25-35 dph) and higher density (35-45 dph). The low density area is located on the eastern boundary of the site backing onto the properties on Lonsdale Road, Cottesmore Road and Exeter Gardens. These properties are likely to be detached houses set in spacious plots with generous back gardens including a landscaped buffer strip at the rear of the gardens, to afford an appropriate level of amenity to the occupiers of the existing dwellings.

8.83 The majority of the residential land on the site will be developed between 25 and 35 dwellings per hectare. However, where properties will be located close to local services and facilities i.e. within the mixed use local centre, they will be developed at a slightly higher level of density. Affordable housing will be provided in accordance with Policy H3 of the Core Strategy, which will be considered in greater detail from paragraph 8.127 to 8.130.

8.84 The business park will be accessed by a four arm roundabout on Empingham Road which the buildings will front onto, creating a gateway to the town befitting its character. It will contain buildings no greater in height than 3 storeys along the Empingham Road frontage and 2 storeys elsewhere and will be set in a landscaped setting. Access through the site from the employment use to the residential use will be limited to public transport, pedestrians and cyclists.

**Highways & Transport**

8.85 One of the key themes of the NPPF is promote the use of sustainable transport. This can be done by ensuring that developments which generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. This central guidance is reflected in policy SP3 of the Core Strategy which promotes development in areas that are well served by public transport as well as promoting development with a balanced mix of land uses to reduce dependency on the private car. The development provides access through the site from Empingham Road to Tinwell Road. Furthermore, in accordance NPPF principles and Core Strategy requirements, it provides good pedestrian and cycle access within the site and to the local centre, local schools, employment opportunities and the town centre.

8.86 The planning application is accompanied by a Transport Assessment (TA) and an Environmental Statement chapter on transport, accessibility and movement, prepared by Bryan G Hall. The TA was prepared following agreement of its scope and methodology with Lincolnshire County Council and the Highways Agency during pre-application discussions.

8.87 The application site is considered to be in a relatively sustainable location, some 1.6km west of Stamford town centre. There are regular buses linking the site to the town centre throughout the day, Monday through to Saturday (routes 9 / 12 / 182 / 201). The railway station is approximately 2km from the site, and is located south of the centre and the River Welland. There are hourly rail services to Birmingham (via Leicester) and London Stansted (via Peterborough & Cambridge).

8.88 The planning application is accompanied by a Travel Plan which seeks to reduce the impacts of residents, employees and visitors to Stamford West upon the local highways network. It proposes a number of measures to promote more sustainable methods of transport with a view to reducing the number of car trips by 15%.
8.89 In 2009 a transport model for Stamford was commissioned by Lincolnshire County Council which enables consideration of various development scenarios within Stamford to be considered in respect of highway impacts.

8.90 Based upon a development of 400 dwellings, the residential aspect of the proposal is expected to generate an average of 207 car trips in the morning peak hour and 237 car trips in the evening peak hour. The employment aspect of the development is expected to generate an average of 678 car trips in the morning peak hour and 536 car trips in the evening peak hour. The total number of trips expected from all modes of travel within the development is illustrated in the table below:-

<table>
<thead>
<tr>
<th>Mode of Travel</th>
<th>Morning Peak Hour</th>
<th>Evening Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Arrivals</td>
<td>Departures</td>
</tr>
<tr>
<td>Foot</td>
<td>85</td>
<td>27</td>
</tr>
<tr>
<td>Cycle</td>
<td>41</td>
<td>17</td>
</tr>
<tr>
<td>Motorcycle</td>
<td>2</td>
<td>11</td>
</tr>
<tr>
<td>Bus</td>
<td>2</td>
<td>4</td>
</tr>
<tr>
<td>Train</td>
<td>9</td>
<td>5</td>
</tr>
<tr>
<td>Car Driver</td>
<td>629</td>
<td>256</td>
</tr>
<tr>
<td>Car Passenger</td>
<td>43</td>
<td>21</td>
</tr>
<tr>
<td>Total</td>
<td>811</td>
<td>341</td>
</tr>
</tbody>
</table>

Table 11

8.91 By inputting the above trip rate data from the proposed development into the traffic model for Stamford, it shows the increase in the number of vehicle movements around the site forecast for 2026. The TA reveals reductions in traffic flow in the morning peak hour on the A6121 West Street and the evening peak hour on the B1081 Scotgate. Increases in vehicle flows on the A1(T) are modest and range between 2% and 5%. The most significant impacts will be on the A606 Empingham Road where an increase in flow will be 31% in the morning peak hour and 28% in the evening peak hour.

8.92 Whilst an increase in traffic flows as a result of the development is unavoidable, the forecast provided by the VISUM model reveals that the increase of vehicular movements associated with the development can be accommodated on the highways network. All junctions studied as part of the TA will operate well within their capacity in the year 2026, with no requirement to carry out any off-site improvements to junctions.

**Landscape & Trees**

8.93 The proposed development provides appropriately planned green infrastructure and landscaping to reduce the impact of the development on the landscape and to provide a landscaped corridor between the new development and the existing properties on Lonsdale Road.

8.94 In terms of landscape, SKDC published a Landscape Sensitivity and Capacity Study in January 2011 which analysed the character of specific areas on the edges of Grantham, Stamford and The
Deepings. The application site is assessed as Site S2 within the study which notes the surrounding topography and land uses mean that the site is not particularly prominent. Furthermore the undulation of the surrounding countryside ensures that views of the site are restricted by the natural landform. The document recommends that appropriate mitigation for development of the site would be a landscaped western edge to the site, with no further mitigation necessary. It summarises that the site has overall moderate landscape sensitivity and low to moderate landscape value.

8.95 Chapter 9 of the Environmental Statement provides an analysis of the visual impacts of the development upon the landscape quality of the surroundings. The analysis concludes that the application site is well contained to the north and east by existing development. Longer distance views are inevitable from the more open areas to the south and the west but the views of the site are modest within a wider general view.

8.96 The parameter plan illustrating open space (02)004, to which the development will be fixed illustrates a generous provision of landscaping around the site as required by the Landscape Sensitivity and Capacity Study. The specific details of landscaping to be provided will be determined through the reserved matters application, but the parameters enable a robust woodland planting belt to ensure that the development impact within the wider landscape context is acceptable.

8.97 The Arboricultural Assessment has been carried out in accordance with British Standard 5837: Trees in Relation to Construction (2005). Given the use of the land for agricultural purposes, all the trees are located on or close to the boundaries of the site. In total, 36 individual trees and 5 groups of trees were assessed. Of the individual trees, only one specimen is considered to be category A ‘High Quality and Value’, which is an off-site Atlantic Cedar. The table below shows the findings of the Arboricultural assessment:

<table>
<thead>
<tr>
<th>Category</th>
<th>BS5837 Description</th>
<th>Individual Trees</th>
<th>Groups of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>High Quality and Value</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>B</td>
<td>Moderate Quality and Value</td>
<td>13</td>
<td>1</td>
</tr>
<tr>
<td>C</td>
<td>Low Quality and Value</td>
<td>19</td>
<td>4</td>
</tr>
<tr>
<td>R</td>
<td>Remove</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>36</td>
<td>5</td>
</tr>
</tbody>
</table>

Table 12

8.98 The proposed development will require the removal of 3 trees, all of which are category R trees which are all unsafe on account of the presence of deadwood. In addition to this, the removal of a group of category C trees in the south east of the site is suggested. These low value trees are close to proposed residential dwellings, which would be likely to impinge upon the Root Protection Area (RPA). Notwithstanding this, there is evidence of deadwood within the trees and therefore, removal and replacement is suggested. Supplementary planting of young specimens is also proposed to plan for the eventual removal of the existing low to moderate quality trees along the Empingham Road frontage.
Ecology

8.99 Extended Phase 1 Habitat Surveys and Badger Surveys were undertaken by FPCR in May 2010 and October 2011.

Flora

8.100 Given the use of the land for arable farming purposes, there is little by way of flora throughout the site although arable weeds and common tall herbs were recorded. Given the low ecological value of the arable areas of the site and the predominance of surrounding land suitable for foraging, impacts are considered to be negligible. The boundaries of the site are all characterised by hedgerows, although it is noteworthy that none are considered to be important in terms of nature conservation value when considered in respect of the Hedgerow Regulations 1997. Notwithstanding this, it is important to note that all hedgerows provide some form of suitable habitat and therefore have a local nature consideration value. A total of 16 mature trees were recorded along the northern boundary of the site, many of which are in fair condition with some in poor condition.

Fauna

8.101 Given that there are no buildings on the site, opportunities for bat habitats within the site are severely limited. None of the trees or hedgerows within the site are considered suitable for roosting or foraging by bats. In addition, there were no recordings of badgers within the site owing to the habitats recorded on the site and limited hedgerow connectivity. A number of bird species have been recorded within and around the site although these are fairly common to the area and recorded numbers were generally low. No ponds or water bodies suitable to support breeding amphibians were identified on site or within 500m of the site and are therefore not a constraint to the proposals.

8.102 In summary, it is considered that the site is generally of low ecological value. The proposed development will include provision of 2.62 hectares of public open space as well as landscaped edges to all boundaries of the site. It is therefore considered that the development will have beneficial ecological and biodiversity impacts by supplementing existing areas of hedgerows with a provision of robust landscape features to provide suitable habitats for species.

Archaeology

8.103 Section 12 of the NPPF relates to ‘Conserving and enhancing the historic environment’. It states that historical assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Objectives 11 and 12 of the Core Strategy require the conservation and enhancement of the district’s historic and cultural assets. These objectives have been fully embraced in the works undertaken up to the submission of this planning application, which are illustrated below.

8.104 In October 2011, a written scheme of investigation for the archaeological fieldwalking of the site was approved by the Heritage Trust of Lincolnshire (HTL). The fieldwalking exercise revealed prehistoric, medieval and Roman finds although they were generally lacking in focus. Based upon the information compiled within the fieldwalking exercise, a written scheme of investigation for the geophysical survey of the site was submitted and subsequently approved by HTL in November 2011.
8.105 The geophysical survey was carried out in November 2011 and covered some 7 hectares, representing 25% of the development area. The magnetic survey revealed strong geophysical responses which are likely to be of archaeological origin in central and southern areas of the site. Following the geophysical survey, a Written Scheme of Investigation (WSI) for trial trenching was submitted to and approved by HTL in February 2012. This WSI includes a 9 week trenching programme which will be followed by the submission of a final archaeological report at the end of March / beginning of April 2012. Any additional works or mitigation required following the completion of the trial trenching and evaluation of the results can be secured by way of a planning condition which would ensure that the development satisfies the requirements of the planning policies at a national and local level.

Air Quality & Noise

8.106 In terms of air quality, paragraph 124 of the NPPF states, “Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan”.

8.107 An analysis of the existing baseline conditions with regards to air quality has been considered as well as the subsequent impact the proposed development would have upon the quality of the air within and around the site. The full findings of this can be found in chapter 13 of the Environmental Statement which accompanies the planning application.

8.108 The report acknowledges that during the construction stages there will be an increase of dust and particulate matter, although it is noteworthy that the absence of any demolition on the site would minimise this. Good practice, set out in a construction management plan, can ensure that any impact upon levels of air quality can be minimised. Upon completion of the development, whilst some increases in the total mean particulate matter concentrations are predicted, the resulting concentrations are considerably below the UK objective of 40µg/m3 which ensures that there would be no impact upon human health.

8.109 With regards to noise, paragraph 123 of the NPPF states that planning policies and decisions should aim to:-

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and
- identify and protect areas of tranquility which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason
8.110 Whilst it is acknowledged that PPG24 is no longer in force, the document set out a range of Noise Exposure Categories (NECs) which were used to quantify the impact of existing sources of noise upon proposed development. Whilst this document is technically superseded by the NPPF, it is considered that this is the most appropriate means of gauging the impact of the A1 upon a residential development at Stamford West and for this reason, this approach will be used to consider the proposal.

8.111 Chapter 15 of the Environmental Statement considers the impact of the development, at both construction and operational phases, in terms of noise. Following a 24 hour survey undertaken on the edge of the site adjoining the A1 in November 2011, the noise levels during the daytime were recorded as 72.5 dB and in the night time were recorded as 64.8 dB. The survey results show that the majority of the assessment site falls within NEC B/C, with these definitions in respect of residential development shown in table 14:-

<table>
<thead>
<tr>
<th>NEC Category</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Noise need not be considered as a determining factor in granting planning permission, although the noise level at the high end of the category should not be regarded as a desirable level.</td>
</tr>
<tr>
<td>B</td>
<td>Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise.</td>
</tr>
<tr>
<td>C</td>
<td>Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.</td>
</tr>
<tr>
<td>D</td>
<td>Planning permission should normally be refused.</td>
</tr>
</tbody>
</table>

Table 13

8.112 The existing noise contours are shown below. Image 2 illustrates the daytime and image 3 illustrates the night time NECs.
8.113 The above images suggest how the site will be divided into various land uses. The layout has been devised such that the majority of the employment land, a non-noise sensitive use, is located close to the A1. To the south of the site, and where residential land uses are proposed, mitigation is required to bring this part of the site into NEC B. The report confirms that a 5 metre high noise barrier would be suitable mitigation to ensure that the residential aspect of the site would fall within NEC B. This barrier would take the form of a landscaped bund, which is depicted on the illustrative masterplan accompanying the application, the details of which will be developed further at the reserved matters stage.

8.114 Notwithstanding that the business park is a non-noise sensitive use; the levels of noise within this part of the site will naturally be reduced by positioning of buildings adjacent to the A1 boundary of the site. The impact of this and the noise bund is shown in terms of daytime on image 4 and in terms of night time on image 5.

8.115 Images 4 and 5 illustrate that during both day and night, the residential aspect of the site falls entirely within NEC A or B. To this end, it is considered that the issue of noise from the A1 is not an unduly restraining factor in terms of the development of the site, and appropriate conditions can be imposed to ensure that the residential properties benefit from an adequate living environment with regards to noise.

**Sustainability**

8.116 Core Strategy Policy EN4 requires new development to maximise use of energy efficiency within its design and layout, including use of materials, as well as minimising water usage. The Sustainability Report outlines the methods and measures to meet these requirements as well as achieving Code for Sustainable Homes Level 3 for all affordable properties within the development (grant funded affordable housing to be Level 4 post 2013).
8.117 The report identifies a number of fabric enhancements that can be used within the construction of new dwellings to reduce CO2 emissions within the development. The design and layout of the buildings on the site will be considered in greater detail at the reserved matters stage, and a further analysis of the materials and energy reduction measures within the fabric of the buildings will be undertaken.

8.118 For the purposes of this planning application, an analysis of a scheme of 400 dwellings has been considered and the total energy demand for the residential aspect of the development would be in the region of 4,373 MWh with the CO2 annual emissions equating to approximately 1,214,379 kg. This model results in average annual energy usage of 10,933 KWh and CO2 emissions of 3,035 kg per unit.

8.119 In terms of the employment uses and local centre, based upon the assumption of 40,000 m² of employment floorspace and 1,000 m² of local centre floorspace, the total energy demand per annum would be 9,333 MWh with annual CO2 emissions of 3,177,207 kg.

8.120 The Sustainability Report considers various measures to contribute towards the reduction in energy usage and CO2 emissions including:-

- Photovoltaic Modules
- Solar Thermal Technology
- Micro Combined Heat & Power
- Air Source Heat Pumps
- Ground Source Heat Pumps
- Biomass Boilers

8.121 Given that the technology with regards to energy conservation and carbon emissions is constantly evolving, more efficient and suitable technologies may be available at the time of implementation. As an example however, the use of a solar voltaic system, if proposed in each of the properties, would result in carbon emissions as shown in table 15 below:-

<table>
<thead>
<tr>
<th></th>
<th>Total Annual CO2 Generation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Dwelling at Stamford West</td>
<td>2,276 kg</td>
</tr>
<tr>
<td>Typical Part L Home</td>
<td>3,035 kg</td>
</tr>
<tr>
<td>Typical UK Home</td>
<td>6,287 kg</td>
</tr>
</tbody>
</table>

Table 14

8.122 The above table illustrates that the average dwelling within the proposed scheme has the potential to generate some 64% less CO2 than a typical UK home and some 25% less CO2 than a recently constructed home. It is therefore considered that the proposed development is in compliance with the planning policy requirements and would therefore contribute towards the Council meeting its Core Strategy objectives to reduce the impact of climate change and promote the positive use of renewables within development proposals.
Flood Risk & Drainage

8.123 The application site is situated within Flood Zone 1 wherein there is a low probability of flooding. This is defined as having a less than 1 in 1000 annual probability of river or sea flooding in any year. A Flood Risk Assessment (FRA) has been carried out and is submitted as an appendix to Chapter 10 of the Environmental Statement.

8.124 The FRA identifies that there is no flooding potential in respect of fluvial, coastal / tidal, sewers or reservoirs / canals on the grounds that there are no watercourses or sewers within, or in an influencing distance from the site. It does reveal however that there is potential for overland flow and ground water flooding within the site.

8.125 With regards to the potential for flooding from overland flow, there is some risk posed by the potential for run-off from existing residential areas to the north-east of the site. However only a small proportion of the site is at risk with the majority of the development site being low risk. The proposed development will incorporate mitigation in the form of drainage systems which, when complete, will result in the risk being low.

8.126 The use of a SuDS storm water management system will ensure that peak flow discharges from the developed areas within the site will be reduced to Greenfield rates. To this end, the proposal is considered to be acceptable with regards to drainage and the risk of flooding.

Affordable Housing

8.127 Core Strategy policy H3 requires all developments comprising 5 or more dwellings to make provision for affordable housing within the development site. Developments exceeding 15 units are expected to make on site provision with a target of up to 35% of the total capacity of a scheme to be affordable. It requires the mix to include socially rented and intermediate tenures as required by local need. However, since the adoption of the Core Strategy in July 2010, the government has published the NPPF which includes a new affordable housing tenure; affordable rent.

8.128 The emerging Planning Obligations SPD identifies that the Council will seek to achieve a minimum of 60% as affordable rent properties with the remaining 40% as intermediate housing, to reflect local need. SAP DPD policy STM3 sets out a specific target for the site as 140 affordable units.

8.129 SKDC has developed an expansive evidence base on affordable housing which identifies requirements both in the short term and the longer term through the Housing Needs Survey 2006, the Strategic Housing Market Assessment (SHMA) from 2010 and the housing waiting list. The required mix detailed in each of these studies is shown in the table below:

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>Waiting Proportion</th>
<th>List HNS Proportion</th>
<th>2006 SHMA ‘Short Term’</th>
<th>‘Short Term’</th>
<th>SHMA ‘Long Term’</th>
<th>‘Long Term’</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bed</td>
<td>59.5%</td>
<td>75%</td>
<td>68.2%</td>
<td>23.5%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Bed</td>
<td>27%</td>
<td>20%</td>
<td>16%</td>
<td>40%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 Bed</td>
<td>9.6%</td>
<td>2%</td>
<td>10.2%</td>
<td>31%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 Bed</td>
<td>3.9%</td>
<td>3%</td>
<td>5.6%</td>
<td>5.5%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 15
8.130 In contrast to this evidence base, SKDC has proposed an accommodation mix which heavily favours larger dwellings 50% for 2 bed and 50% for 3/4 bed dwellings with the suggestion that apartments are not suitable. Notwithstanding this, it is considered that a balance is required based upon all aspects of the evidence base and to this end, the following indicative mix of affordable units is considered appropriate within the development:

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>Indicative mix</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bed</td>
<td>28%</td>
</tr>
<tr>
<td>2 Bed</td>
<td>50%</td>
</tr>
<tr>
<td>3 Bed</td>
<td>17%</td>
</tr>
<tr>
<td>4 Bed</td>
<td>5%</td>
</tr>
</tbody>
</table>

Table 16

Open Space Strategy

8.131 Draft Policy SAP10 of the emerging SAP DPD sets out the open space requirements for new development proposals, as considered in paragraph 5.22 of this statement. In total, the policy requires provision of 3.8 hectares of open space per 1000 population. In some circumstances it may be appropriate for a financial contribution towards off-site provision where there is insufficient space within the development site or where there are existing facilities nearby where the quality could be improved. The policy sets out the following specific requirements:

<table>
<thead>
<tr>
<th>Type of open space</th>
<th>Requirement per 1000 population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Informal / Natural Greenspace</td>
<td>2.0 ha</td>
</tr>
<tr>
<td>Outdoor Sports Space</td>
<td>1.0 ha</td>
</tr>
<tr>
<td>Play Equipped Space</td>
<td>0.15 ha</td>
</tr>
<tr>
<td>Young People’s Space</td>
<td>0.15 ha</td>
</tr>
<tr>
<td>Allotments</td>
<td>0.20 ha</td>
</tr>
<tr>
<td>Parks</td>
<td>0.30 ha</td>
</tr>
</tbody>
</table>

Table 17

8.132 The main focus of the development’s open space provision is the central green space which is set between the residential land and the employment land, immediately to the south of the local centre and urban square. This has an area of 1.25 hectares and is designed to appear as a village green, bounded by rows of mature trees. It will comprise formal parkland, informal greenspace, play equipped space and young people’s space.

8.133 The second major parcel of open space is located in the southwest corner of the site adjoining the Tinwell Road and the A1 southbound slip road. This area is 0.79 hectares and comprises informal and natural greenspace. Provision is also made for allotments in the northeast corner of the site which amount to 0.22 hectares.
8.134 The remaining areas of open space within the development will comprise small pocket parks located within the residential areas. These are shown in illustrative form on the masterplan and will be no smaller than 0.15 hectares and no larger than 0.25 hectares and the total area of all the pocket parks will be at least 0.36 hectares. They will be used for informal open space at a neighbourhood level.

8.135 Given the proximity of the site to the Empingham Road Playing Fields, no on-site provision of sports / recreation pitches is proposed. A financial contribution will be included within the Section 106 Agreement towards the enhancement of the existing facilities.

8.136 Accordingly, the standard applicable to the development is 2.8 hectares per 1000 population, which assuming the population of the development to be 920 (400 x 2.31), gives a requirement in the region of 2.58 hectares of open space required across the site. As such, the proposed provision of (at least) 2.62 hectares is in accordance with the Council’s requirements.
9. PLANNING OBLIGATIONS

9.1 Core Strategy policy SP4 requires planning obligations to be entered into by the Council and developers to secure infrastructure provision or financial contributions to offset the impact of the development.

9.2 The planning application is accompanied by draft heads of terms which outline the areas of infrastructure wherein contributions are proposed. These are summarised below:-

**Affordable Housing**

9.3 As per the affordable housing section of chapter 8, an on-site provision in accordance with the requirements of Core Strategy policy H3 and SAP DPD policy STM3 is proposed. An indicative mix of a 140 unit proportion (representing 35%) is proposed, with the details to be negotiated with the Council during the course of the application.

**Open Space**

9.4 The requirements for open space are set out in SAP DPD policy SAP10. With the exception of outdoor sports space, all open space will be provided on site in accordance with the requirements. Given the proximity of the site to Empingham Road Playing Fields and the need for additional investment / improved facilities at this location, it is proposed that a financial contribution would ensure that the requirements of the policy are met. This has been agreed in principle with the Community Leisure Officer at SKDC.

**Education Contributions**

9.5 Discussions have taken place with the Strategic Planning and Major Developments Officer from the Children’s Services Department at Lincolnshire County Council (LCC) with a view to establishing the levels of contributions required to be made towards education. Utilising the County Council’s global multiplier, a housing development of 400 units would be expected to produce 80 primary school aged children, and working on the basis of £11,277 per pupil place, a request in the region of £900,000 would be made. However, LCC has confirmed that the full amount would not be requested and a figure in the region of £300,000 would be appropriate, owing to the availability of capacity at existing schools.

9.6 Similarly, in respect of secondary school education, a request for the full amount will not be made and LCC has confirmed that approximately 1/3 of the sum of £1.3million would be required. As such, a total sum in the region of £433,000 is likely.

9.7 In terms of Early Years / Childcare, LCC has confirmed that a request for contributions is unlikely to be made.

**PCT Contributions**

9.8 Using the Council’s blanket formula of £904 per dwelling, a contribution of £361,600 is requested.
Highways Contributions

9.9 It has been established through the Transport Assessment that there is no need for any off-site highways works as part of the proposed development. The following indicative areas for contributions are suggested:

- Travel Plan Monitoring Fee
- Personalised Travel Planning for residents
- Real Time Bus Information
- Annual Public Transport Travel Passes
- Car Sharing Database
- Car Club
- Additional Cycle Parking at Stamford Railway Station

9.10 In respect of all areas of infrastructure, the financial sums with be negotiated with the local authority during the course of the application.
10. SUMMARY / CONCLUSIONS

10.1 The proposal seeks outline planning permission for the redevelopment of the site at Stamford West to provide in the region of 400 homes, a 10 hectare high quality business park and a 1 hectare local centre to provide a neighbourhood shop(s) and other community facilities.

10.2 The site represents the most sustainable option for the growth of Stamford, enabling the majority of the town’s residual housing requirement to be accommodated in one location. Furthermore it provides the opportunity to create an exceptional gateway to Stamford when approaching from the A1.

10.3 The design rationale for the development is explained in the Design & Access Statement which accompanies the planning application. The scheme has evolved through an analysis of the historic and architectural context of the town.

10.4 There is a shortage of local facilities to the west of Stamford, with many essential facilities within the town centre. The vibrant local centre would provide a focal point for occupiers of the proposed development as well as existing residents. The delivery of local shops, healthcare facilities and community facilities would enable the needs of local residents to be met, as well as providing a transition from the Empingham Road into the central green area at the heart of the development.

10.5 In summary therefore, the following benefits arise from the proposed development:-

- High quality built environment which reflects and respects the setting of Stamford
- The majority of the residual housing requirements for Stamford achieved in one location
- The proposal has been the subject of an extensive public consultation, the responses of which have shaped the development
- The scheme provides much needed local services and facilities to the west of Stamford
- An opportunity to provide healthcare facilities / extra care facility
- The development has the opportunity to improve local bus services within the town
- An open space strategy providing attractive recreational facilities for the community
- Allotments to benefit existing and future residents
- Financial contributions towards improvements to Empingham Road playing fields
- Pedestrian crossing linking the local centre with the school
- Positive contribution towards local infrastructure e.g. healthcare, education

Boyer Planning

March 2012
PRE DEVELOPMENT REPORT PREPARED FOR

Mr D Bailey

Brookbanks Consulting

6150 Knights Court
Solihull Parkway
Birmingham Business Park
Birmingham
B37 7WY

Site: Land to West of STAMFORD
Proposal: 450 Dwellings & 10.25Ha Commercial
Your ref: 10037/STAMFORD

Date: 20 October 2011

If you would like to discuss any of the points in this report please contact
Denise Harding on 01733 414607 or email planningliaison@anglianwater.co.uk

Important Notice

This report is based on the best current information available. This may change if there is further development in the area or for other reasons. You are advised therefore to renew your enquiry should there be a delay in submitting your application for water supply/sewer connection to re-confirm the situation. The information contained in this report may be used to support an application for planning permission.
Contents

1. Assets within or close to the boundary of the development site

2. Water Services

3. Wastewater Services

4. Budget costs

5. Useful Information

6. Water efficiency

7. Request for refund of pre development enquiry fee form
1. **ASSETS WITHIN OR CLOSE TO THE BOUNDARY OF THE SITE**

1.1. Anglian Water’s records show that there are public water mains within the boundary of the Development Site. No development will be permitted either over or close to/within the easement strip, the extent of which is detailed in the table below without the prior consent of Anglian Water. Please be aware that the existing water mains should be located in highway or open space **not** in private gardens to ensure access for maintenance and repair and this must be taken into consideration when considering your site layout.

<table>
<thead>
<tr>
<th>Pipe Size (mm)</th>
<th>Easement Required (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2540 main</td>
<td>TOTAL 12</td>
</tr>
<tr>
<td></td>
<td>(6m either side of the centre line)</td>
</tr>
</tbody>
</table>

1.2. If it is not possible to avoid Anglian Water’s assets, then the water main may need to be diverted in accordance with Section 185 of the Water Industry Act (1991). Anglian Water is under a duty to divert the water main/sewer if requested to do so by a developer unless it is unreasonable to do so. A formal application will need to be made to Anglian Water for a diversion to be considered. Diversionary Works will be at the expense of the developer.
2. WATER SUPPLY

Water Resource Zone

2.1. There is sufficient water resource capacity to supply the Development Site.

Water Supply Network

2.2. Offsite reinforcement works are required to provide a water supply for the Development Site. Approximately 600 metres of 225 millimetre HPPE reinforcement main will be required from TF0151707289 to the site and needs to be cross connected with the existing 355 millimetre HPPE main by the site entrance. Approximate costs are £168,000.00

If you wish to proceed, you need to complete an application for a new supply. It should be noted that it could take a minimum of 3 to 6 months to install any offsite reinforcement works and therefore you are advised to submit an application for water supply at the earliest opportunity. On receipt of a completed application form an estimate of the requisition payment options can be provided.

It should be noted that the above estimated costs / contributions should be used for budgeting purposes only. No costs have been included for onsite mains, connection or infrastructure charges. For your information you should allow approximately £50 per metre for onsite mains.

2.3. Within Anglian Water, we have a number of different costing options available to pay for a requisition. As well as those set out in the Water Industry Act (1991), which all water companies are obliged to offer, we have a more commercial offer which may benefit you. Under each option, Anglian Water calculates the cost of installing the water mains to supply the Development Site. These costs include labour, materials, administration, and other specified charges. This cost is then translated into a notional 'loan' to fund the installation of the water mains. We then off-set the revenue over a period of 12 years, taking into account inflation. If the cost of financing the notional loan exceeds the revenue in any year, there is a deficit, which you will be required to pay under one of the payment options. On receipt of a completed water supply mains and connections application form, an estimate of the requisition payment options can be provided together with timescales.

Alternatively you may enter into an agreement under Section 51A of the Water Industry Act to lay the water main by an accredited self lay organisation for adoption by Anglian Water.

2.4. The legal requirement as to constancy and pressure is laid out under the Water Industry Act (1991), which requires water in its mains to be laid on constantly and at such a pressure as will cause the water to
reach to the top of the top-most storey of every building within its area. Ofwat sets a Level of Service Indicator (known as DG2) in respect of pressure. The DG2 measure is ten metres head of pressure, at the external stop tap, at flow of nine litres per minute.

2.5. If your water pressure requirements exceed this then it is your responsibility to provide and maintain any booster requirements to the Development Site.
3. **WASTEWATER SERVICES**

3.1. For foul water communications to the public sewerage system you must make a formal application under Section 106 of the Water Industry Act (1991) prior to commencement of works to obtain the approved method and location of connection.

3.2. Sewers intended for future adoption by Anglian Water under Section 104 of the Water Industry Act (1991) must be constructed in accordance with ‘Sewers for Adoption, Sixth Edition’. A copy is available from the publisher: Water Research Centre, Frankland Road, Blagrove, Swindon, Wilts. SN5 8YF.

Before commencement of any proposed adoption works under Section 104 a formal application should be made.

**Wastewater Treatment**

3.3. The foul drainage from this development is in the catchment of Stamford Sewage Treatment Works that will have available capacity for these flows.

**Foul Sewerage Network**

3.4. The sewerage system, at present, has available capacity for gravity flows from the proposed development site. The connection point for the North will be to manhole 1301 in Empingham Road, manhole 5501 for the Southern catchment and it would be possible to utilise manhole 2901 in Lonsdale Road close to Launde Gardens for a small proportion of the site; if pumping is required, Anglian Water will need to reassess the impact of the flows on the system and agree a pumping rate.

**Surface Water Disposal**

3.5. There are no public surface water sewers within the vicinity of your development with available capacity and therefore you will need to investigate alternative methods of surface water drainage disposal which is outside the responsibility of Anglian Water and you will need to seek the approval from the local office of the Environment Agency or if relevant the Internal Drainage Board. Under no circumstances will surface water be permitted to discharge into the foul system.

**Current Flooding Issues**

3.6. There have not been any instances of flooding in the vicinity of the Development Site that can be attributed to the public sewerage system.
Trade Effluent

3.7. A trade effluent is any liquid, other than domestic sewage, which is wholly or partly produced in the course of any business (including vehicle wash water) or contaminated surface water discharge.

3.8. Surface water run-off from parking areas of 25 vehicles or more, must pass through a petrol/oil bypass interceptor before discharging to the public sewer. Refuelling areas must drain via oil/petrol/ grit interceptor to the foul sewer.

3.9. If the development proposal includes any discharge of trade effluent to the public sewerage system, then Anglian Water’s written consent must be obtained in accordance with Section 118 of the Water Industry Act (1991). If trade effluent is discharged without such consent then the occupier of the premises will be guilty of an offence.

3.10. The Catchment Quality Scientist for the Development Site is Aaron Means and is available on telephone number 07702 067096. You are advised to contact them before any work commences in order to discuss your proposed trade waste process.
4. BUDGET COSTS

Please note that any costs indicated in this report are a current estimate and for budget purposes only.

On receipt of an application for supply and connection a quotation will be provided.

A summary of charges can be found at www.anglianwater.co.uk, developers page, go to developers - summary of charges.
5. USEFUL INFORMATION

An extract of Anglian Water's assets has been sent to you under separate cover from our Asset Data Management Team. If you have not received the plan within 7 days of receiving this report, please contact the team on 01480 323889.

For water and waste water connection applications and enquiries please contact Developer Services, Anglian Water, PO Box 495, Huntingdon, PE29 6YY Tel: 0845 60 66 087, Email: developerservices@anglianwater.co.uk

Website: http://www.anglianwater.co.uk/developers/

Our boundaries
6. WATER EFFICIENCY

The Code for Sustainable Homes replaced the Ecohomes Standard on 1 April 2007. This code provides guidance on how certain levels of water efficiency can be achieved.

We would encourage you to consider ways in which reductions in water consumption can be achieved so that the impact on this precious resource and the environment can be reduced.

Some areas to be considered:

- Dual flush toilets
- Showers with flow rates in the order of 8-10 litres per minute
- Low/flow/spray taps at Wash hand basins
- Appliances such as washing machines and dishwashers selected for water efficiency as well as energy efficiency
- Efficient pipe work design to ensure domestic hot water appliances (cylinder or combination boiler etc) is located as close as possible to points of use thus ensuring the amount of water needed to be drawn off before hot water is delivered at the required temperature is minimised.
- Water butts/ rainwater collection

For further information, please visit the Water Efficient Buildings website: http://www.water-efficient-buildings.org.uk/