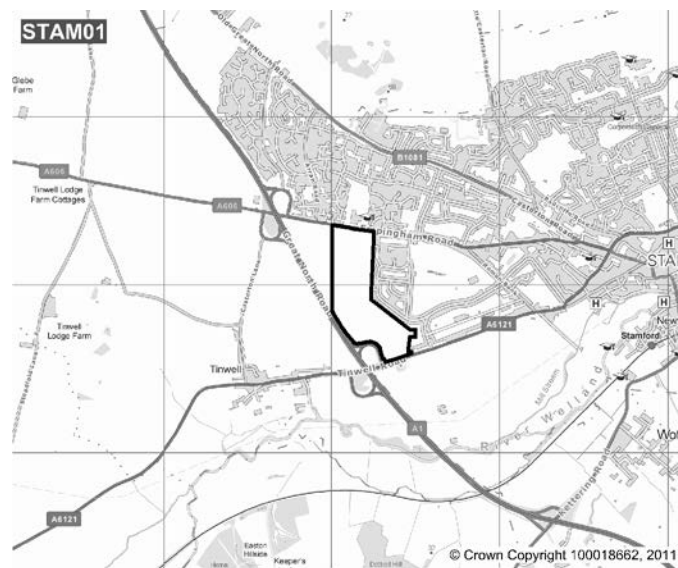


Site Reference: **STAM01** (20.55 ha)

Location: **Land South of Empingham Road**



Site Description

Large site located on the western edge of the town. Comprises a large agricultural field, which slopes southwards to Tinwell Road.

Summary of Assessment

Constraints:

Highway Authority: highway improvement required - link from Empingham Road to Tinwell Road and signalisation of junction and crossing facilities. Sites STAM01 and 02 linked together.

Lincolnshire Heritage: Undated enclosure and pit; cropmark enclosure. Archaeological evaluation prior to determination of a planning application is likely to be required.

Water main crosses site.

Impact:

Edge of settlement site which is large and slopes southwards towards Tinwell Road. The site lies adjacent to existing estate type housing development on the edge of Stamford, and forms part of the open space between these estates and the A1 trunk road. Because development here would encroach on open countryside an assessment of the landscape sensitivity has been made. The site has been assessed as having a moderate landscape sensitivity and a medium to high capacity for development. The Stamford Transport Forecasting Results Report shows that development of the Empingham Road site would have the least impact of the three extension sites. This is due to its proximity to the A1 which means that traffic to/from Peterborough does not need to pass through the town centre road network. Good employment location (NLP Employment Land Capacity Study March 2010) which will be attractive to range of commercial uses due to excellent access to strategic highway network.

Consultation Response:

20 representations were received as a result of the consultation in October 2009 covering the following points:

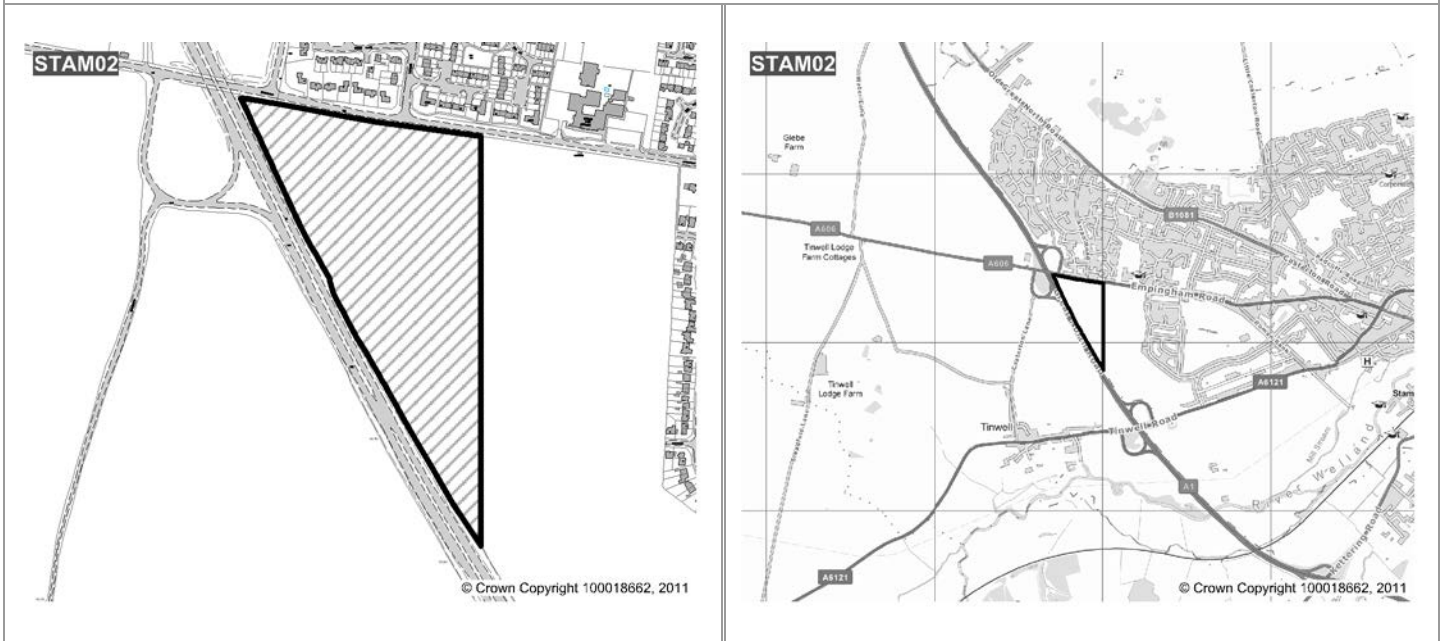
- retain as agricultural/green space/allotments
- should be designated for special protection
- need for residential use not established
- concerns about loss of agricultural land
- support - good infill for residential
- support - good site for football club

Conclusion

The site is considered suitable for residential or mixed uses, although it is a large site, and care must be taken to minimise the impacts on the nearby residential area. Consider linking with STAM02 to make a single mixed use site.

Site Reference: **STAM02** (8.18 ha)

Location: **East of A1, south of Empingham Road, Stamford**



Site Description

Large site located on the western edge of the town. Comprises a large agricultural field, which slopes southwards to Tinwell Road.

Summary of Assessment

Constraints:

Highway Authority: highway improvement required - link from Empingham Road to Tinwell Road and signalisation of junction and crossing facilities. Sites STAM01 and 02 linked together.

Water Main crosses site.

The Water Cycle Study has identified that there is a high risk of pluvial flooding affecting this site. Effective sustainable drainage techniques will be critical to the success of development of this site.

Impact:

Edge of settlement site which is large and slopes southwards towards Tinwell Road. The site lies close to existing estate type housing on the edge of Stamford, and forms part of the open space between these estates and the A1 trunk road. Because development here would encroach on open countryside an assessment of the landscape sensitivity has been made. The site has been assessed as having a moderate landscape sensitivity and a medium to high capacity for development. The Stamford Transport Forecasting Results Report shows that development of the Empingham Road site would have the least impact. This is due to its proximity to the A1 which means that traffic to/from Peterborough does not need to pass through the town centre road network. Good employment location (NLP Employment Land Capacity Study March 2010) which will be attractive to range of commercial uses due to excellent access to strategic highway network.

Consultation Response:

22 representations were received as a result of the consultation in October 2009 covering the following points:

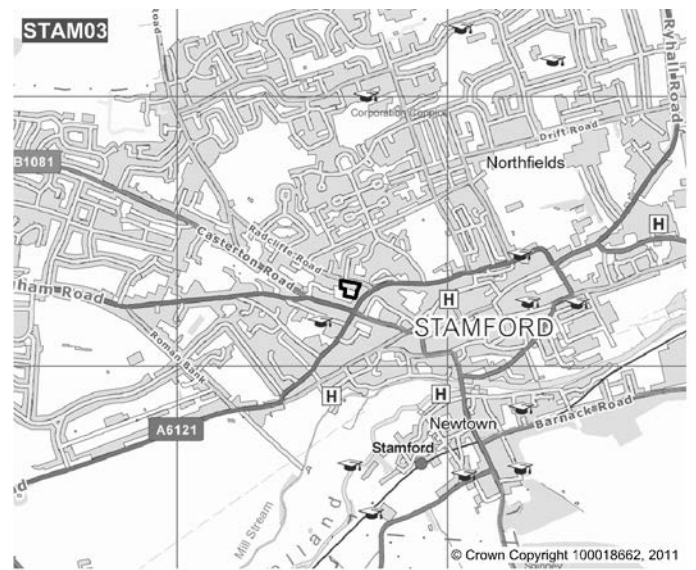
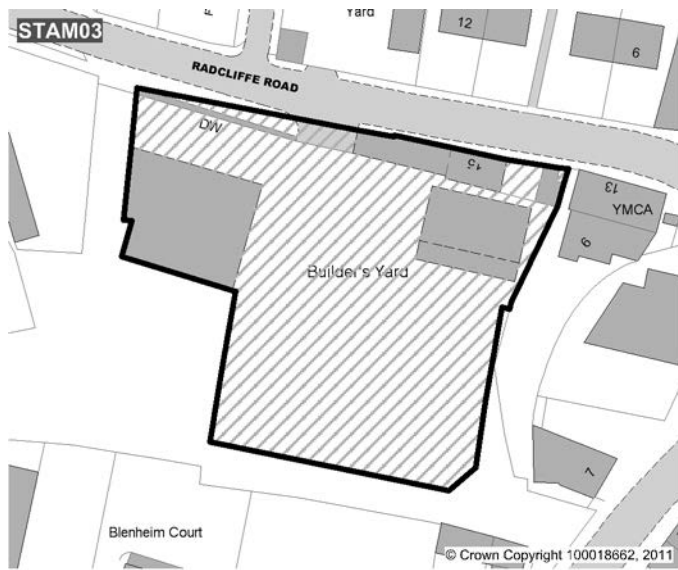
- retain as agricultural/green space/allotments
- should be designated for special protection
- need for residential use not established
- concerns about loss of agricultural land
- support - good location for mixed use/football club

Conclusion

The site is considered suitable for residential or for commercial/business use as part of a scheme with adjacent site STAM01. Consider linking with STAM01 to make a single mixed use site

Site Reference: **STAM03** (0.30 ha)

Location: **Jacksons Building Centre, Radcliffe Road**



Site Description

Small, slightly sloping site within the built-up part of the town. Comprises a builder's merchants premises.

Summary of Assessment

Constraints:

Highway Authority: concerns with junction at Radcliffe Road/North Street. Scope for small, infill development.
Sewer crosses site.

Impact:

The site lies within the built-up part of Stamford, adjacent to existing residential development. It is well related to the existing built form and the topography of the site means that development here will have a limited impact on the surrounding area.

Consultation Response:

8 representations were received as a result of the consultation in October 2009 covering the following points:

- support for Affordable Housing only
- support - present use is incompatible with surrounding area
- needs careful design because of proximity to CA
- support - BUT lower density to reflect surrounding area

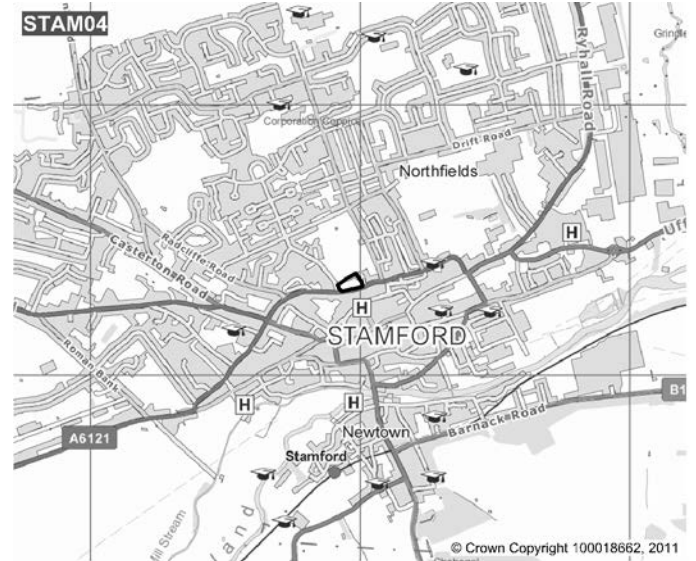
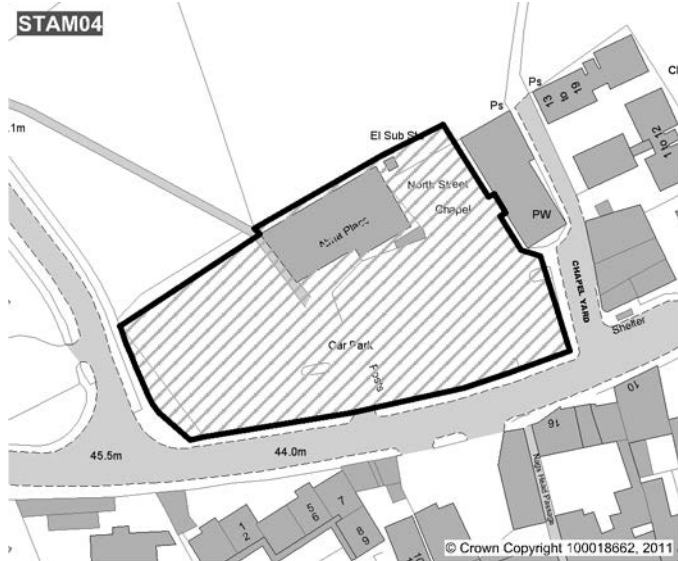
Conclusion

Site would be suitable for residential development if the employment use ceases.

Site Reference: **STAM04** (0.36 ha)

Location: **North St car park**

REJECTED



Site Description

Small site adjacent to the town centre of Stamford. Comprises a public pay and display car park a retail unit.

Summary of Assessment

Constraints:

Highway Authority: objection. Currently car park.
Lincolnshire Heritage: Archaeological evaluation will be required.
Sewer and Water Main cross the site.
TPO on site.

Impact:

The site is located just outside the town centre of Stamford. It is currently in use as a public car park, from which there is easy pedestrian access to the shopping and business areas of the town. Development here would impact on the economic well-being of the town.

Consultation Response:

11 representations were received as a result of the consultation in October 2009 covering the following points:

- shortage of car parks - more required
- should be developed as a multi-storey car park
- careful design because of proximity to CA

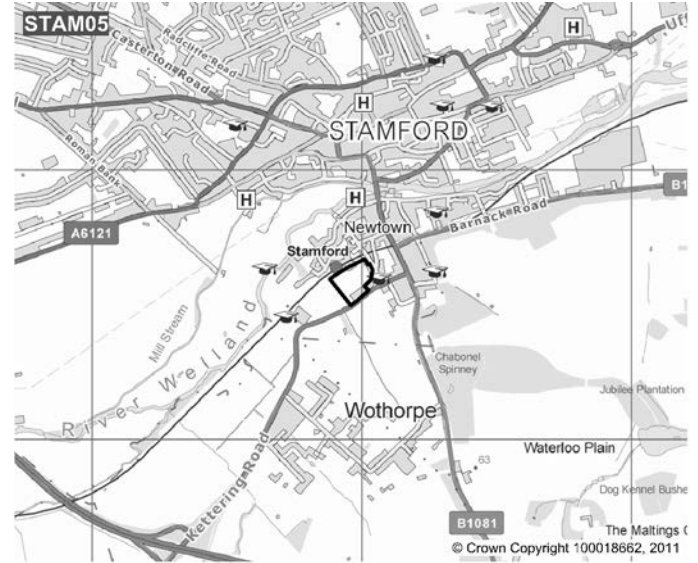
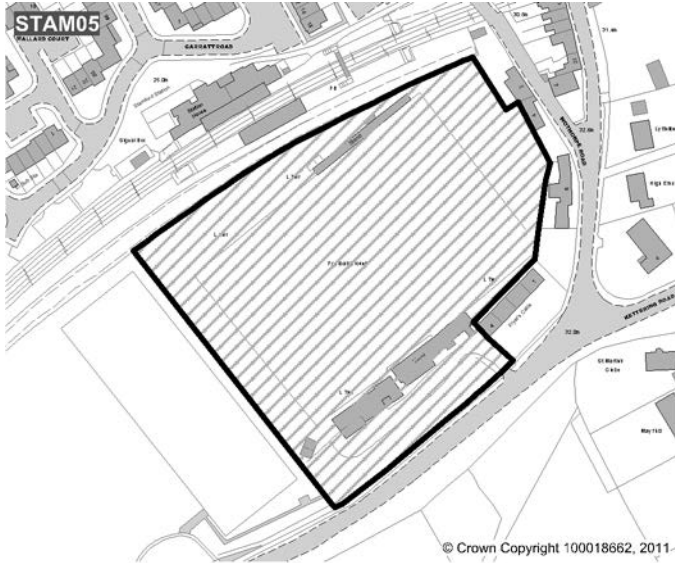
Conclusion

Not considered to be suitable for allocation:

This is an important town centre car park. There is no justification for change of use - the car park should be retained.

Site Reference: **STAM05** (1.50 ha)

Location: **Stamford AFC, Kettering Road**



Site Description

Football stadium, located on the southern edge of Stamford.

Summary of Assessment

Constraints:

Highway Authority: extensive highway works and re-arrangement of access. Signalisation of High Street St Martins and footway/cycleway links.

Lincolnshire Heritage: No archaeological remains recorded, but lies north east of medieval ironworking and post medieval find scatter. Archaeological evaluation will be required.

Listed Buildings adjacent to site.

Impact:

The site lies adjacent to the railway station and residential properties to the south of Stamford. The site occupies an elevated position relative to the highway. The site is reasonably well related to the existing built form and development here will have moderate impact on the surrounding area.

Consultation Response:

5 representations were received as a result of the consultation in October 2009 covering the following points:

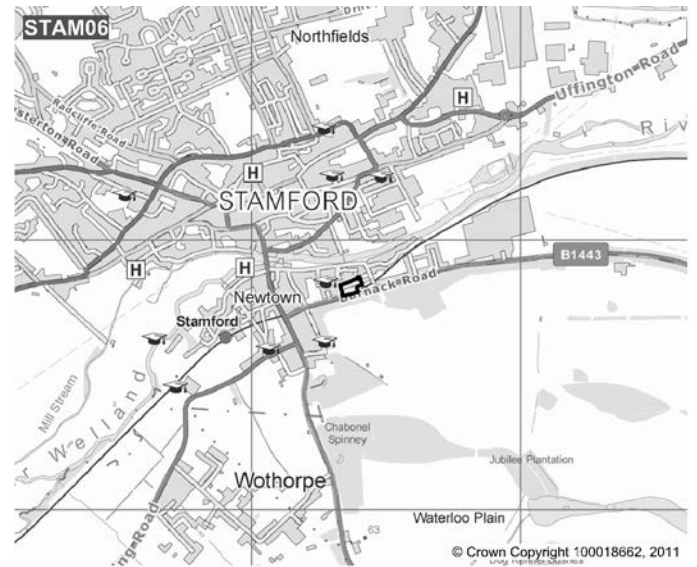
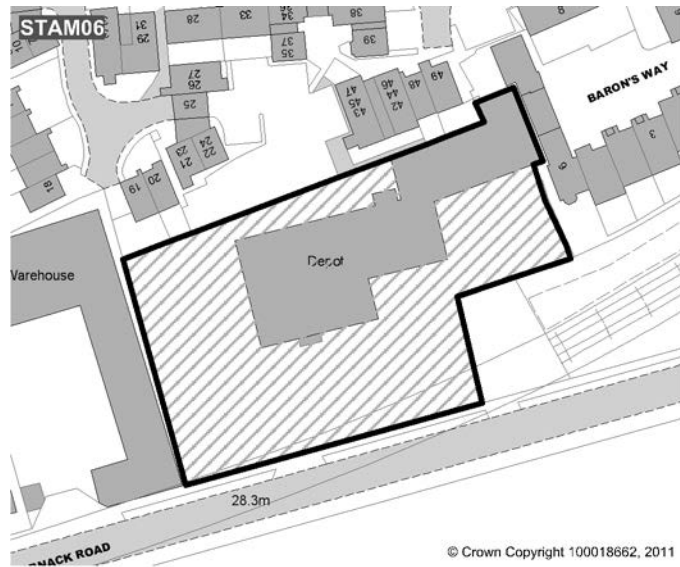
- should be retained for football club
- support provided includes disabled access to train station and town centre

Conclusion

This is a good, sustainably located site, which is considered to be suitable for residential development. However, the football club would need to be relocated before site could be redeveloped.

Site Reference: **STAM06** (0.32 ha)
Location: **Sharmans Depot, Barnack Road**

REJECTED



Site Description

Site located to the south eastern edge of Stamford. Comprises an agricultural engineering depot.

Summary of Assessment

Constraints:

Highway Authority: some highway improvements required along with a contribution for signals at High Street St Martins. Pedestrian crossing to be provided.

Impact:

The site lies on the edge of the town and is in use as an agricultural engineering depot. It is located adjacent to residential properties and relates well to the existing built form of Stamford. Development here will have a limited impact on the town.

Consultation Response:

7 representations were received as a result of the consultation in October 2009 covering the following points:

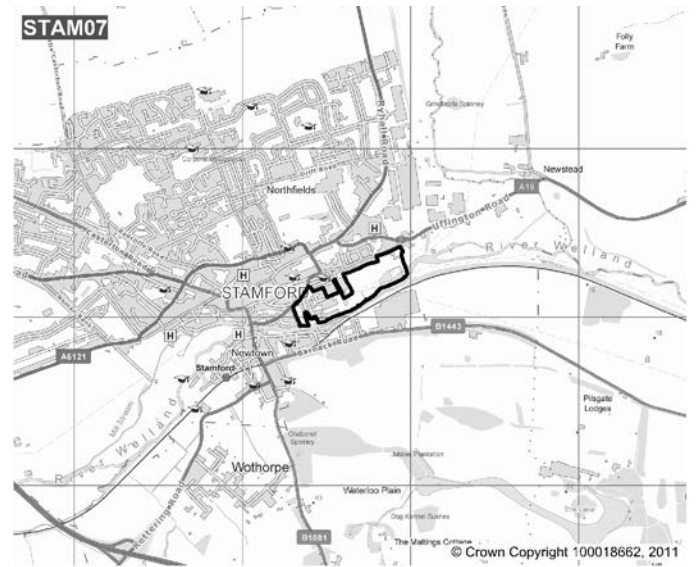
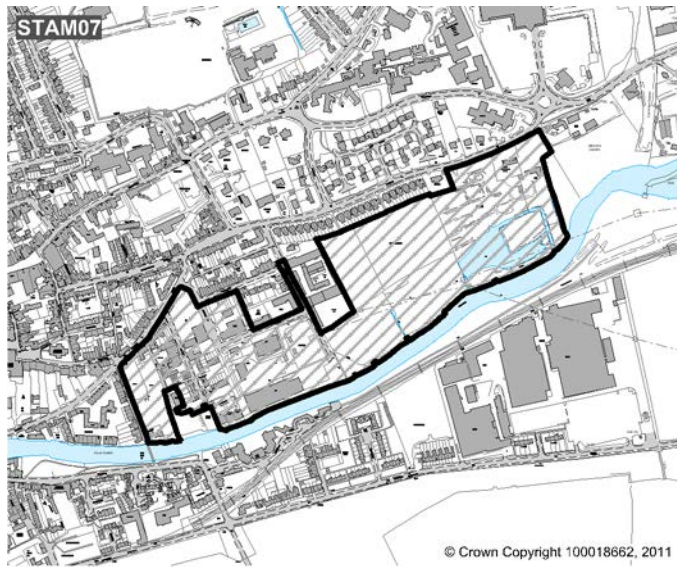
- support
- careful design to avoid negative impacts on Burghley Park and CA

Conclusion

Not considered to be suitable for allocation:

Retain as employment but if use ceases to be viable then it may be suitable for residential use.

Site Reference: **STAM07** (11.65 ha)
Location: **Welland Quarter, Stamford**



Site Description

Large site located on the edge of the town centre and north of the River Welland. Comprises areas of industrial use, scrublands and allotments.

Summary of Assessment

Constraints:

Highway Authority: serious concerns in relation to this site. Wharf Road/Cherryholt are not suitable to serve development. Major highway improvements required, including signalisation of existing zebra crossing on Wharf Road and providing crossing on Priory Road. Not likely to be supported without substantial mitigation works.

The southern part of the site (adjacent to the river) lies within the identified flood zone.

Lincolnshire Heritage: Archaeological evaluation prior to determination of a planning application is required.

Scheduled Monument on site (St Leonards Priory).

Water main and sewer cross the site.

Electricity substation and pylons on site.

There may be contamination on parts of the site as a result of present and previous uses.

Pumping station on site.

Public footpaths cross the site.

Site in multiple ownership and different uses including car park, housing, allotment and employment

Impact:

Edge of settlement site which is large and slopes upwards from the river towards the built-up parts of the town.

Development here would encroach on open areas which are used for walking and allotments and have a significant impact on landscape character (medium-high) and the visual character of the town. Employment Land study (NLP) identifies constraints which make the site less attractive to the market, however parts may be suitable for office and /or town centre employment uses.

Consultation Response:

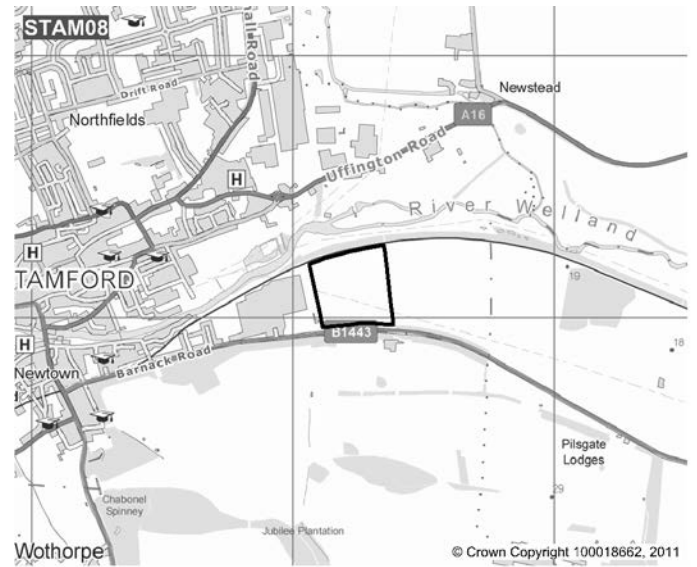
7 representations were received as a result of the consultation in October 2009 covering the following points:

- too many constraints - smaller site put forward
- concerns relating to Priory site
- should be allocated for waterside/leisure/commercial use
- flooding problems

Conclusion

Parts of this site may be suitable for development. However, highways, flood zone and contamination constraints exist which will limit the developable area.

Site Reference: **STAM08** (7.78 ha)
Location: **Off Barnack Road, Stamford**



Site Description

Large site located to the east of Stamford. Comprises an open grassed area adjacent to existing employment site. There have been previous planning approvals for B1 uses.

Summary of Assessment

Constraints:

Highway Authority: pre-application advice already exists for this location. Access already in place, speed limit extension.

Lincolnshire Heritage: Ridge and furrow; linear feature; ring ditches. Planning permission granted subject to an archaeological condition.

Telecom poles & overhead lines.

Impact:

Edge of settlement site which is located beyond the confines of the town. It is well related to the adjacent employment site and the topography of the site means that development here will have a limited impact. NLP Employment Land Capacity Study identifies that the site is suitable for a range of commercial uses, although access through the historic town centre makes the site less attractive to the market than sites on west of the town.

Consultation Response:

5 representations were received as a result of the consultation in October 2009 covering the following points:

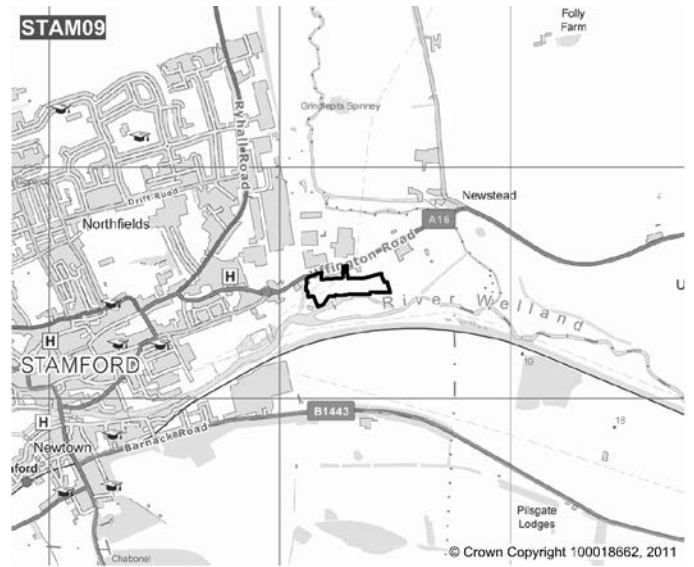
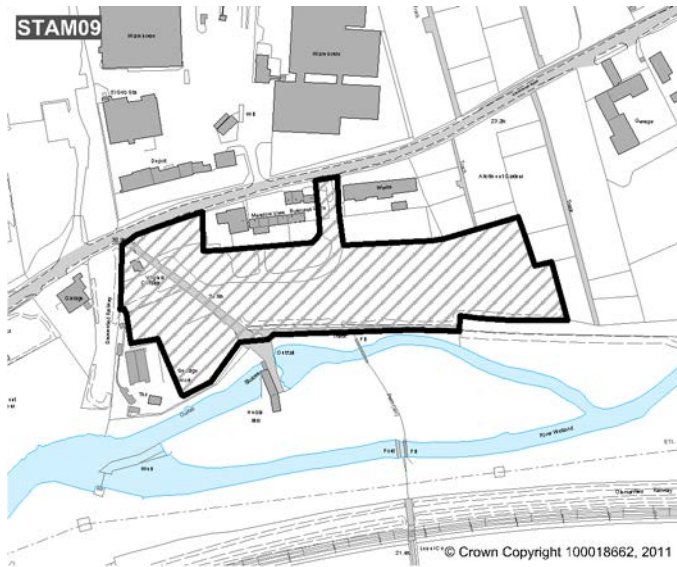
- support industrial/employment use
- concerns about possible impact on the setting of Burghley Estate

Conclusion

Site considered to be suitable for employment use.

Site Reference: **STAM09** (2.93 ha)

Location: **Land to the South of Uffington Road**



Site Description

Large site on the southern edge of Stamford. Comprises a former sewage works and highways depot.

Summary of Assessment

Constraints:

Highway Authority: major works would be required to allow potential for future works. Not likely to be supported, although some elements may be considered acceptable. [sites STAM09/10/11 linked]

Contamination for use as sewage treatment works will need to be addressed.

Public footpaths cross the site and adjacent to the southern boundary.

Water Main and Sewer cross the site.

TPO on site.

The Water Cycle Study has identified that there is a high risk of pluvial flooding affecting this site. Effective sustainable drainage techniques will be critical to the success of development of this site.

Impact:

Edge of settlement site which is large and slopes upwards from the river towards Uffington Road. Development here would encroach on open countryside, although the topography of the site means that there would be little impact upon it. NLP employment land study considered that this site was less suitable and attractive to the market than others in the town due to highway restrictions, lack of road frontage and contamination issues.

Consultation Response:

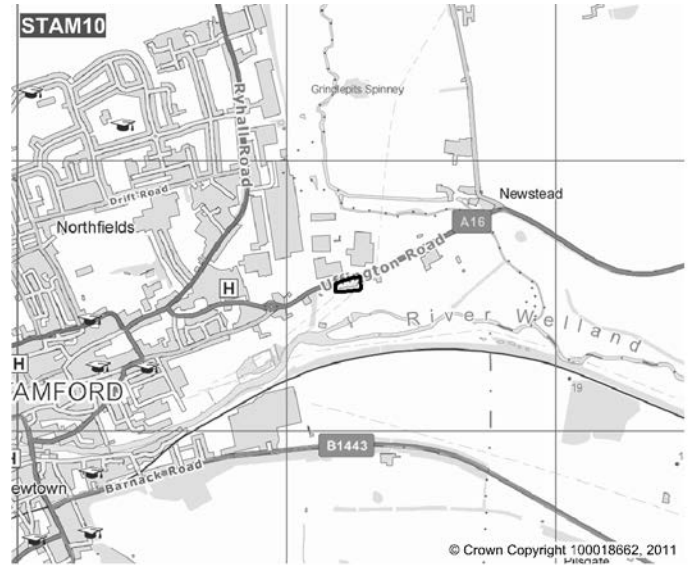
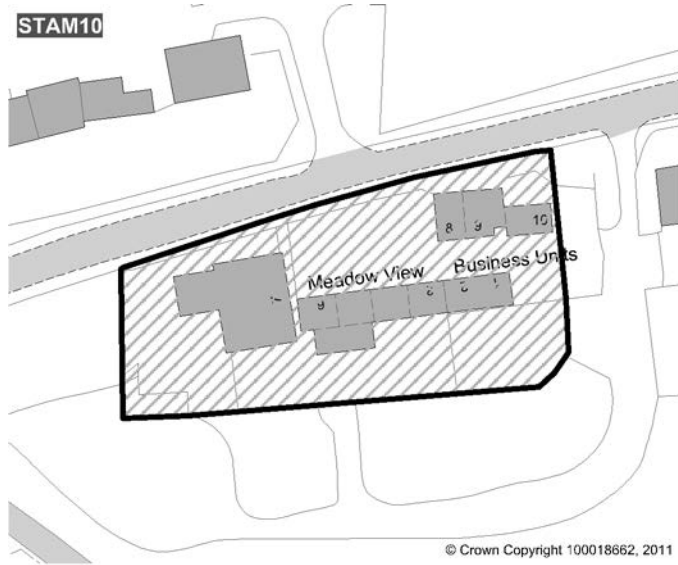
7 representations were received as a result of the consultation in October 2009 covering the following points:

- suitable for light industrial/employment use
- concerns about possible impact on the setting of Burghley Estate
- support - for residential but should be masterplanned with STAM10 & 11

Conclusion

May be potential for development as part of comprehensive scheme including adjacent sites. Contamination and access issues may affect capacity and viability. Consider combining with STAM10 and 11 to provide a single allocation for either residential or a mix of residential and employment uses.

Site Reference: **STAM10** (0.40 ha)
Location: **Meadow View, Uffington Road**



Site Description

Small site located on the southern edge of the town. Comprises small industrial units.

Summary of Assessment

Constraints:

Highway Authority: major works would be required to allow potential for future works. Not likely to be supported, although some elements may be considered acceptable. [sites STAM09/10/11 linked]

Sewer crosses site.

Contamination from present and previous uses may need to be addressed.

Impact:

Edge of settlement site which slopes downwards from Uffington Road. The topography of the site means that development here would have little impact.

Consultation Response:

6 representations were received as a result of the consultation in October 2009 covering the following points:

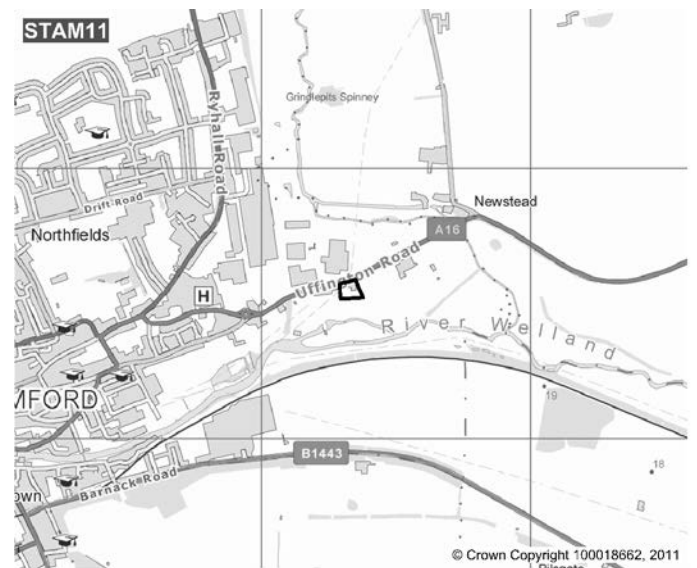
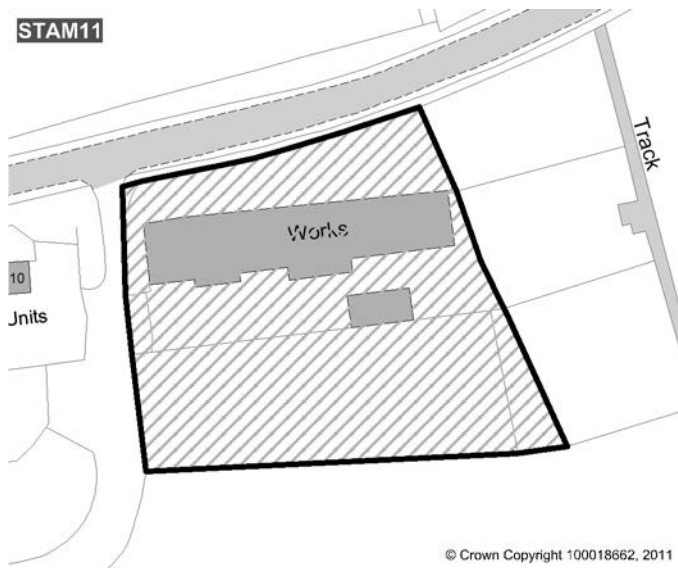
- not suitable for residential - contaminated and difficult access
- retain for industrial use

Conclusion

Site should be retained for employment use. If use ceases, there may be potential for development as part of comprehensive scheme including adjacent sites, although access issues may affect capacity. Consider combining with STAM09 and 11 to provide a single allocation for either residential or a mix of residential and employment uses.

Site Reference: **STAM11** (0.44 ha)

Location: **Land East of Meadow View, Uffington Road**



Site Description

Small site located on the southern edge of the town. Comprises motor vehicle serve and repair dept.

Summary of Assessment

Constraints:

Highway Authority: major works would be required to allow potential for future works. Not likely to be supported, although some elements may be considered acceptable. [sites STAM09/10/11 linked]

Lincolnshire Heritage: Anglo-Saxon cemetery. Further archaeological work will be required.

Possible contamination from sewage works may need to be addressed.

Impact:

Edge of settlement site which lies beyond the confines of the town. Development here would encroach on open countryside and have a significant impact on landscape character (medium-high) of the open countryside and the visual character of the town.

Consultation Response:

5 representations were received as a result of the consultation in October 2009 covering the following points:

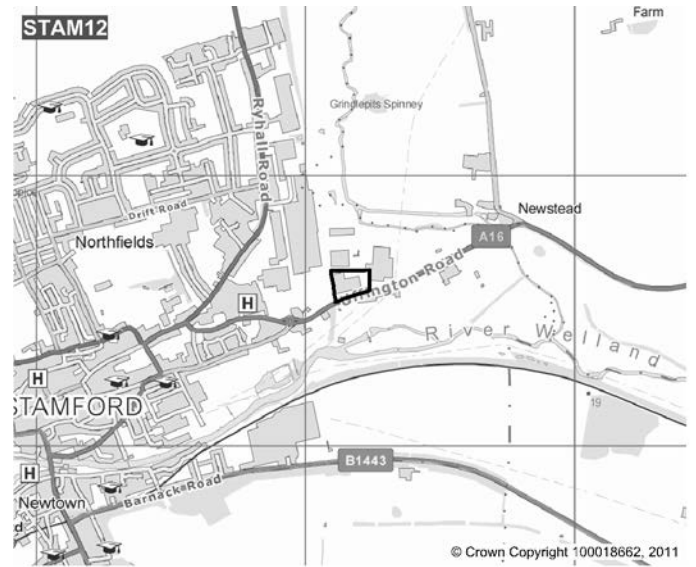
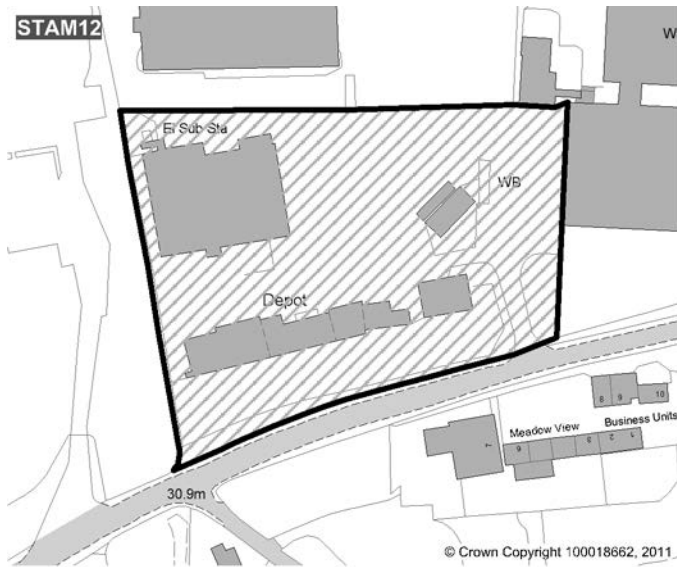
- not suitable for residential - contaminated and difficult access
- retain for industrial use

Conclusion

Site should be retained for employment use. If use ceases, there may be potential for development as part of comprehensive scheme including adjacent sites, although access issues may affect capacity. Consider combining with STAM10 and 09 to provide a single allocation for either residential or a mix of residential and employment uses.

Site Reference: **STAM12** (1.30 ha)
Location: **Land North of Uffington Road**

REJECTED



Site Description

Large site on the eastern edge of the town. Comprises commercial/industrial uses.

Summary of Assessment

Constraints:

Highway Authority: highway improvements required - roundabout to link with sites STAM09-11 and STAM14-17.
Possible contamination from previous/present uses may need addressing.

Impact:

Edge of settlement site which is large and located on a busy main road. The site lies adjacent to existing sites in employment use, beyond the confines of the town. It relates well to the adjacent uses and the topography of the site means that development here will have limited impact on the open countryside.

Consultation Response:

4 representations were received as a result of the consultation in October 2009 covering the following points:

- not suitable for residential - contaminated and difficult access
- retain for industrial use

Conclusion

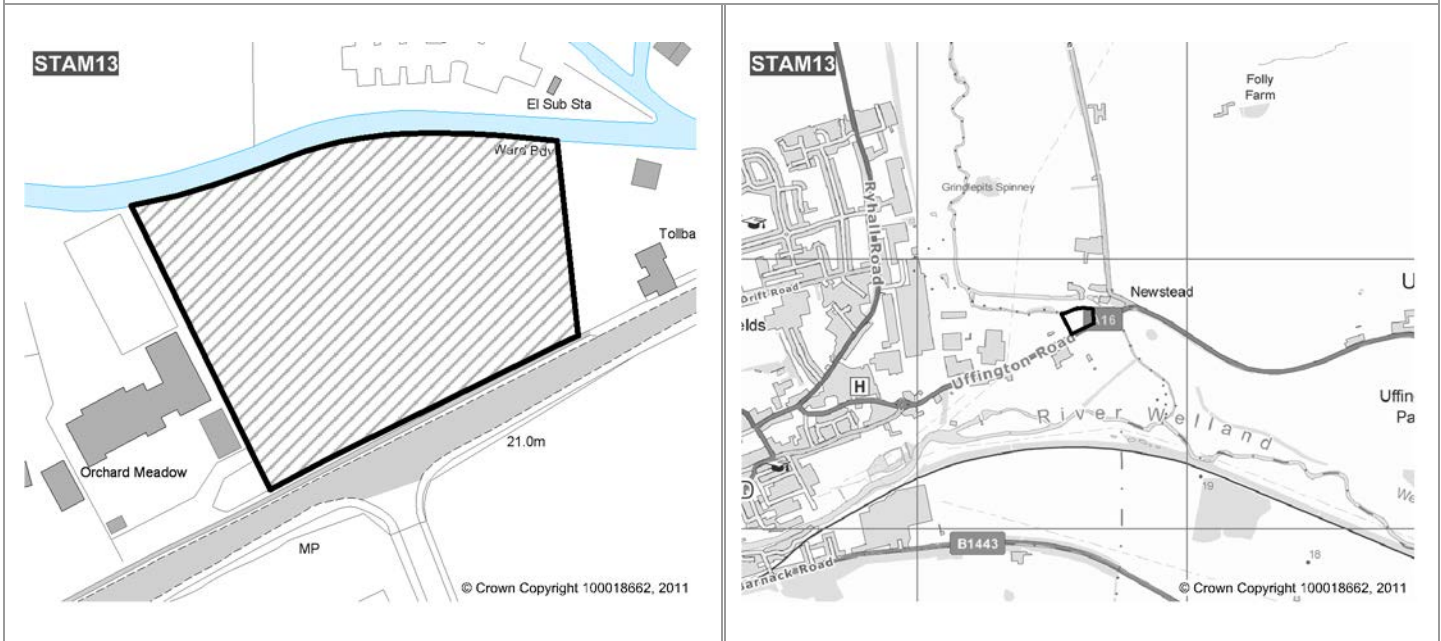
Not considered to be suitable for allocation:

Not suitable for residential use as it is part of an industrial estate. Should be retained as employment site.

Site Reference: **STAM13** (0.77 ha)

REJECTED

Location: **Adj Tollbar House, Uffington Road, Stamford**



Site Description

Site located on the eastern edge of Stamford. Comprises the garden to a domestic property bounded by the river to the north and the main A16 to the south.

Summary of Assessment

Constraints:

Highway Authority: site in proximity to garage, not supported.

Lincolnshire Heritage: Newstead Priory. Archaeological evaluation prior to determination of a planning application may be required.

Part of the site falls within the identified flood zone.

Impact:

The site lies on the extreme eastern edge of Stamford, outside the confines of the town and adjacent to the busy main A16 trunk road. It is located on one of the major approaches to the town. Development here would encroach on open countryside and have a significant impact on landscape character (medium-high) of the open countryside and the visual character of the town. NLP employment land study identified that the site might be suitable for small scale local office development as it has good road frontage, but access constraints in the town centre and site size would limit its attractiveness to the market.

Consultation Response:

6 representations were received as a result of the consultation in October 2009 covering the following points:

- prominent site, will be adverse effect
- not suitable for employment, should be residential
- retain as open space

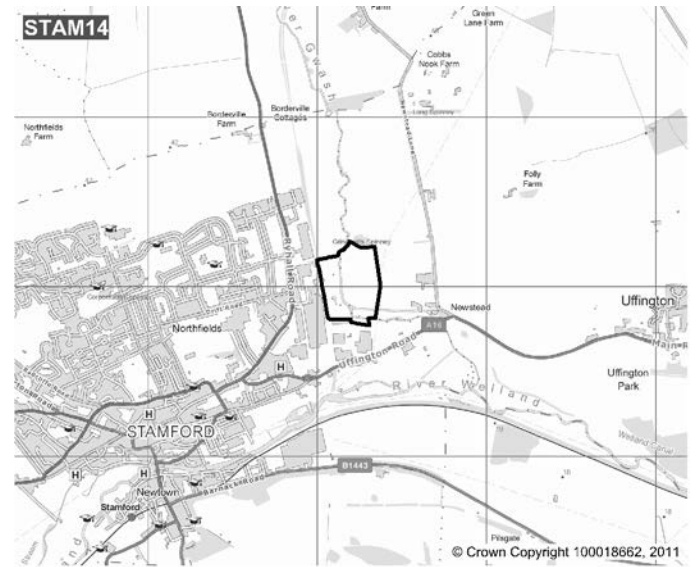
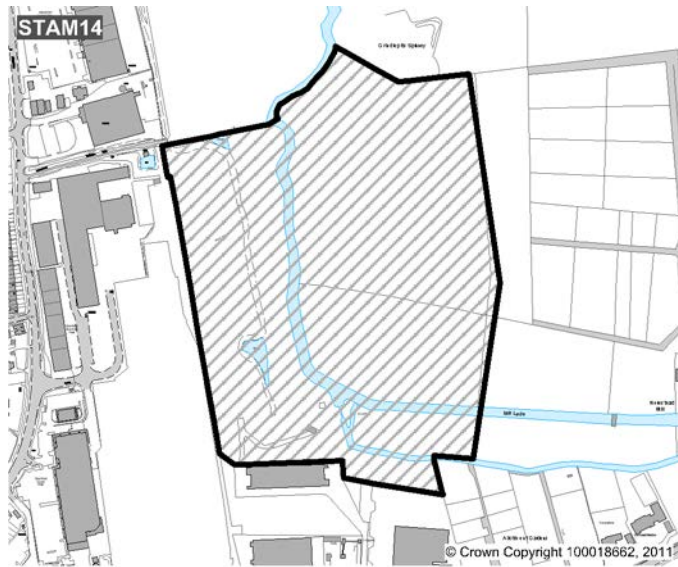
Conclusion

Not considered to be suitable for allocation:

Location not suitable for development. Landscape and flood zone constraints will affect capacity and there are Highway Authority concerns about access.

Site Reference: **STAM14** (13.62 ha)
Location: **East of Ryhall Road, Stamford**

REJECTED



Site Description

Large site located on the eastern edge of Stamford. Comprises grassland which slopes towards the River Gwash.

Summary of Assessment

Constraints:

Highway Authority: Relief road required and roundabout on Uffington Road and Ryhall Road along with major highway works and improvements.

Lincolnshire Heritage: Romano-British activity. Further archaeological work is required.

Approximately half of the site falls within the identified flood zone.

Pylons cross the site.

Impact:

Edge of settlement site which is large and slopes away from the Gwash valley. Because development here would encroach on open countryside an assessment of the landscape sensitivity has been made. The west of the site has been assessed as having a low landscape sensitivity and a high capacity for development, and the eastern part has been assessed as having a high landscape sensitivity and a low capacity for development. The Stamford Transport Forecasting Results Report shows that development of the Newstead site would have the most impact on traffic in the town. This is due to the site being located on the eastern side of Stamford, with a larger proportion of trips using the congested Stamford town centre network. NLP Employment Land study identifies that as part of a much larger mixed use development with new road link the site would be an attractive employment site, however access constraints and lack of prominent road frontage make it less attractive on its own. The wider site area includes a range of natural habitats which support a wide range of flora and fauna including a number of protected species.

Consultation Response:

21 representations were received as a result of the consultation in October 2009 covering the following points:

- retain for employment/light industry (Currently local plan allocation)
- the following comments refer to sites STAM14, 15, 16 & 17 together:
- linked sites too large
 - bypass will be no more than access road and will just add to congestion
 - flood implications, especially to Newstead Mill
 - concerns about impact on setting of Burghley Estate and Stamford CA
 - most of area in Uffington parish - concerns include traffic issues and school catchment (effect on present school)
 - impact on nearby small villages

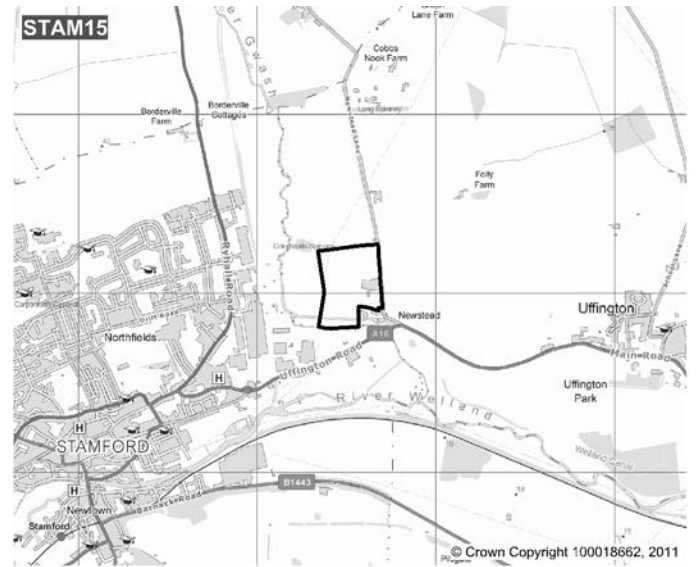
Conclusion

Not considered to be suitable for allocation:

This site is not suitable for development on its own, because of access, landscape impact and flood risk constraints. However, development may be possible as part of a larger comprehensive scheme with STAM14 & 16 (and possibly STAM17). The area of flood risk must however be avoided, significantly reducing the developable area.

Site Reference: **STAM15** (13.60 ha)

Location: **Land East of Newstead Road**



Site Description

Large site located on the eastern edge of Stamford, outside the confines of the town. Comprises grassland which has been fenced to enable equestrian uses.

Summary of Assessment

Constraints:

Highway Authority: Relief road required and roundabout on Uffington Road and Ryhall Road along with major highway works and improvements.

Part of the site falls within the identified flood zone.

The Water Cycle Study has identified that there is a high risk of pluvial flooding affecting this site. Effective sustainable drainage techniques will be critical to the success of development of this site.

Impact:

Edge of settlement site which is large and slopes away from the Gwash valley. Because development here would encroach on open countryside an assessment of the landscape sensitivity has been made. The site has been assessed as having a high landscape sensitivity and a low capacity for development. The Stamford Transport Forecasting Results Report shows that development of the Newstead site would have the most impact on traffic congestion in the town. This is due to the site being located on the eastern side of Stamford, with a larger proportion of trips using the congested Stamford town centre network. The wider site area includes a range of natural habitats which support a wide range of flora and fauna including a number of protected species.

Consultation Response:

21 representations were received as a result of the consultation in October 2009 covering the following points:

- retain as light industry
- concerns about possible road congestion
- suggested use - recycling centre

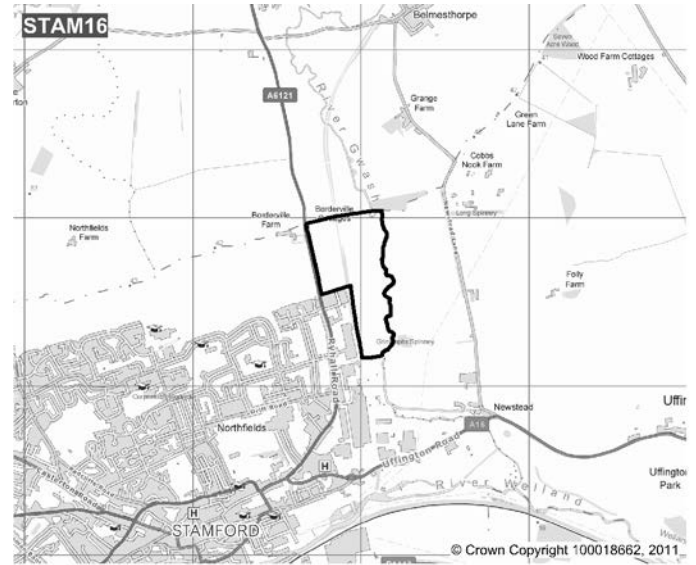
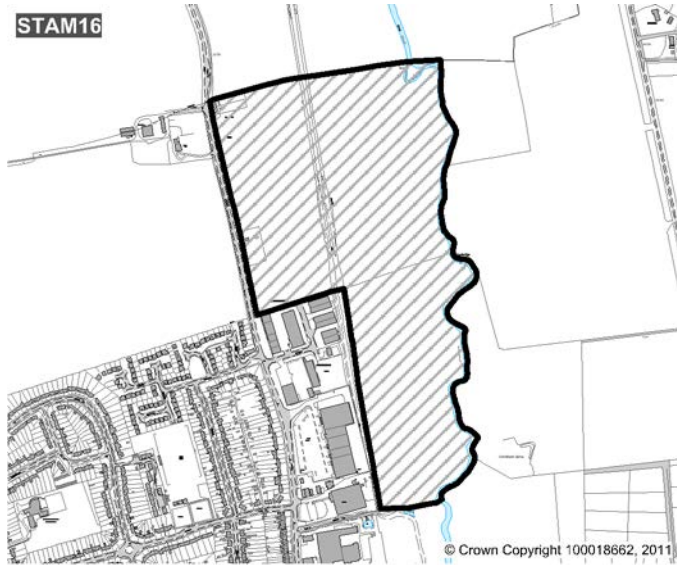
the following comments refer to sites STAM14, 15, 16 & 17 together:

- linked sites too large
- bypass will be no more than access road and will just add to congestion
- flood implications, especially to Newstead Mill
- concerns about impact on setting of Burghley Estate and Stamford CA
- most of area in Uffington parish - concerns include traffic issues and school catchment (effect on present school)
- impact on nearby small villages

Conclusion

This site is not suitable for development on its own, because of access issues and the impact on the landscape. However, there may be potential for development as part of comprehensive scheme including adjacent sites if such a large area of development is required.

Site Reference: **STAM16** (26.77 ha)
Location: **Land East of Ryhall Road**



Site Description

Large site located on the north eastern edge of the town. Comprises grassland which slopes down towards the Gwash valley.

Summary of Assessment

Constraints:

Highway Authority: Relief road required and roundabout on Uffington Road and Ryhall Road along with major highway works and improvements. No access via industrial estate.

Public footpath crosses site.

Water Main and Sewer cross site.

The Water Cycle Study has identified that there is a high risk of pluvial flooding affecting this site. Effective sustainable drainage techniques will be critical to the success of development of this site.

Impact:

Edge of settlement site which is large and slopes down to the Gwash valley. There are extensive views across the open countryside. Because development here would encroach on open countryside an assessment of the landscape sensitivity has been made. The northern part of the site has been assessed as having a high landscape sensitivity and a low to medium capacity for development and the southern part as having a moderate landscape sensitivity and capacity for development. The Stamford Transport Forecasting Results Report shows that development of the Newstead site would have the most impact on traffic. This is due to the site being located on the eastern side of Stamford, with a larger proportion of trips using the congested Stamford town centre network. The wider site area includes a range of natural habitats which support a wide range of flora and fauna including a number of protected species.

Consultation Response:

25 representations were received as a result of the consultation in October 2009 covering the following points:

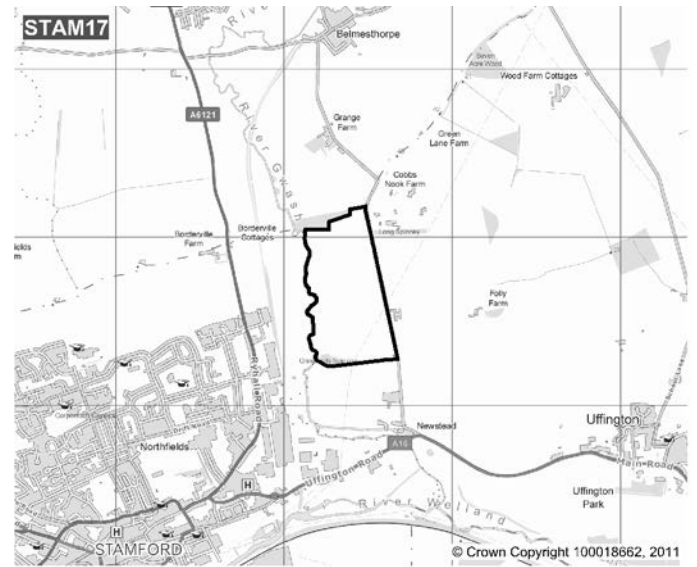
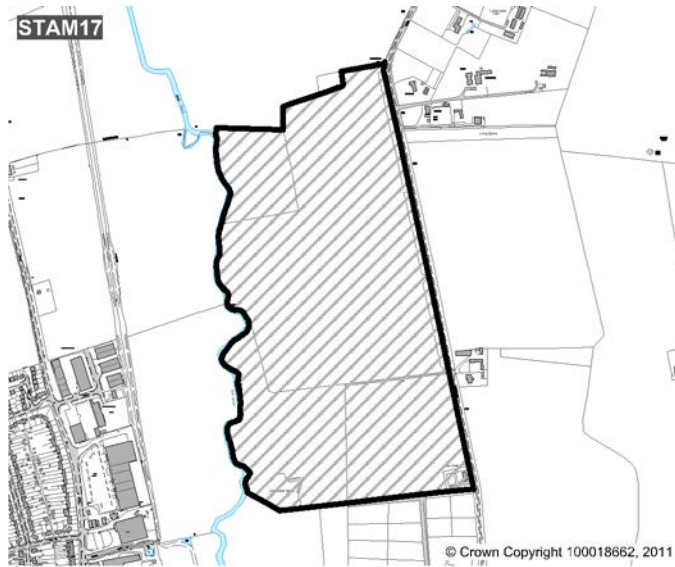
- intrusion into open countryside
- concerns about possible road congestion
- reallocate existing employment allocation
- retain as open space (including cemetery)

the following comments refer to sites STAM14, 15, 16 & 17 together:

- linked sites too large
- bypass will be no more than access road and will just add to congestion
- flood implications, especially to Newstead Mill
- most of area in Uffington parish - concerns include traffic issues and school catchment (effect on present school)
- impact on nearby small villages

Conclusion

May be suitable for development in part or as part of a larger site including STAM14, 15 and 17 although landscape sensitivity, access issues and surface water flooding issues may affect capacity of site.



Site Description

Large site located to the northeastern edge, and outside the confines of, Stamford. Comprises agricultural land which slopes down towards the Gwash valley. There are trees to the eastern boundary.

Summary of Assessment

Constraints:

Highway Authority: Relief road required and roundabout on Uffington Road and Ryhall Road along with major highway works and improvements.

There may be areas of contamination resulting from old quarry workings on part of the site.

Public footpath crosses the site; Water Main crosses site.

The Water Cycle Study has identified that there is a high risk of pluvial flooding affecting this site. Effective sustainable drainage techniques will be critical to the success of development of this site.

Impact:

Edge of settlement site which is large and slopes down to the Gwash valley. There are extensive views across the countryside from the site. Because development here would encroach on open countryside an assessment of the landscape sensitivity has been made. The site has been assessed as having a high landscape sensitivity and a low capacity for development. The Stamford Transport Forecasting Results Report shows that development of the Newstead site would have the most impact on traffic. This is due to the site being located on the eastern side of Stamford, with a larger proportion of trips using the congested Stamford town centre network. The wider site area includes a range of natural habitats which support a wide range of flora and fauna including some protected species.

Consultation Response:

20 representations were received as a result of the consultation in October 2009 covering the following points:

- should be protected by redesignation
- number would exceed LDF requirement
- concerns about traffic impacts - especially creation of "rat-run"
- concerns about possible flooding

the following comments refer to sites STAM14, 15, 16 & 17 together:

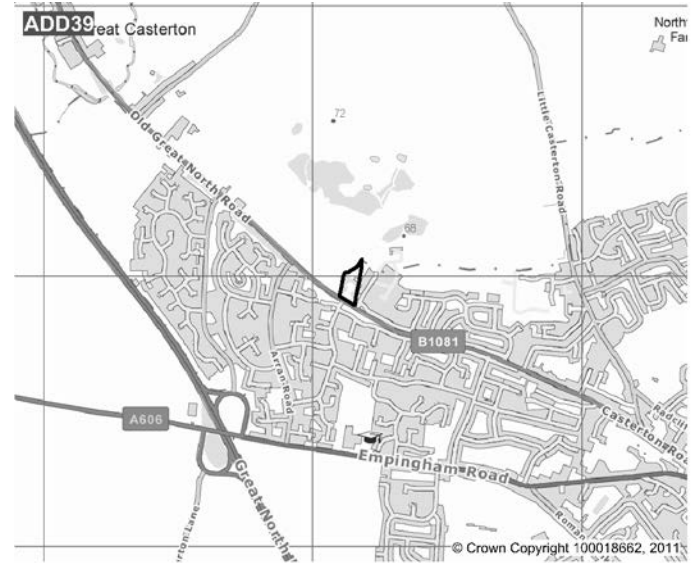
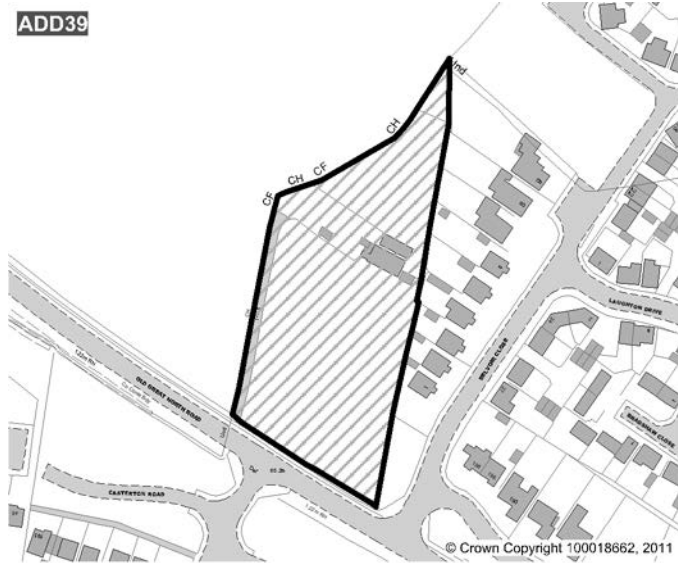
- linked sites too large
- bypass will be no more than access road and will just add to congestion
- concerns about impact on setting of Burghley Estate and Stamford CA
- most of area in Uffington parish - concerns include traffic issues and school catchment (effect on present school)
- impact on nearby small villages

Conclusion

Not considered to be suitable for allocation:

On its own, this site is not suitable for development because of access, landscape impact and flood risk constraints. It could be considered as part of larger development with STAM14, 15 & 16 if required.

Site Reference: **ADD39** (0.74 ha)
Location: **land r/o Belvoir Close**



Site Description

Grass paddock on the northern edge of Stamford, to the rear of residential properties. Subject of previous planning applications for housing development which were refused.

Summary of Assessment

Constraints:

Highway Authority: concerns about further development (in excess of 12 units) off an access in close proximity to both the Belvoir Close/Great North Road and Perth Road/Great North Road junctions.

Lincolnshire Heritage: short section of Roman Ermine Street opposite, evaluation may be required.

Sewer crosses site.

Impact:

The site lies adjacent to existing estate type housing development on the edge of Stamford. It is reasonably well related to the existing built form and the topography of the site means that development here will have a limited impact on the open countryside.

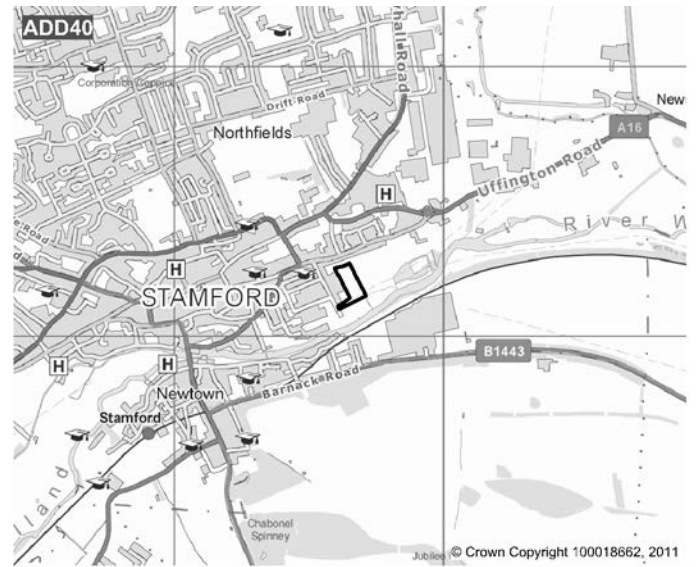
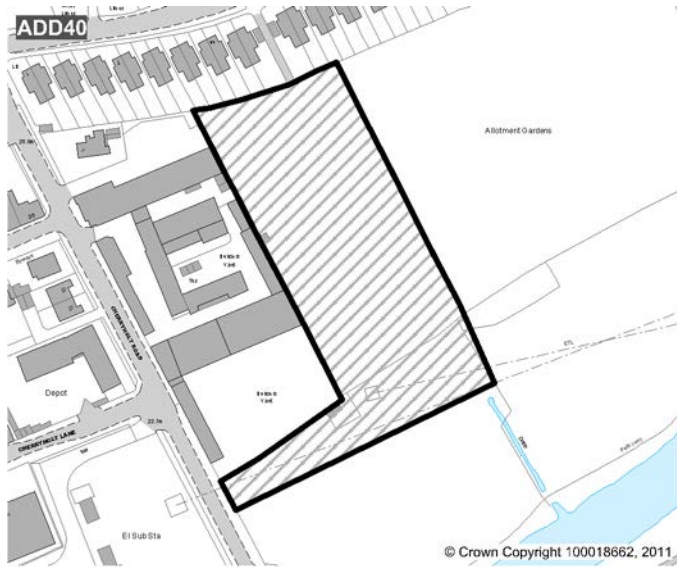
Consultation Response:

Conclusion

May be suitable, if Highway Authority concerns can be overcome. (Further work on behalf of the site indicates that an alternative means of access to the site is possible to the satisfaction of the Highways Authority)

Site Reference: **ADD40** (0.87 ha)
Location: **land off Cherry Holt Rod**

REJECTED



Site Description

Site located on the edge of the town centre and north of the River Welland. Comprises an area of scrubland to the rear of properties along Priory Road, which can be accessed only by means of a footpath.

Summary of Assessment

Constraints:

Highway Authority: objection. Concerns at junction capacity Cherry Holt/St Leonards. Further development difficult to accommodate due to capacity/visibility issues. Unlikely to support.

Lincolnshire Heritage: Scheduled Monument to east, evaluation required prior to determination.

Part of site falls within the identified floodzone.

Impact:

The site lies adjacent to existing development on the edge of the town centre and north of the River Welland. It is south of the former Bowmans site which has planning permission for 45 houses and existing residential properties on Cherryholt Road and accessed only via a footpath from Cherry Holt Road, a congested road serving several employment premises). It does not relate well the built form of Stamford and development here would encroach on open countryside and have a significant impact on landscape character (medium-high) and on the visual character of this part of the town.

Consultation Response:

2 representations were received as a result of the consultation in August 2010 covering the following points:

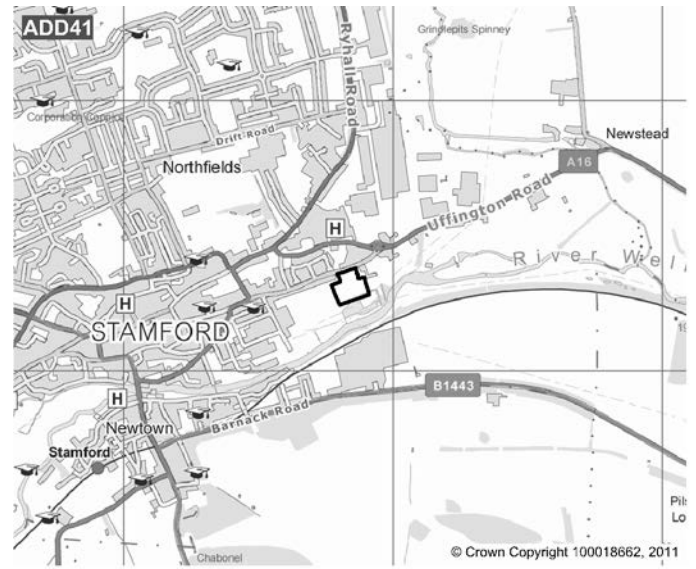
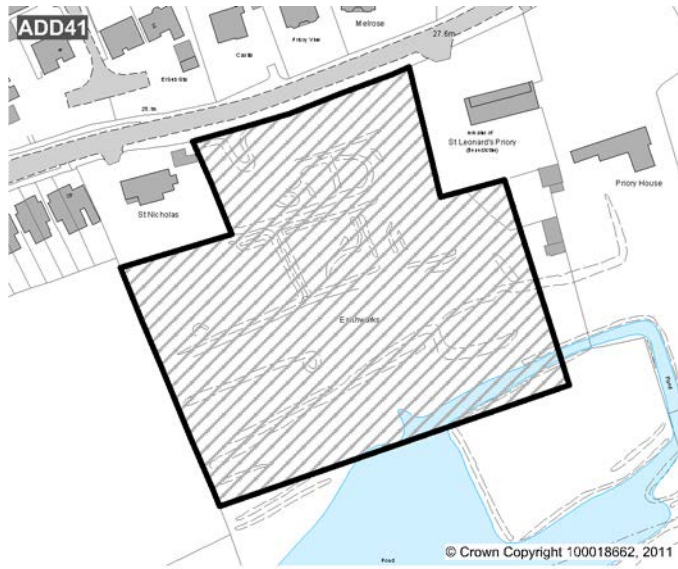
- concerns about surface water runoff and flooding issues

Conclusion

Not considered to be suitable for allocation:

There are flood zone constraints and the Highways Authority has raised an objection to development on this site.

Site Reference: **ADD41** (1.16 ha)
Location: **land off Priory Road**



Site Description

Site located to the edge of the town centre adjacent and north of the River Welland. Comprises scrubland which can be accessed from Priory Road.

Summary of Assessment

Constraints:

Highway Authority: within close proximity to A16 roundabout resulting in potential access problems due to back-up of traffic.

Lincolnshire Heritage: Scheduled Monument site - must consult English Heritage

English Heritage: significant concerns - recommend rejection

Part of site falls within the identified floodzone.

Sewer crosses site.

The Water Cycle Study has identified that there is a high risk of pluvial flooding affecting this site. Effective sustainable drainage techniques will be critical to the success of development of this site.

Impact:

The site lies adjacent to existing residential development on the outskirts of the town centre. It is an open area which slopes away from the road southwards towards the River Welland. Development here would impact on the visual character of the area and on the setting of a Scheduled Monument.

Consultation Response:

3 representations were received as a result of the consultation in August 2010 covering the following points:

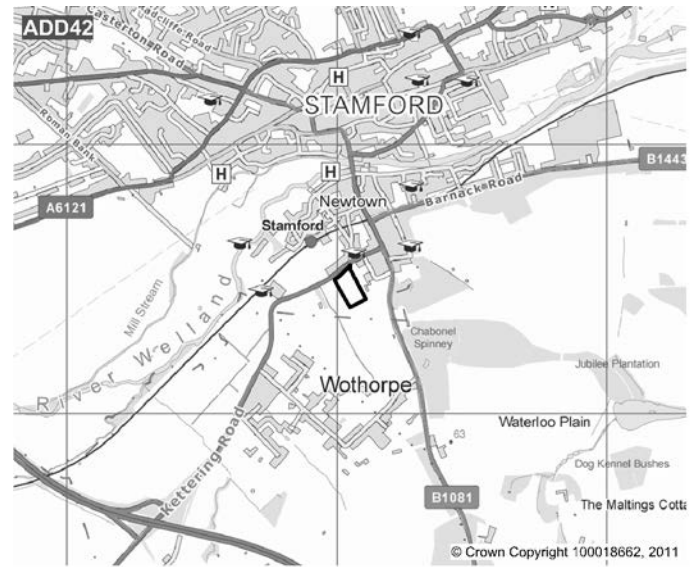
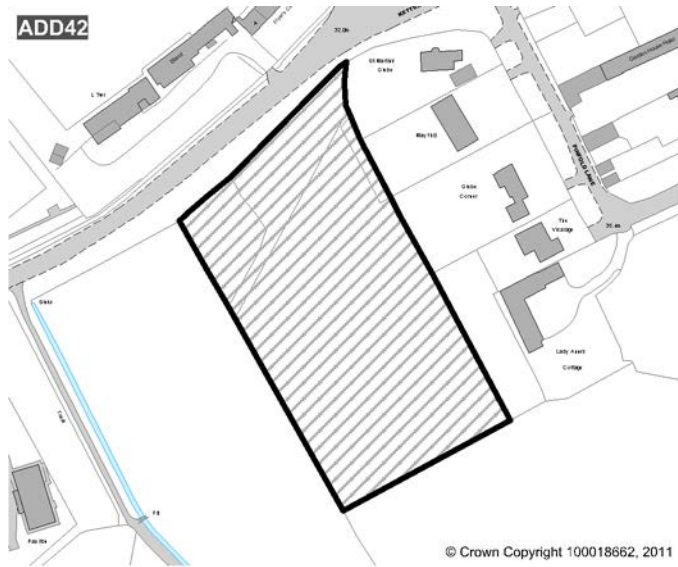
- concerns about impact on scheduled site
- support - but development must be sympathetic to Priory

Conclusion

May be suitable for small scheme avoiding flood zone and Scheduled Monument, if Highway Authority concerns can be overcome.

Site Reference: **ADD42** (0.87 ha)

Location: **Land Adjacent to Kettering Road, Stamford**



Site Description

Site located on the southern edge of Stamford. Comprises a grass field which is elevated above the road.

Summary of Assessment

Constraints:

Highway Authority: Poor access onto High Street and to Stamford town centre. Improvements required including likely traffic lights at St Martins/Kettering Road. Development with STAM05 would give greater scope to bring forward improvements.

Lincolnshire Heritage: area of archaeological interest (Saxon smelting site to west), requires evaluation prior to determination.

Two public footpaths cross the site.

Impact:

The site lies adjacent to existing residential development on the edge of Stamford. It is reasonably well related to the existing built form and, although an elevated site, development here will have a limited impact on the open countryside.

Consultation Response:

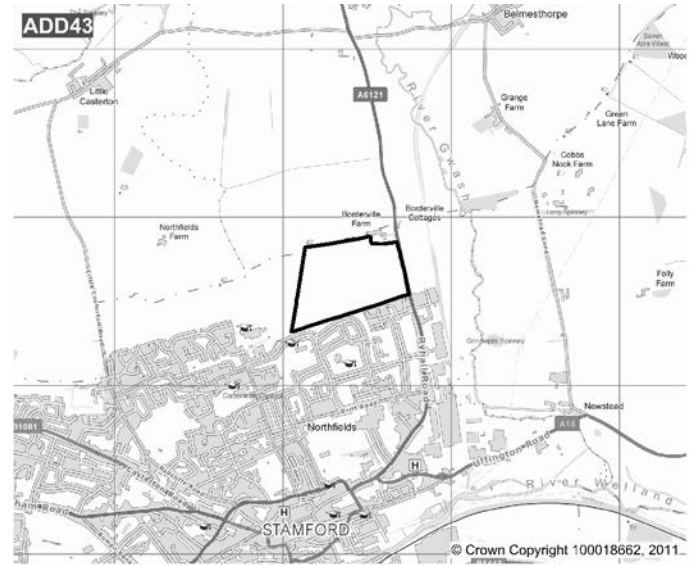
3 representations were received as a result of the consultation in August 2010 covering the following points:

- concerns about impact on site of archaeological interest
- support

Conclusion

Suitable for residential development if highway concerns can be addressed

Site Reference: **ADD43** (25.99 ha)
Location: **Land West of Ryhall Road**



Site Description

Large site located on the northern edge of the town. Comprises a large agricultural field.

Summary of Assessment

Constraints:

Highway Authority: potential first phase of roundabout, opportunity for roundabout access to allow for future development. In principle, an access via a roundabout would be acceptable to serve this site.

Lincolnshire Heritage: site archaeologically evaluated, further work can be secured by condition.

Water Main crosses site.

Ground Source Protection zone.

Impact:

Edge of settlement site which is large and in agricultural use. The houses to the south are on higher ground than the centre of the site. The site lies adjacent to existing estate type housing on the edge of Stamford. Because development here would encroach on open countryside an assessment of the landscape sensitivity has been made. The site has been assessed as having a moderate landscape sensitivity and a medium capacity for development.

Consultation Response:

21 representations were received as a result of the consultation in August 2010 covering the following points:

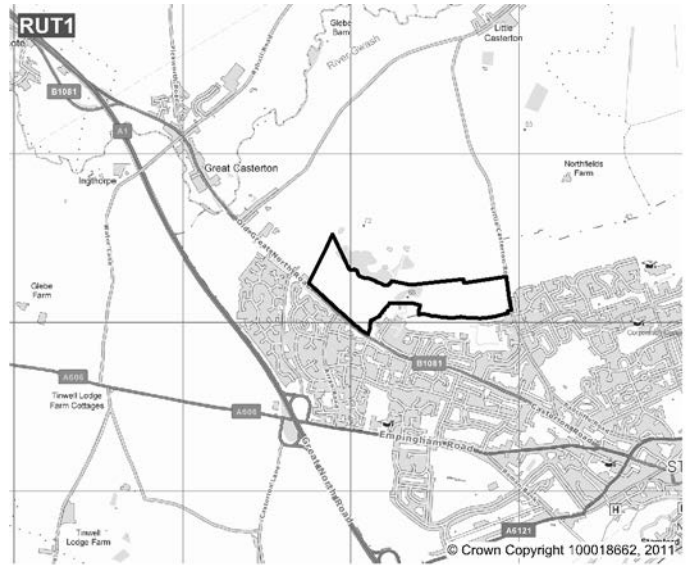
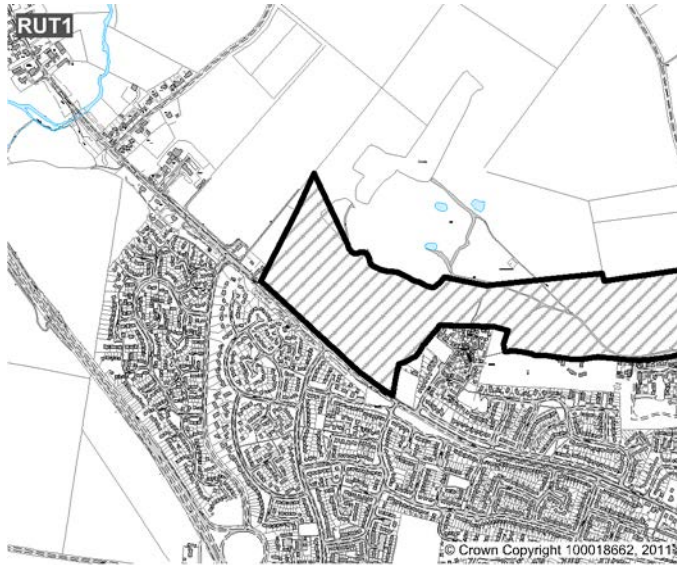
- not the best site for football ground
- concerns about traffic issues
- not suitable location for waste recycling centre
- concerns about loss of agricultural land
- concerns about loss of open aspect
- site within a water protection zone
- too near to Blackstone football club site

Conclusion

May be suitable for recreational use and or open space uses, if Highway Authority concerns can be overcome.

Site Reference: **RUT1** (26.10 ha)

Location: **Land North Old Great North Road**



Site Description

Large site located on the northern edge of Stamford outside the district. Comprises part open countryside and part agricultural field.

Summary of Assessment

Constraints:

Highway and therefore access points are within Rutland County Council. Indications that satisfactory access points onto Great North Road could be achieved, however additional traffic movements, particularly on Little Casterton Road would impact upon junctions and substandard sections of the road network in Lincolnshire. Traffic Assessment required.

English Heritage: may be some impact on adjacent scheduled section of Ermine Street.

The Water Cycle Study has identified that there is a high risk of pluvial flooding affecting this site. Effective sustainable drainage techniques will be critical to the success of development of this site.

Impact:

Edge of settlement site which is large and extends around the northern edge of Stamford. The site lies adjacent to existing estate type housing on the edge of Stamford. Because development here would encroach on open countryside an assessment of the landscape sensitivity has been made. The site has been assessed as having a moderate landscape sensitivity and a medium-high capacity for development. The RUT 1 site scores well in the Stamford Transport Forecasting Results Report on traffic impact resulting from development. This is due to its proximity to the A1 which means that traffic to/from Peterborough does not need to pass through the town centre road network. The site lies outside SKDC therefore this council is not able to allocate it. If development were permitted on this site residents would use all the facilities of Stamford, however, the financial benefits of new development such as New Homes Bonus, Council tax and CIL payments would go to Rutland rather than SKDC and Lincolnshire.

Consultation Response:

10 representations were received as a result of the consultation in October 2009 covering the following points:

- should be left as open space OR allocated for sports and leisure facilities including new football stadium
- support - no impact on surrounding area
- area granted Higher Stewardship status by Natural England (environmental protection)
- concerns about impact on adjacent scheduled section of Ermine Street

Conclusion

This site lies outside South Kesteven district and cannot be allocated by SKDC. A joint plan prepared by Rutland CC and SKDC would have to be prepared to allocate this site. Is considered suitable for residential and or employment purposes. The western part of the site adjacent to the Great North Road will have less impact upon the landscape and highway network. However it is a large site which, if fully developed, could have a detrimental impact on the amenities of nearby residents.