

S22/1591

Proposal: Full Planning Application for the erection of 111 dwellings including affordable housing provision, open space including access to the river, soft and hard landscaping including tree lined streets, car and cycle parking including EV charging provision, and vehicular link with the adjacent Vistry site.

Site Address: Land To The North Of Uffington Road, Stamford, Lincolnshire, PE9 2BF

Summary of Information Received:

- Final comments from Lincolnshire County Council (as Local Highway Authority)
- Amendments to house types for plots 7,9,23,38, 39 & 58.

Lincolnshire County Council (as Local Highway Authority) final comments

Final comments have been raised by LCC (as LHA) that raise no objections to the proposal, but set-out their recommended conditions and planning obligations.

A £5,000 financial contribution towards monitoring the Travel Plan is already recommended through the main report. Likewise, planning conditions securing a Construction Management Plan, Travel Plan, detailed Surface Water Drainage Plan and phasing and completion of the estate roads and footways/ cycleways are already included in the main report.

A further condition that seeks to secure a Puffin crossing over Uffington Road prior to occupation of any of the dwellings is also included. The justification for the crossing is that there would be additional pedestrian movements as a result of the proposed development and a desire to cross Uffington Road and join the bridleway (Stamford BW1). The bridleway connects to the south of Uffington Road and runs to the River Welland and countryside to the south. This bridleway links to a PRoW footpath which extends eastwards providing a shorter route between Stamford and the village of Uffington to the east.

Officer comment

The closest existing crossing to the proposed access to the site is the pedestrian crossing opposite the Aldi store 80m to the east. A zebra crossing is also required to be delivered as part of the Vistry scheme 60m to the west, which has yet to be implemented.

Uffington Road is a well-used road with a 30mph speed limit, which is supported by comments from LCC (as LHA) and the submitted transport assessment. Likewise, there is a bridleway which connects into an extensive PRoW network directly opposite the proposed access. Given the location of the other existing and proposed crossing points, it is therefore likely that the proposed development would lead to an increase in pedestrians seeking to cross Uffington Road at this or close to this point, which in turn would be likely to lead to an increased highway safety risk. As such, the principle of an improved pedestrian crossing is considered to be reasonable and necessary.

LCC (as LHA) have specified that the proposed crossing should be a Puffin crossing. However, at this stage there is no technical information to support this request and demonstrate that it could be achieved. Therefore, to avoid a situation of imposing a condition that requires an improvement scheme that cannot be achieved, it is recommended that following condition is imposed.

No part of the development hereby permitted shall be occupied until such time as a new or improved pedestrian crossing linking the footway at the site access with bridleway (Stamford BW1) has been completed, with details having first been submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate measures of access to the permitted development and to accord with Policies DE1 and ID2 of the South Kesteven Local Plan.

Amendments to house types

Amendments to the street facing elevations have been made to house types for plots 7,9,23,38, 39 & 58. Side windows and a porch over the back door and changes to the style plot 58 have also been made. These amendments following additional comments from the Council's Urban Design Officer on the proposed scheme.

Officer comment

The changes ensure that these dwellings, which are sited on corner locations, better address the street. This results in an improved design to the scheme and would ensure the proposal is in accordance with Local Plan Policy DE1 and the Stamford Design Guidelines SPD. As such, it is recommended to update condition 2 as follows:

The development hereby permitted shall be carried out in accordance with the following list of approved plans:

- Location Plan drawing no. BW251EC-OP4-PL-01 Rev C
- Development Layout drawing no. BW251EC-OP12-PL-02 Rev E
- Detailed Layout BW251EC-OP12-PL-03 Rev C
- House type drawing nos. BW251EC-HA-MNLa-01 Rev B Manciple – MNLa, BW251EC-HA-TIa-01 Rev B Tillman – Tia, BW251EC-HT-AKa-01 Rev B Arkwright – Aka, BW251EC-HT-BXa-01 Rev B Baxter – Bxa, BW251EC-HT-CHa-01 Rev B Chandler – Cha, BW251EC-HT-CHb-02 Rev C Chandler – CHb, BW251EC-HT-JOa-01 Rev C Joiner – Joa, BW251EC-HT-JOa-02 Rev C Joiner – Job, BW251EC-HT-MAa-01 Rev B Mason – Maa, BW251EC-HT-MAb-02 RevC Mason – Mab, BW251EC-HT-MIa-01 Rev B Milliner – Mia, BW251EC-HT-SCa-01 Rev B Scriviner – Sca, BW251EC-HT-TAa-01 Rev B Tailor – Taa, BW251EC-HT-TAb-02 Rev B Tailor – Tab, BW251EC-HT-THa-01 Rev B Thespian – Tha, BW251EC-HT-THb-02 Rev B Thespian – THb, BW251-AP-POL-01 Rev B Floor Plans, BW251-AP-POL-02 Rev B Elevations, BW251EC-GR-01 Rev B Garages

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.