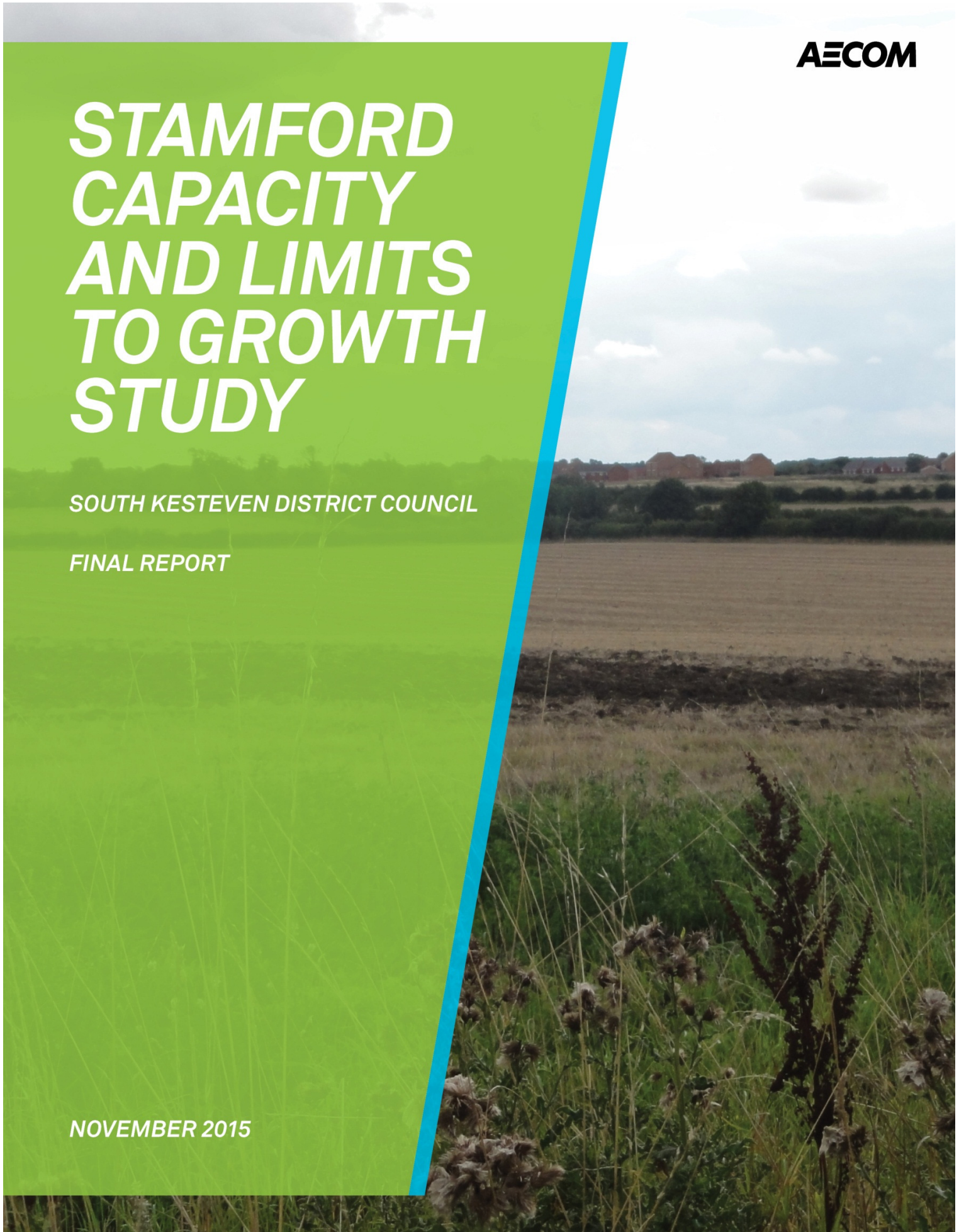


# **STAMFORD CAPACITY AND LIMITS TO GROWTH STUDY**

**SOUTH KESTEVEN DISTRICT COUNCIL**

**FINAL REPORT**

**NOVEMBER 2015**



# Table of Contents

<b>1 Introduction</b>	<b>3</b>
1.1 Study context	3
1.2 Approach	4
1.3 Consultation	4
1.4 Report structure	4
<b>2 Assessment of strategic locations</b>	<b>6</b>
2.1 Directions for Growth	6
2.2 Environmental constraints	8
2.3 Transport and accessibility	15
2.4 Geo-environmental considerations	15
2.5 Infrastructure capacity and potential	17
2.6 Landscape and topography	18
2.7 Heritage considerations	18
2.8 Housing need	20
2.9 Regeneration potential	20
2.10 Economic development	21
2.11 Spatial opportunities and constraints	21
2.12 Traffic light assessment of criteria	21
2.13 Consultation	23
2.14 Direction A (North-West of Stamford)	25
2.15 Direction B (North of Stamford)	32
2.16 Direction C (East of Stamford)	38
2.17 Direction D (South-east of Stamford)	44
2.18 Direction E (South-west of Stamford)	50
2.19 Direction F (West of Stamford)	56
2.20 Direction G (West-north-west of Stamford)	61
2.21 Defining the next level of assessment	66
<b>3 Assessment of specific locations</b>	<b>68</b>
3.1 Approach	68
3.2 Area 1: North of Stamford	71
3.3 Area 1 Conclusions	78
3.4 Area 2: East of Stamford	83
3.5 Area 2 Conclusions	87
3.6 Area 3: South-east of Stamford	91
3.7 Area 3 Conclusions	97
3.8 Area 4: South-west of Stamford	100
3.9 Area 4 Conclusions	105
3.10 Area 5: Northwest of Stamford	108
3.11 Area 5 Conclusions	114
<b>4 Conclusions</b>	<b>119</b>
4.1 Recommended locations for growth	119
4.2 Total capacity	121
4.3 Next steps	122
<b>Technical Appendices</b>	<b>124</b>
Appendix A: Review of national and local planning policy	124
Appendix B: Review of local planning evidence base documents	131
Appendix C: Letter and pro-forma sent to national stakeholders	153
Appendix D: Calculating residential density at a neighbourhood scale	156



# 1 Introduction

## 1.1 Study context

In July 2015, South Kesteven District Council (henceforth SKDC) commissioned AECOM to prepare a Capacity and Limits to Growth Study for Stamford. This is the final report of that study.

The project is intended to form part of the evidence base underpinning the emerging South Kesteven Local Plan and follows on from a similar exercise prepared by AECOM for SKDC that investigated the capacity and limits to growth at Grantham.

This report uses and builds on the existing and extensive South Kesteven evidence base. Where evidence gaps are found to exist, the existing evidence base has been supplemented with other relevant data as appropriate. Likewise, in cases where the evidence base requires clarification or is considered inaccurate in any way, this has been stated, along with reasons for the judgement.

The aim of the capacity study is to determine at both a strategic and a local level the theoretical capacity for housing and employment growth at Stamford over the Local Plan period. In so doing, the study will identify and consider limits and/or constraints to that growth, as well as the potential for these constraints to be mitigated and opportunities for growth maximised. The study aims to be a technical, impartial and objective exercise. In determining the suitability or otherwise of land for development, the assessment has been based on the physical characteristics of the land and on relevant local and national planning policy considerations. This is a strategic study which assesses large scale sites. Land deemed by this study not suitable for development on a large scale may retain the potential to be suitable for smaller scale development.

Although Stamford is located in South Kesteven District within Lincolnshire, the town is closely surrounded on three sides by other local authorities; namely, Rutland (a unitary County Council), East Northamptonshire District (in the county of Northamptonshire) and Peterborough (a unitary City Council). This means that any comprehensive assessment of growth potential will need to assess policy and evidence from four different authorities.

The approach throughout has been to take into account policy and evidence in a consistent manner, irrespective of which of the four local authorities the land being assessed falls within. This in turn should give stakeholders the confidence that land has been assessed in a fair, transparent manner. In assessing the technical suitability of land for development, the assessment has deliberately been blind to political borders at all times; as such, local authority boundaries in the study area were considered neither as opportunities nor as constraints for the purposes of this exercise.

The project has brought together a number of specialist consultants within AECOM, including experts in town planning, heritage, the geo-environment, landscape, transport, economics and infrastructure planning. It should be noted that while the study considers a number of locations for housing and employment growth it does not necessarily follow or imply that development of some or all of these sites will take place or that development at these locations is supported by the local planning authority. Rather, this assessment provides the local planning authority with a technical evidence base to consider future options for site allocations and to inform development management decisions.

It should also be noted that the cumulative area of land considered for development in this report is likely to exceed the total required; however, all locations have been reviewed to enable SKDC to consider the most accessible and sustainable locations for growth. The scope of the project



involves the consideration of sustainable urban extensions (SUEs) on what is currently greenfield land.

The report considers transport data from a range of relevant sources but detailed transport modelling of its conclusions has not been carried out. As such, modelling the transport impacts of developing some or all of the land recommended as suitable for development by this report is a necessary next step to help inform the Council's Site Allocations process.

Although the focus of this report is therefore on land at Stamford's periphery and beyond the urban edge, the urban sites nevertheless have a very important role to play, and in the interests of a sustainable 'brownfield first' approach, should be considered ahead of, or in parallel with greenfield urban extensions, to deliver growth and regeneration in the town.

## 1.2 Approach

The process by which the capacity for and limits to growth has been determined can be divided into two main phases. The first phase is a high-level assessment of 'directions for growth' around the existing urban edge, with a focus on strategic issues cutting across the boundaries of any smaller individual sites, and with assessment criteria each given a red-amber-green rating. This first phase relied mainly on desk-based assessment.

The second phase then narrows the focus by concentrating on site-specific issues within those broad directions for growth remaining after the first phase of assessment, again applying a 'red-amber-green' rating to each criterion. The second phase was also informed by a comprehensive site visit to all locations identified.

The two Technical Appendices summarise the key national and local planning policies, as well as the local evidence base documents, both of which helped inform the directions for growth and site-specific assessments.

Following the assessment of the suitability of key locations for growth, an assessment of capacity for development was carried out, in terms of numbers of dwellings and/or hectares of land for employment or other uses.

## 1.3 Consultation

This study benefited from consultation with a number of national and regional stakeholders. Feedback on the principle of strategic growth in each of the key directions from each stakeholder was used to inform the findings. These stakeholders are listed in the Consultation section of Chapter 2 below.

## 1.4 Report structure

The subsequent chapters of this report can be summarised as follows:

- Chapter 2: Assessment of Strategic Locations sets out the Directions for Growth exercise and its results;
- Chapter 3: Assessment of Specific Locations sets out the site-specific analysis building on the results of the Chapter 3 assessment;

- Chapter 4: Conclusions sets out the overall results of the study, including full assessment of Stamford's capacity and limits to growth following capacity testing of the all locations recommended as developable and deliverable.
- Finally, a review of the policy context and existing evidence base appears in two Technical Appendices.

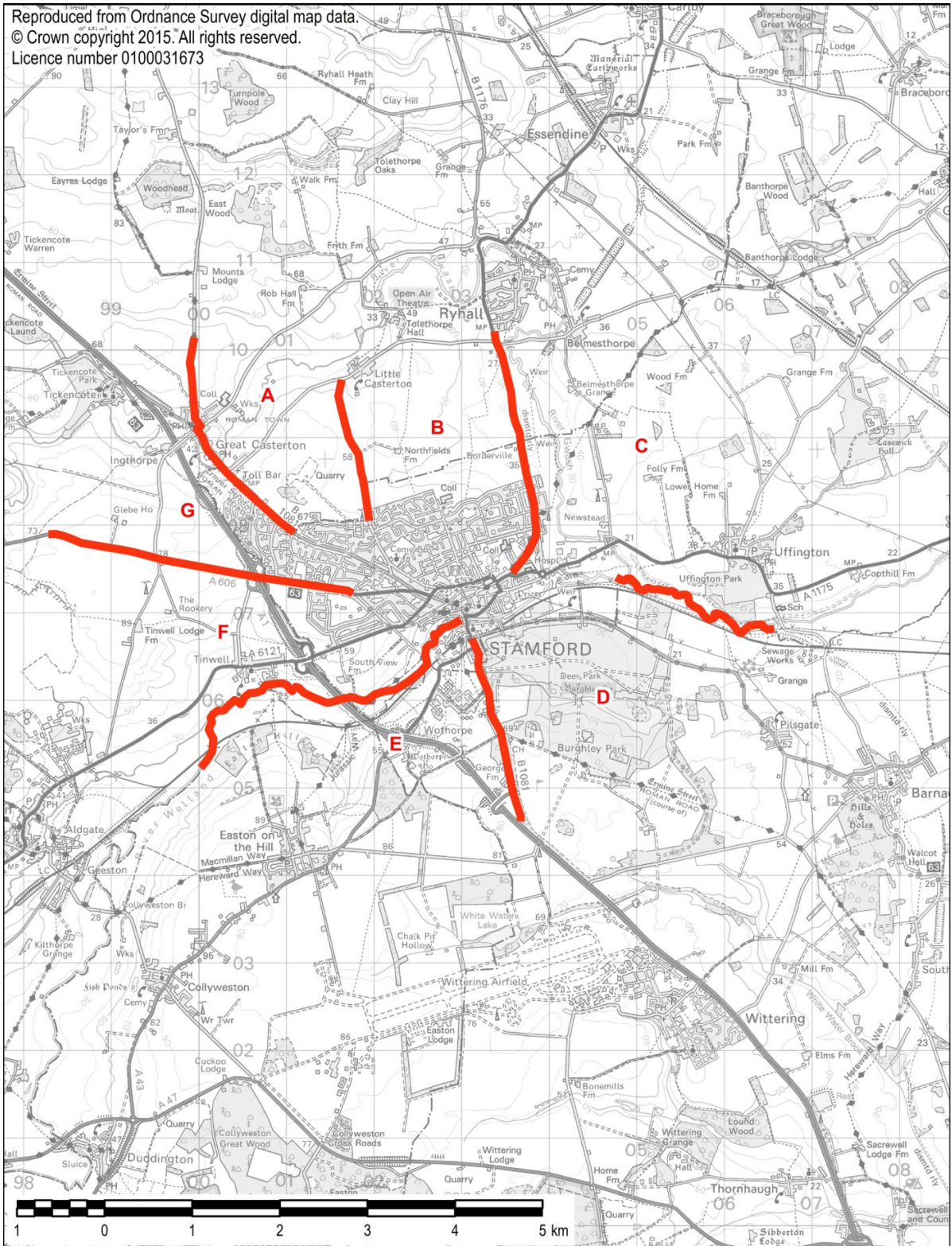
## 2 Assessment of strategic locations

### 2.1 Directions for Growth

The first task in the assessment of strategic locations was to divide the area around Stamford's urban edge into a number of directions for growth. Where appropriate, existing features on the ground, such as roads and railway lines, have been used, to form logical boundaries between each direction. An outer boundary to each direction for growth has not been defined to avoid limiting the scope of the analysis. The directions for growth areas are illustrated in **Figure 1** overleaf and they were named as follows:

- Direction A: North-West of Stamford
- Direction B: North of Stamford
- Direction C: East of Stamford
- Direction D: South-east of Stamford
- Direction E: South-west of Stamford
- Direction F: West of Stamford; and
- Direction G: West-north-west of Stamford.

Figure 1: Spatial Framework for Assessing Directions for Growth around Stamford



For each of the seven Directions for Growth illustrated in **Figure 1** ten criteria were selected, in consultation with SKDC, against which each Direction could be assessed for its strategic suitability for growth.

The criteria are considered equal in terms of importance and are as follows:

- Environmental constraints;
- Transport and accessibility;
- Geo-environmental considerations;
- Infrastructure capacity and potential;
- Landscape and topography;
- Heritage considerations;
- Housing need;
- Regeneration potential;
- Economic development ; and
- Spatial constraints and opportunities.

Each of these criteria is discussed in more detail below.

## 2.2 Environmental constraints

The environmental constraints criterion covers immovable physical features and protective designations. This first criterion relies principally on GIS mapping and has the effect of 'sieving' out those areas where development would be less desirable in relative terms. The results of the environmental constraints exercise are illustrated in the map after each direction for growth summary table.

Paragraph 113 of the National Planning Policy Framework (NPPF) is relevant here. It states that *'Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.'*

Based on this advice, protective environmental designations have been split into two layers 'statutory' (shown on the mapping as dark green) and 'non-statutory' (shown as light green).

The approach has been to seek to identify areas free from environmental constraints and protective designations to the greatest extent possible.

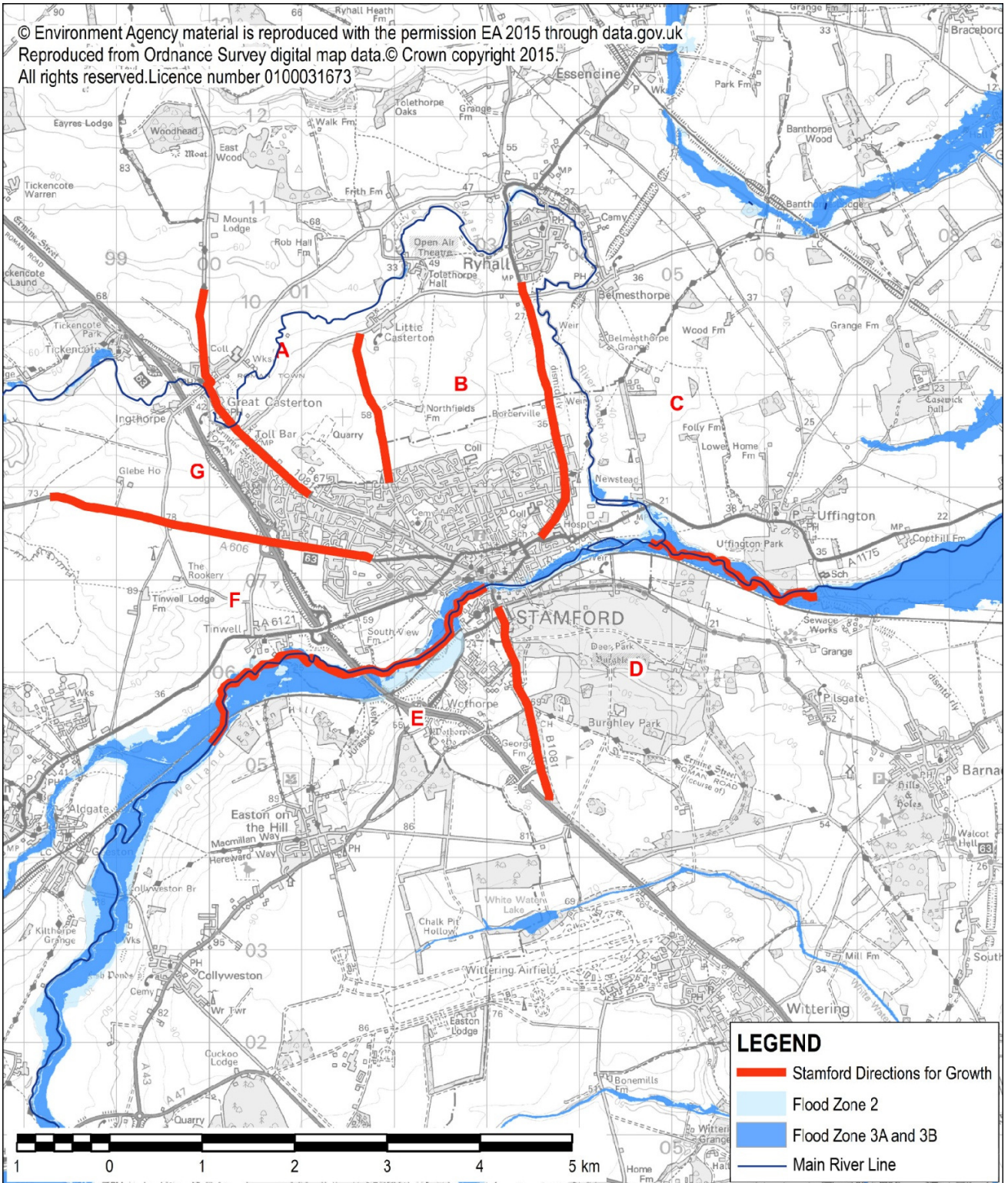
### **Flood risk**

Paragraph 100 of the NPPF states that *'inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.'*



**Figure 2** shows the extent of the flood risk areas in the study area. Zones 2 and 3 flood risk land is shown in light and dark blue respectively. Zone 1 land, in white, is designated by the Environment Agency as having a low probability of flooding, Zone 2 a medium probability, or between 1 in 100 and 1 in 1000 year annual risk of fluvial flooding, Zone 3a has a high probability of fluvial flooding and Zone 3b is designated as functional floodplain. In line with the NPPF approach, land falling within flood zone 3 was considered as unsuitable for development and land falling within flood zone 2 was considered as suitable only where mitigation was considered a realistic option and/or development could not feasibly be redirected to land in Flood Zone 1.

Figure 2: Flood risk across the study area



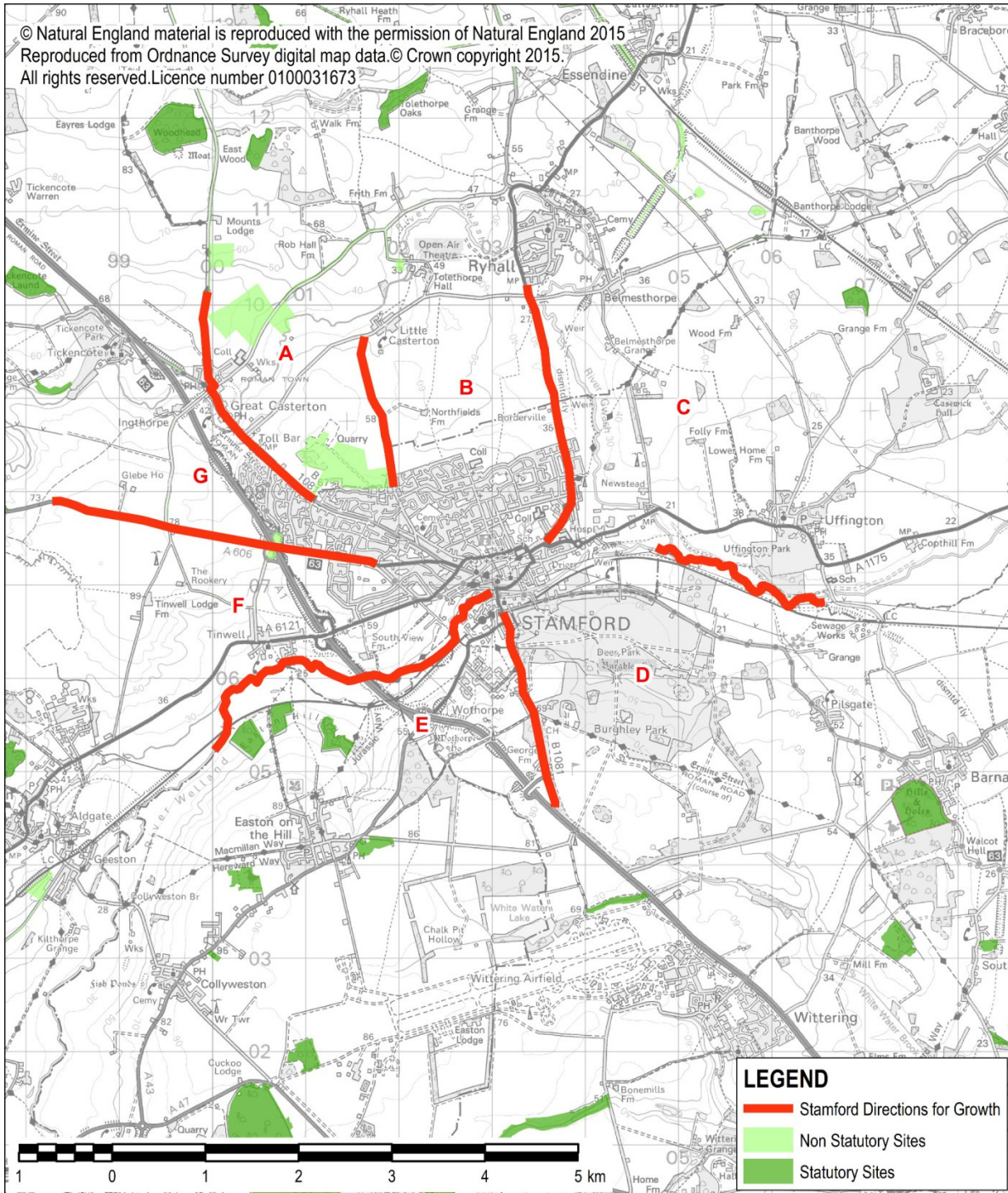
### ***Environmental designations***

Environmental designations may be divided into statutory and non-statutory designations, both shown on **Figure 3**, with the statutory designations in dark green and the non-statutory in light green. Statutory designations include Sites of Special Scientific Interest (SSSIs), National and Local Nature Reserves (NNRs and LNRs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs), National Parks and Areas of Outstanding Natural Beauty (AONBs).

Non-statutory designations include national designations (for example, Ancient Woodland) and local designations within each of the four relevant local authorities.



Figure 3: Environmental designations across the study area



### ***Agricultural land***

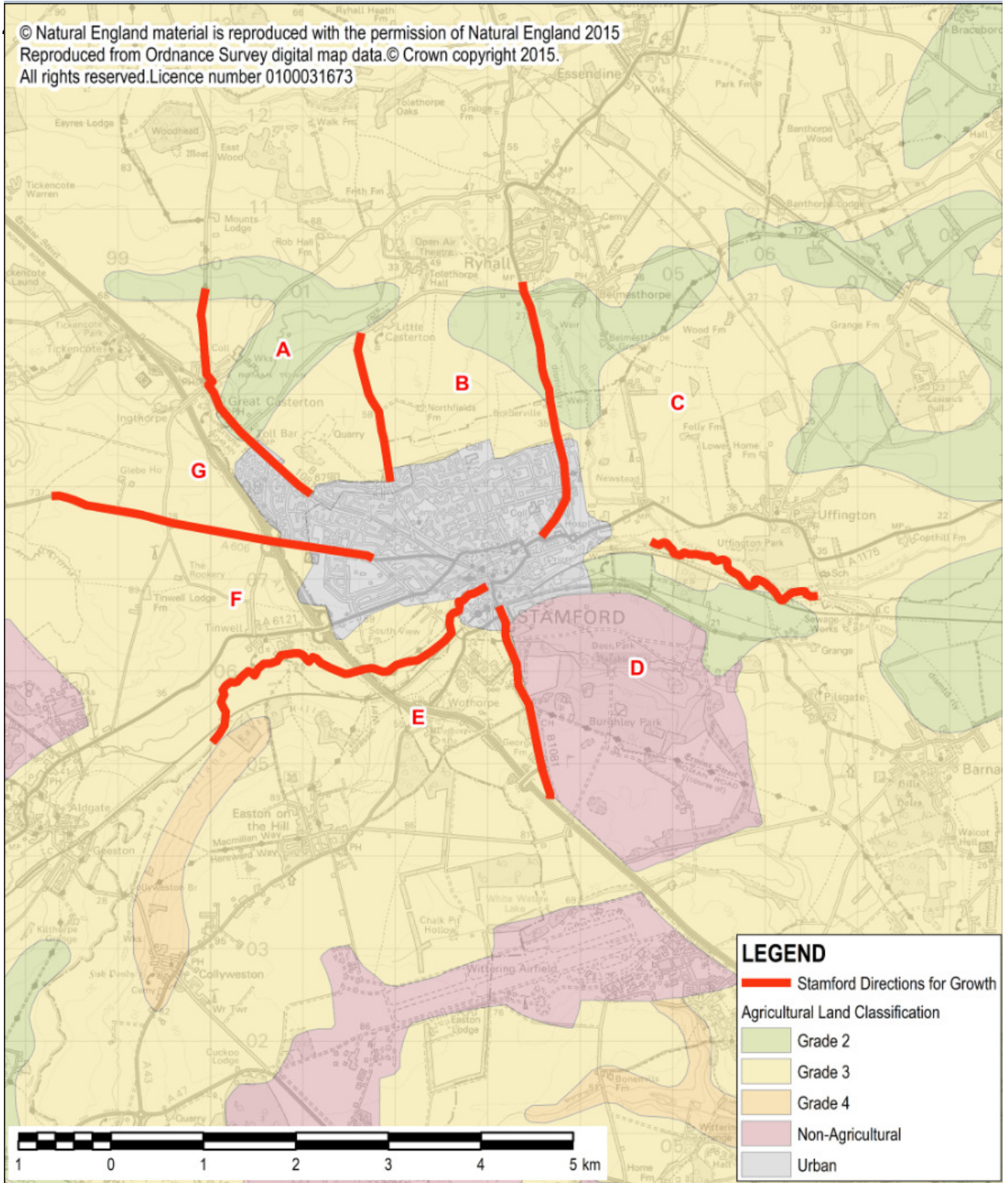
The study area includes three grades of agricultural land, namely Grade 2 (Very Good), Grade 3 (Good to Moderate) and Grade 4 (Poor Quality). NPPF paragraph 112 states that '*local planning authorities should take into account the economic and other benefits of the best and most versatile<sup>1</sup> agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.*' This would indicate that development sites should aim to use Grades 3 and 4 rather than Grade 2 to the extent that this is consistent with the achievement of sustainable development on other relevant criteria. Agricultural land classification in the study area is illustrated in **Figure 4** below.

---

<sup>1</sup> Best and most Versatile (BMV) agricultural land means Grades 1, 2 and 3A. At any level other than the site-specific, whether Grade 3 land is 3A (and therefore BMV) or 3B (and therefore not BMV) is not clear. In the case of the Stamford study area, as only Grades 1, 2 and 3 are present, the approach has been, in line with the NPPF, to consider Grade 3 land as more suitable for non-agricultural uses than Grades 1 and 2 land.



Figure



## 2.3 Transport and accessibility

The transport and accessibility criterion aims to identify the configuration, capacity and quality of existing transport networks and facilities. It also identifies corridors and nodes presenting opportunities for extension or enhancement based on assumed travel patterns associated with the planned growth.

The criterion covers accessibility (including on foot and by cycle), public transport routes and their potential capacity and constraints, and the location of potential growth sites in terms of their ability to be served by all modes of travel, but with an emphasis on minimising travel by car.

Recognising that Stamford functions as a service centre for a wider hinterland, the quality of routes linking each Direction for Growth to the town centre has been assessed, as well as to adjacent communities offering services and facilities, as connectivity is a key requirement for sustainable urban extensions.

Such connectivity works both ways- ensuring that new development can enhance the quality of life of residents in existing areas, for example in enabling better access to schools and leisure facilities.

## 2.4 Geo-environmental considerations

This criterion covers a range of geological and environmental constraints to new development. In most cases, however, geo-environmental constraints are not absolute, and regulatory systems are in place to cover those that emerge. For example, Building Regulations cover radon protection measures for new development. However, these constraints have potential to increase development cost and lead time.

For each Direction for Growth, potential constraints were mapped, including:

### ***Made Ground***

Made ground is defined as ground formed by filling in natural or artificial pits, found in many areas where development has occurred historically. Preliminary appraisal of the potential for areas of heavily made ground has been made with reference to the British Geological Survey map. Where made ground is identified, risk is assigned respectively. Where no made ground is identified to be present risk is assessed as zero.

### ***Radon***

Radon is a naturally occurring radioactive gas which originates from minute amounts of uranium that occur naturally in rocks and soils. It is almost always possible to mitigate the impacts of radon at the levels found in England through protective measures such as appropriate ventilation or installation of an active radon sump, and reference has been made to the publication 'Radon - Guidance on protective measures for new buildings' to ascertain the likely requirement for radon protection measures to be installed on new buildings. Reference has also been made to the England and Wales radon maps available online at <http://www.ukradon.org/information/ukmaps/englandwales>.

### ***Potential Sources of Contamination***

Where significant potentially contaminating processes and industry have been identified on-site, a higher risk of contamination has been assigned.

### ***Landfilling Records***

Historical landfill GIS data is available on the Environment Agency website and was assessed accordingly. Where historical landfilling is noted to have been present locally, risk has been assigned respectively.

### ***Hydrogeological Sensitivity***

Groundwater is contained within underground strata (aquifers) of various types across the country. Groundwater provides a proportion of the base flow for many rivers and watercourses and in England and Wales it constitutes approximately 35% of water used for public supply. It is usually of high quality and often requires little treatment prior to use.

However, it is vulnerable to contamination from pollutants, both from direct discharges into groundwater and indirect discharges into and onto land. Aquifer protection classifications are defined as follows:

- **Principal Aquifers**  
These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer.
- **Secondary Aquifers**  
These include a wide range of rock layers or drift deposits with an equally wide range of water permeability and storage. Secondary aquifers are subdivided into two types:
  - **Secondary A** - permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers;
  - **Secondary B** - predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers.
- **Secondary Undifferentiated** - has been assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.

Soil leaching classification data is based on soil physical and chemical properties which affect the downward passage of water and contaminants. This classification is not applied to soils above non-aquifers. Soils are divided into three types:

- **H: High leaching potential** - soils with little ability to dilute pollutants.
- **I: Intermediate Leaching Potential** - soils with a moderate ability to dilute pollutants.
- **L: Low Leaching Potential** - soils in which pollutants are unlikely to penetrate the soil layer because either water movement is largely horizontal, or they have the ability to dilute pollutants.

### ***Groundwater Source Protection Zones***

The Environment Agency have defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. The maps show three main zones (inner, outer and total catchment) and a fourth zone of special interest, which is occasionally applied, to a groundwater source.

The shape and size of a zone depends on the condition of the ground, how the groundwater is removed, and other environmental factors. Groundwater source catchments are divided into three zones as follows:

- Inner zone (Zone 1) - Defined as the 50 day travel time from any point below the water table to the source. This zone has a minimum radius of 50 metres;
- Outer zone (Zone 2) - Defined by a 400 day travel time from a point below the water table. This zone has a minimum radius of 250 or 500 metres around the source, depending on the size of the abstraction;
- Total catchment (Zone 3) - Defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source.

The underlying hydrogeological sensitivity of the Directions for Growth was reviewed using the Environment Agency website.

## 2.5 Infrastructure capacity and potential

Infrastructure covers a range of services and facilities provided by public and private bodies. In this report, the following types of infrastructure are included under the heading of infrastructure:

- Social and community infrastructure: health and education
- Utilities infrastructure: power generation and supply, water and sewerage
- Green infrastructure: green spaces and landscape corridors

Transport capacity and infrastructure is covered under a separate heading.

In the case of utilities infrastructure the capacity of the existing infrastructure has been taken into account, and whether infrastructure would be a constraint to development. For social, community and green infrastructure, it has been assumed that large scale development would necessitate new infrastructure such as schools, health services and open space. Information on existing health infrastructure, comprising the locations of GP and dentist surgeries, was sourced using the NHS Choices website.<sup>2</sup>

To ensure developments are sustainable, they need to be located to maximise use of existing infrastructure capacity where possible and to be of a critical mass to sustain the provision of new infrastructure where it is not already available.

Infrastructure capacity and potential considered as part of this assessment was based on the existing planning evidence bases of the four relevant local authorities and through consultation with

---

<sup>2</sup> <http://www.nhs.uk/Service-Search/GP/LocationSearch/4> for GPs and <http://www.nhs.uk/Service-Search/Dentists/LocationSearch/3> for dentists.

infrastructure providers. The aim was to understand the extent to which development in each of the Directions for Growth could be met by existing capacity and/or existing committed investment.

For each Direction for Growth, the infrastructure analysis helped to identify any key areas of concern that will require mitigation, the potential capacity of existing infrastructure to absorb new development, the extent to which new infrastructure would be required, and if so, what type.

## 2.6 Landscape and topography

For each Direction for Growth, the sensitivity of the local landscape to employment and residential development was assessed with reference to the relevant local landscape character assessment.

South Kesteven's Core Strategy Policy EN1: Protection and Enhancement of the Character of the District is relevant here and the sensitivity of each Direction for Growth has been assessed in light of this and counterpart policies within the three other relevant Local Plans.

Topography is a key landscape characteristic across the whole study area. Built development in Stamford is focussed on the valley of the River Welland. The approach taken in terms of topography at a strategic level is that development should seek to avoid steep slopes which would result in its visual prominence within views from and to Stamford and the key local heritage asset of Burghley House..

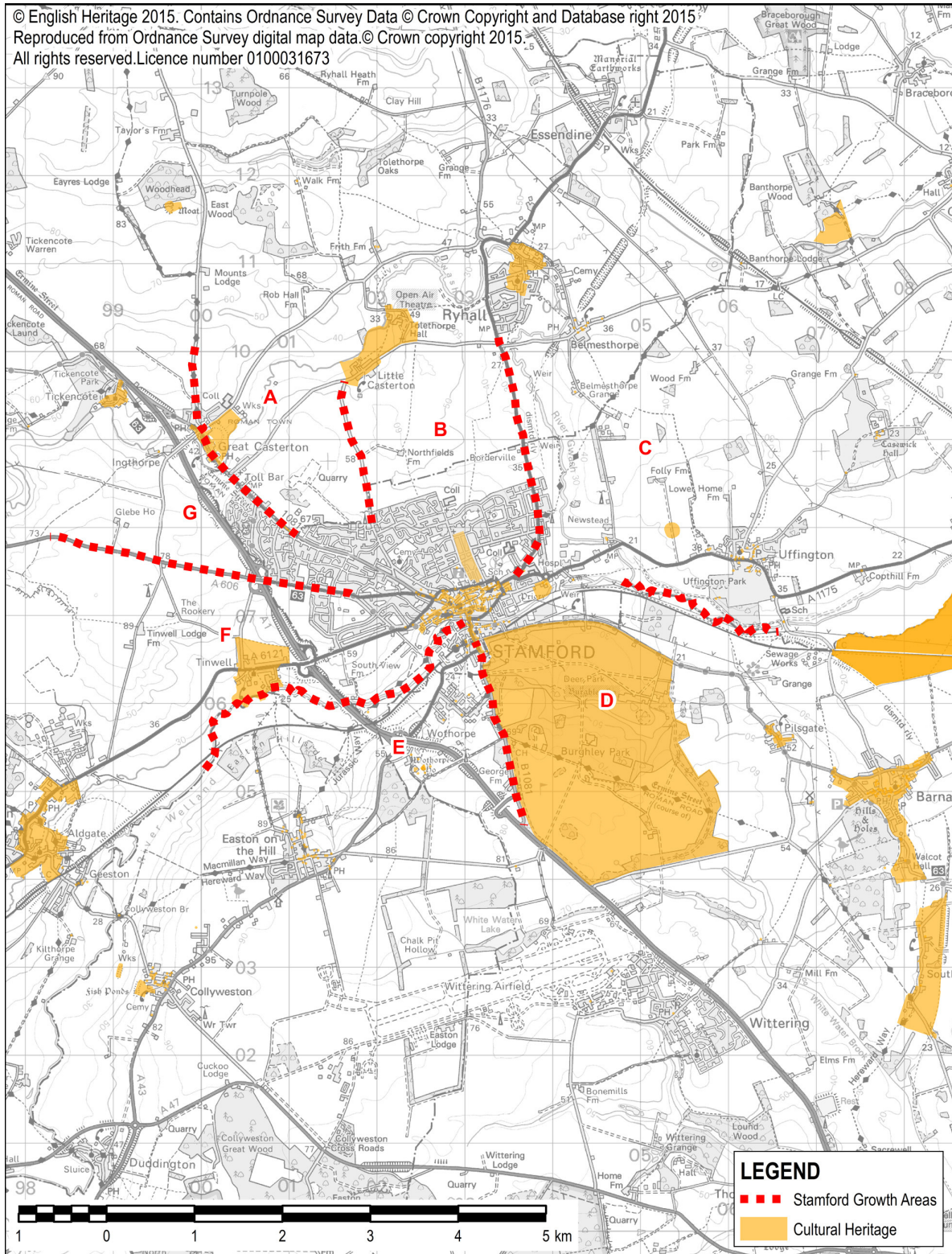
## 2.7 Heritage considerations

In a similar way to the approach for environmental designations, and in line with paragraph 126 of the NPPF, the approach seeks to avoid development in areas where it would adversely impact on a designated heritage asset. Designated heritage assets are defined by the NPPF as including scheduled monuments, listed buildings, registered parks and gardens, registered battlefields and conservation areas.

Heritage assets across the study area are illustrated in **Figure 5** below.



Figure 5: Heritage assets across the study area



## 2.8 Housing need

Each Direction for Growth was assessed against the conclusions of the relevant Strategic Housing Market Assessment(s). Directions for growth where need for housing is highest (as determined through data on affordability) were interpreted as being more suitable for housing development on this criterion, on the grounds that an increased supply of housing in the area would help correct existing mismatches between supply and demand.

In the same way, those Directions for Growth where affordability pressures are less severe were considered less suitable for housing development on this criterion, as demand for housing is lower in these locations.

## 2.9 Regeneration potential

The Indices of Multiple Deprivation 2010 show how Lower Super Output Areas (LSOAs- a statistical division with a mean population of 1,500 people) perform against various indices of deprivation, namely:

- Income deprivation;
- Employment deprivation;
- Health deprivation and disability;
- Education, skills and training deprivation;
- Barriers to housing and services;
- Living environment deprivation; and
- Crime.

The scores against each individual index of deprivation are merged to produce an LSOA score on an index of multiple deprivation. The scores are then ranked, with the most deprived LSOA in England ranked 1st and the lowest ranked 32,482nd.

The ranking of each LSOA in the study area was scored from 1 to 10 according to the decile of English multiple deprivation within which it fell. For example, if a particular LSOA was ranked in the top ten percent most deprived in England, it was given a score of 1, whereas if it fell into the 10-20% least deprived, it got a score of 9.

The scores were then mapped, providing an at-a-glance indication of deprivation in and adjacent to each Direction for Growth. If the Direction for Growth showed high levels of deprivation, the adjacency argument (whereby new development, if designed and implemented in a sustainable and careful way, can have beneficial effects on existing development) would indicate that new development has the potential to lift the area and generate positive effects in terms of employment, health, education and other indicators of well-being.

By contrast, where there are lower levels of deprivation, it is likely that new development would be unlikely to have a significant effect on local deprivation rankings.

## 2.10 Economic development

This criterion relates to the location of employment and is based on the principle that homes should be built close to places of work in order to reduce commuting distances and thus reduce the need to travel. Each direction for growth was assessed on its existing attractiveness to employers, using workplace data on employment from Census 2011, as well as existing major employment locations and the current Council evidence base on economic development, including future employment projections and future employment sites. The report has taken into account the 2015 Employment Land Study for South Kesteven which is currently in draft form.

It was assumed that potential for economic development was higher in Directions for Growth with a track record of being attractive locations to major employers.

This criterion also takes into account existing and planned transport infrastructure in each Direction for Growth and therefore interacts with the transport criterion to some extent. Employers tend to demand good access to road, rail and air transport. It may be, therefore, that some DFGs with low levels of existing economic activity may be 'unlocked' for economic development if new transport infrastructure is delivered.

## 2.11 Spatial opportunities and constraints

This final criterion covers any other factors considered important in terms of the spatial extent and boundaries of new development.

This includes the need for new development to seek to avoid coalescence between Stamford and nearby existing free-standing settlements. Likewise, where defensible boundaries to development exist, they can be regarded as a spatial opportunity for limiting development and protecting valued landscapes.

## 2.12 Traffic light assessment of criteria

Against each criterion, the most important and relevant considerations are provided as bullet points in the left-hand column of a table for each direction for growth. The right-hand column consists of the traffic-light assessment referenced above, which provides an 'at a glance' balanced assessment of the potential for residential and/or employment growth in this direction based on the bullet points.

In broad terms, the traffic light assessment process was carried out as follows:

- A **red** rating was given if it was considered that, on that specific criterion, constraints applied that were significant enough to preclude development entirely (also referred to as 'show-stoppers');
- An **amber** rating was given if it was considered that, on that specific criterion, constraints applied but that there was some potential for them to be mitigated and/or that opportunities and constraints were broadly in balance; and
- A **green** rating was given if it was considered that, on that specific criterion, opportunities clearly outweighed constraints and/or that the constraints identified were minimal or easily mitigated.

**Table 1** provides more detail on the specific factors that guide each criterion's traffic light score, followed by a description of each criterion before they are applied to each direction for growth.

**Table 1: Specific factors guiding the traffic light score for each criterion**

Criterion	Traffic light score	Factors taken into account
Environmental constraints	R	Flood zone 3 at edge of existing settlement; and/or Statutory designations including SSSIs, NNRs, LNRs, SACs, SPAs, National Parks and AONBs that are significant in extent; and/or Non-statutory designations including Ancient Woodland and/or Sites of Wildlife interest that are significant in extent
	A	Agricultural Land Grade 1 and 2 and/or Flood zone 2, statutory designations, and/or non-statutory designations
	G	No insurmountable constraints found
Transport and accessibility	R	Low levels of current or planned accessibility by public transport and other means and/or significant congestion concerns
	A	Medium levels of current or planned accessibility by public transport and other means and/or some congestion concerns
	G	High levels of current or planned accessibility by public transport and other means and/or few congestion concerns
Geo-environmental considerations	R	Significant constraints such as made ground, radon, contamination, landfill, hydrogeological sensitivity, groundwater sensitivity
	A	Presence of some or all of above constraints but with some potential to be resolved / mitigated
	G	No significant geo-environmental constraints found
Infrastructure capacity and potential	R	Infrastructure needs arising from development could not be met by existing capacity or through new investment
	A	Infrastructure needs arising from development would require additional infrastructure investment
	G	Infrastructure needs arising from development could be met by existing capacity and/or existing committed investment
Landscape and topography	R	Significant and insurmountable landscape constraints
	A	Some landscape constraints but these could be mitigated through location, design and/or layout of new development
	G	No significant landscape constraints identified

Criterion	Traffic light score	Factors taken into account
Heritage considerations	R	Development would adversely impact on a designated heritage asset (schedule monuments, listed buildings, registered parks and gardens, registered battlefields and conservation areas).
	A	Designated heritage assets present but impact has potential to be mitigated through location, design and/or layout of new development
	G	No significant impact on designated heritage assets
Housing need	R	Fewer barriers in accessing housing and services according to the Indices of Multiple Deprivation
	A	Moderate barriers in accessing housing and services according to the Indices of Multiple Deprivation
	G	Significant barriers to accessing housing and services according to the Indices of Multiple Deprivation
Regeneration potential	R	Area has little or no potential for regeneration according to the Indices of Multiple Deprivation
	A	Area has some potential for regeneration according to the Indices of Multiple Deprivation
	G	Area has significant potential for regeneration according to Indices of Multiple Deprivation
Economic development	R	Location is less suitable in terms of accessibility for existing and / or future employment opportunities
	A	Location is suitable to some extent in terms of accessibility for existing and / or future employment opportunities.
	G	Location is more suitable in terms of accessibility for existing and /or future employment opportunities
Spatial opportunities and constraints	R	High risk of impact on settlement character and valued landscapes (i.e. significant coalescence risks and/or lack of defensible boundaries)
	A	Some risk of impact on settlement character and valued landscapes (i.e. some coalescence risks and/or some defensible boundaries)
	G	Low risk of impact on settlement character and valued landscapes (i.e. minimal coalescence risks and/or a greater number of defensible boundaries)

## 2.13 Consultation

The strategic assessment of growth was informed by a number of technical specialists. As well as AECOM specialists in transport, geo-environment, infrastructure, heritage, housing need and



economic development, a number of sub-regional and national organisations were contacted to get their views on strategic constraints to and opportunities for growth.

A letter, questionnaire and map was sent to the following organisations inviting views on each direction for growth from a technical perspective:

- Anglian Water;
- Historic England
- Environment Agency
- Highways England
- Homes and Communities Agency
- Lincolnshire County Council (covering infrastructure, education, highways, minerals and waste and flood risk);
- Lincolnshire Local Economic Partnership
- Greater Cambridge Greater Peterborough Local Economic Partnership
- Natural England; and
- Western Power Distribution.

Each organisation was asked to comment on strategic constraints and opportunities within each direction for growth, and their views and conclusions are reflected alongside those of AECOM's technical specialists and town planners in the tables below. Where any conclusions or advice conflicted, a professional judgement was made based on the most up-to-date information available.

**2.14 Direction A (North-West of Stamford)**

Criterion	Considerations	Overall Assessment
Environmental constraints	<ul style="list-style-type: none"> <li>• Flood risk associated with River Gwash, but flood plain area extremely limited here</li> <li>• Grade 2 agricultural land along valley of River Gwash east of Great Casterton</li> <li>• Quarry Farm, Little Casterton (at urban edge) is Candidate Local Wildlife Site which falls under an area of local importance for Rutland Council. Development would likely result in significant harm to the site and thus is restricted.</li> <li>• A compartment to the north-west of Stamford near Great Casterton was surveyed for its landscape and habitats. The compartment is currently under a management plan for nature conservation, specifically targeted towards enhancing habitats of the population of great crested newts on-site and creating species-rich grasslands.</li> <li>• Great Casterton Road Banks SSSI, but is a very small constraint as it takes up a small area of land in between Old Great North Road and the built up urban edge.</li> <li>• Includes sites S1A and S1B from the South Kesteven Landscape Sensitivity and Capacity Study that have significant vegetation surrounding them.</li> </ul>	

Criterion	Considerations	Overall Assessment
Transport and accessibility	<ul style="list-style-type: none"> <li>• Some cycle routes exist along Old Great North Road which connect with other preferred routes towards the town centre. Little Castleton Road is also designated as a National Byway, connecting to the town centre.</li> <li>• Buses 9 and 182 offer some connection to the town centre.</li> <li>• Development options would need to consider the impact of traffic routeing through the town and to/from the A1.</li> <li>• Access to Stamford from the north-west does not require the direct use of the SRN. However the A1 may be used by commuting trips as a route to Peterborough and with the growth area being in close proximity to the Stamford West SUE (which is expected to accommodate 400 dwellings and 14 hectares of employment), there could be potential for cumulative impacts on the A1/A606 junction.</li> <li>• Potential cumulative traffic impacts on the A1/A606 junction need to be considered.</li> <li>• Lincolnshire County Council (LCC) feel this direction may be suitable for growth as it is located north of the town allowing better access by all modes of transport including walking and cycling to existing amenities in Stamford. There may be opportunities for smaller scale projects through the planning process to improve access to the town. In addition this direction has better access to the A1 than other areas of search being examined to the east of the town.</li> <li>• Growth already established here and there is scope to grow further north. However, there could be further impact on the town centre and A1 through increased traffic levels (Greater Cambridge LEP).</li> </ul>	
Geo-environmental considerations	<ul style="list-style-type: none"> <li>• Secondary A Aquifer associated with the Alluvium along the River Gwash. Bedrock is mainly a Principal Aquifer with high vulnerability (limestone), with areas of Secondary A and B.</li> <li>• Southern half of the area is within a SPZ3 (total catchment). No EA recorded surface water/groundwater present in area</li> <li>• Two former landfills present at edge of urban development. (Little Caserton Road 1969, (type of waste not known) and Belvoir Close 1978 to 1992, inert waste).</li> <li>• Made ground potentially associated with former quarry. Lack of superficial deposits, straight on to bedrock. Lack of cover with regard to Principal aquifer.</li> <li>• Full protection measures required for new housing (Radon)</li> <li>• Contains minimal areas of Flood Zone 2 and 3.</li> </ul>	

Criterion	Considerations	Overall Assessment
Infrastructure capacity and potential	<ul style="list-style-type: none"> <li>• South Kesteven Green Infrastructure Study encourages creation of circular routes (footpaths, bridleways etc.) around Stamford for recreational purposes; this affects all Directions for Growth</li> <li>• Site Allocations Inspectors Report notes existing lack of services and facilities in part of Stamford west of Little Casterton Road; however, this will be addressed by site allocation east of A1</li> <li>• Casterton College secondary school in Great Casterton</li> <li>• No other secondary or primary schools in this location</li> <li>• No GP surgeries or dental practices in this location</li> <li>• Western Power say the direction is less favourable for growth because of limited capacity and laying new cables would be costly and cause major traffic disruption.</li> <li>• Great Casterton Water Recycling Centre (WRC) is located within the area. Any development within 400m of this site would have to ensure that it does not prejudice the operation of this site consistent with Anglian Water’s Asset Encroachment Policy.</li> </ul>	

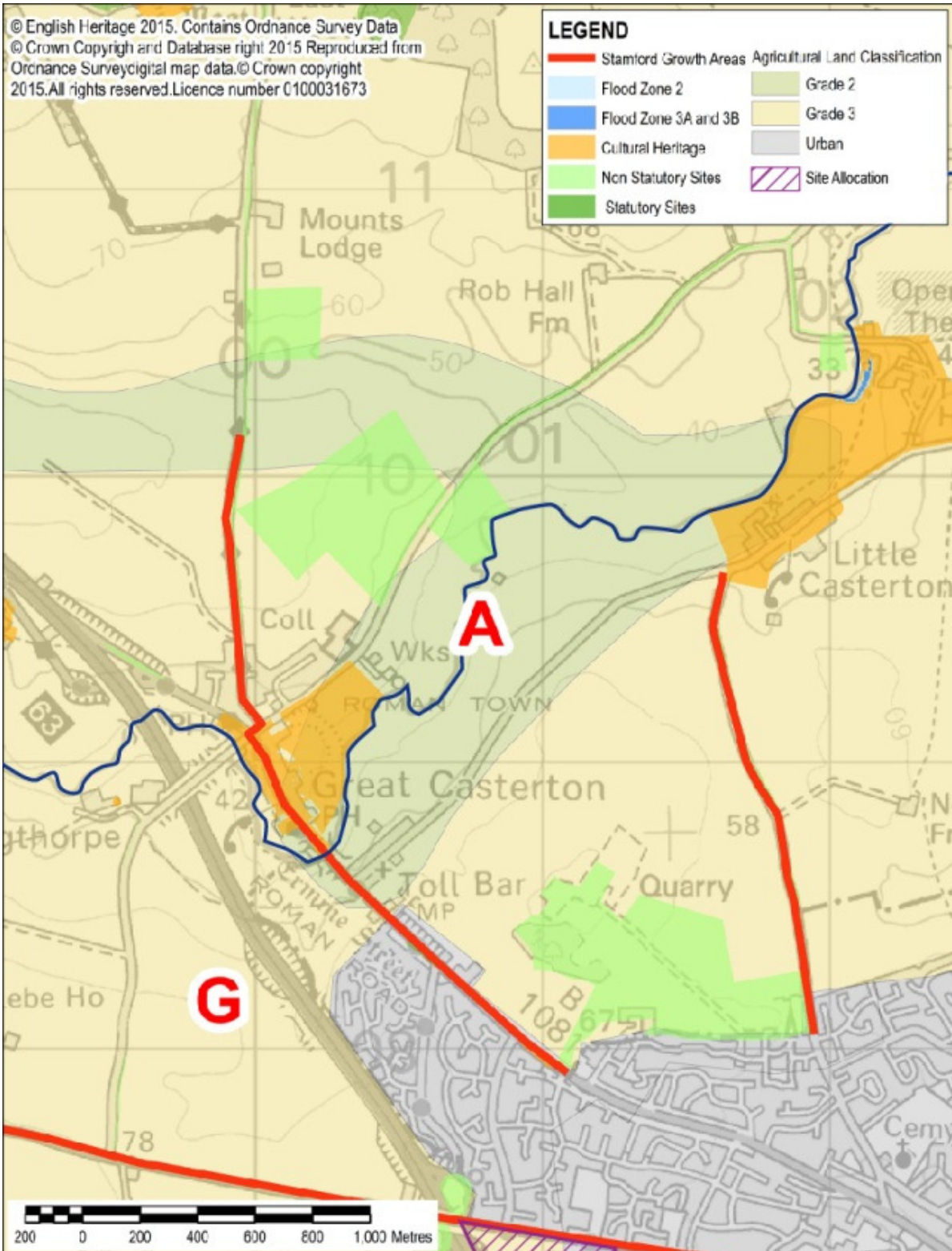
Criterion	Considerations	Overall Assessment
Landscape and topography	<ul style="list-style-type: none"> <li>• Generally, a broad elevated plateau and ridges with undulating landform located immediately north of Stamford.</li> <li>• Landform gently slopes down to the narrow valley of the River Gwash, north of Stamford.</li> <li>• The village of Great Casterton is located on the gentle slopes of the Gwash valley.</li> <li>• Within Natural England's National Character Area (NCA): 75 Kesteven Uplands.</li> <li>• Regional landscape character: East Midlands Regional Landscape Character Assessment (EMRLCA): 10a Forest Hills and Ridges.</li> <li>• Local Landscape Character Area (LCA): Rutland's Rutland Plateau.</li> <li>• Predominantly agricultural land use, with redundant quarry site.</li> <li>• Large fields are regular and defined by largely intact hedgerows with occasional hedgerow trees. There are occasional small fragmented blocks of woodland. The River Gwash is lined by vegetation.</li> <li>• Development to the north of Stamford could potentially be visible in views south from Great Casterton and the Rutland Round PRoW.</li> <li>• Inspector at South Kesteven Site Allocations EiP noted that development north of Stamford would be visible on the skyline from the north, but that it would have little or no effect on important views across the town.</li> <li>• Includes sites S1A and S1B from the South Kesteven Landscape Sensitivity and Capacity Study. There are distinctive ridgelines and important views into and out of the sites. Both sites S1A and S1B have an overall moderate landscape sensitivity. Site S1A has a medium to high landscape capacity and site S1B has a medium landscape capacity.</li> <li>• Includes sites Stamford A and B from Rutland County Council's Landscape and Capacity Study, May 2010. There are distinct ridgelines and important local views into and out of these sites. Site Stamford A has a moderate landscape sensitivity, with medium-high landscape capacity. Site Stamford B has a moderate landscape and visual sensitivity, with a medium landscape capacity.</li> </ul>	

Criterion	Considerations	Overall Assessment
Heritage considerations	<ul style="list-style-type: none"> <li>Cluster of fourteen listed buildings at Great Casterton, including Grade I listed St Peter and St Paul's church</li> <li>Scheduled Monument at Great Casterton (site of Roman town)</li> <li>Conservation area at Great Casterton</li> <li>Scheduled Monument of Ermine Street south of Quarry Farm on north-western edge of Stamford</li> <li>Unfavourable direction of growth for Historic England because of it being a setting for numerous designated heritage assets including a large scheduled monument at Great Casterton, listed buildings and conservation areas.</li> <li>Favourable direction of growth for LCC because the direction is already despoiled by quarrying which would have removed any archaeological remains in the area. (This comment applies only to land between Stamford and Little Casterton, not to the Roman remains around Great Casterton).</li> </ul>	
Housing need	<ul style="list-style-type: none"> <li>Area shows slightly higher than average score in the barriers to housing and services domain of the Indices of Multiple Deprivation, indicating a certain level of demand/need for housing in this location</li> </ul>	
Regeneration potential	<ul style="list-style-type: none"> <li>Although no part of the town is significantly deprived, development in this location would offer some potential to improve deprivation scores in the northern suburbs of Stamford</li> </ul>	
Economic development	<ul style="list-style-type: none"> <li>Entire area is less suitable for access to the strategic road network, thus less attractive for larger businesses</li> <li>Area relatively far from town centre and railway station, thus significantly reducing attractiveness for B1 office uses</li> </ul>	
Spatial opportunities and constraints	<ul style="list-style-type: none"> <li>Need to avoid coalescence with Great Casterton</li> <li>Potential to use Old Great North Road or Little Casterton Road as defensible boundaries</li> <li>Potential to use Toll Bar as defensible boundary</li> <li>Small housing allocation site at urban edge (Belvoir Close)</li> <li>Development of Sites S1A and S1B from the Landscape Sensitivity and Capacity Study would be a continuation of pattern of housing developments adjacent to the sites.</li> <li>May be pressure to maintain a green buffer between Stamford and the villages of Great Casterton and Little Casterton (Tolethorpe Hall) which are attractive villages, typical of the area.</li> </ul>	



Criterion	Considerations	Overall Assessment
<p><b>Conclusion- Key Strategic Constraints identified for Direction A</b></p> <p>Direction for Growth A's key strategic, spatial constraints (illustrated in <b>Figure 6</b>) are considered to be the candidate local wildlife site at the urban edge and the heritage assets at Great Casterton, including listed buildings, scheduled monuments and a conservation area. There is limited strategic road access in this area making it less favorable for economic growth, hence more suitable for residential development. Even though there is some high grade agricultural land in this direction and a SSSI site, they are both far enough away from the urban edge to not be a significant constraint.</p> <p>The resulting land considered suitable in terms of strategic constraints is shown in <b>Figure 13</b>. Note that the absence of strategic constraints does not necessarily indicate that the land is free from specific constraints at a local level, which will be assessed in the second part of this report.</p>		

Figure 6: Results of environmental constraints mapping for Direction A



**2.15 Direction B (North of Stamford)**

Criterion	Considerations	Overall Assessment
Environmental constraints	<ul style="list-style-type: none"> <li>• Tolethorpe Road Verges SSSI north of Little Casterton</li> <li>• Flood risk associated with River Gwash, but flood plain area extremely limited here</li> <li>• Small amount of Grade 2 agricultural land to west of A6121 southwest of Ryhall</li> <li>• Little Casterton Verge LWS.</li> </ul>	
Transport and accessibility	<ul style="list-style-type: none"> <li>• Little Castleton Road is designated as a National Byway and offers connection to the town centre. Some preferred cycle routes are also found through the Northfields estate</li> <li>• Buses 4, 182, 201 and 202 run close to the site and offer some connection to the town centre.</li> <li>• Development options would need to consider the impact of traffic routeing through the town and to/from the A1.</li> <li>• Access to Stamford from the north does not require direct use of the SRN. This is therefore a favourable direction for Highways England.</li> <li>• Potential cumulative traffic impacts on the A1/A606 junction need to be considered.</li> <li>• Lincolnshire County Council (LCC) feel this direction may be suitable for growth as it is located north of the town allowing better access by all modes of transport including walking and cycling to existing amenities in Stamford. There may be opportunities for smaller scale projects through the planning process to improve access to the town. In addition this direction has better access to the A1 than other areas of search being examined to the east of the town.</li> <li>• Greater Cambridge LEP sees this as the most logical area for growth, subject to traffic impact on town centre and A1.</li> </ul>	
Geo-environmental considerations	<ul style="list-style-type: none"> <li>• Bedrock Principal Aquifer (high vulnerability) dominates, with surrounding Secondary B Aquifer. Limited superficial deposits.</li> <li>• Area mainly within an SPZ3 (total catchment). No recorded abstractions within this area</li> <li>• No landfills present</li> <li>• Limited made ground anticipated due to lack of development within the area. Shallow bedrock. Lack of cover with regard to Principal aquifer.</li> <li>• Full protection measures required for new housing (Radon)</li> </ul>	

Criterion	Considerations	Overall Assessment
Infrastructure capacity and potential	<ul style="list-style-type: none"> <li>• South Kesteven Green Infrastructure Study encourages creation of circular routes (footpaths, bridleways etc.) around Stamford for recreational purposes; this affects all Directions for Growth</li> <li>• Area well-served for education, with three primary schools, one secondary school and one sixth-form college in this part of Stamford</li> <li>• Area well-served by GP and dentist practices</li> <li>• Potential to develop further community facilities at the Queen Eleanor Site (now Stamford Welland Academy)</li> <li>• Western Power say there is capacity in this direction but laying new cable would be expensive and disruptive.</li> <li>• This area is located close to the villages of Little Casterton and Ryhall which are served by specific Water Recycling Centres.</li> </ul>	

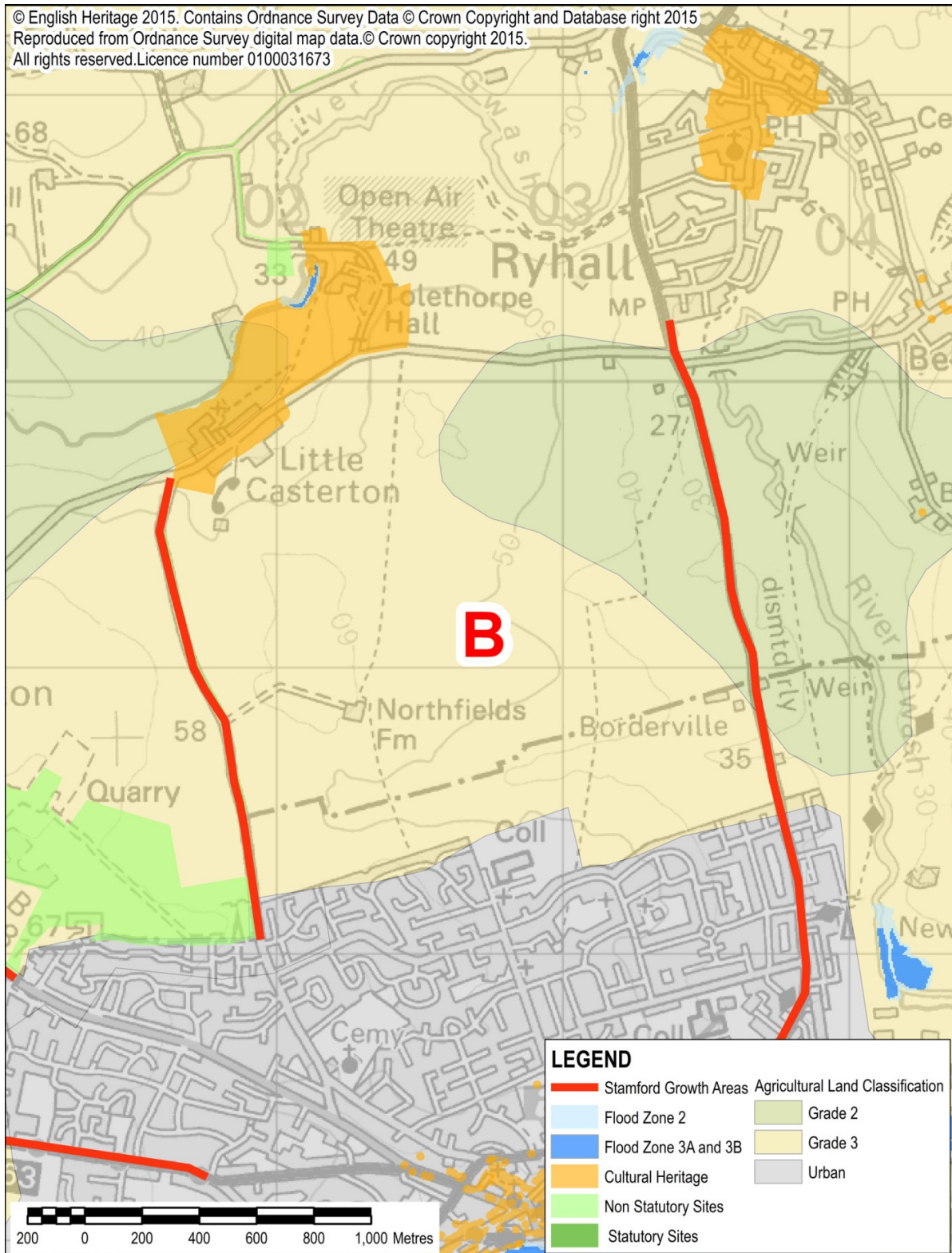
Criterion	Considerations	Overall Assessment
Landscape and topography	<ul style="list-style-type: none"> <li>• Generally, a broad elevated plateau and ridges with undulating landform immediately north of Stamford.</li> <li>• The landform gently slopes down to the north and east towards the River Gwash.</li> <li>• The villages of Little Casterton and Ryhall are located to the north.</li> <li>• National landscape character; NCA 75: Kesteven Uplands.</li> <li>• Regional landscape character; EMRLCA: 10a Forest Hills and Ridges.</li> <li>• Local LCA: Rutland – Rutland Plateau.</li> <li>• Predominantly agricultural land use with medium to large regular shaped fields, defined by largely intact hedgerows with occasional hedgerow trees. The River Gwash is lined by vegetation.</li> <li>• Potential for development to be seen in views south –west from Ryhall and south from Little Casterton.</li> <li>• Inspector at South Kesteven Site Allocations EiP noted that development north of Stamford would be visible on the skyline from the north, but that it would have little or no effect on important views across the town</li> <li>• Includes site S4 from the South Kesteven Landscape Sensitivity and Capacity Study that has a distinctive ridgeline in between the site and the urban area of Stamford, and has important views inwards and out of the site. It has moderate overall landscape sensitivity and a medium landscape capacity.</li> <li>• Includes site Ryhall 1 from Rutland County Council’s landscape sensitivity and capacity study land around local service centres, 2012. There is a distinct landscape character which provides a positive setting to the settlement of Ryhall and there are important views both into and out from the village. The site has a high landscape sensitivity and moderate visual sensitivity and a low landscape capacity.</li> </ul>	

Criterion	Considerations	Overall Assessment
Heritage considerations	<ul style="list-style-type: none"> <li>Cluster of eleven listed buildings at Little Casterton; all Grade II listed except for Grade II* listed All Saints Church</li> <li>Cluster of four listed buildings at Tolethorpe, including Grade II* listed Tolethorpe Hall</li> <li>Cluster of nineteen listed buildings at Ryhall, including Grade I listed church of St John</li> <li>Conservation areas at Little Casterton (extensive) and Ryhall</li> <li>Unfavourable direction of growth for Historic England because of it being a setting for numerous designated heritage assets including listed buildings and conservation area at Little Casterton.</li> <li>LCC state that there are few records on the Historic Environment Record in this direction.</li> <li>Potential impact on Northfields Conservation Area.</li> </ul>	
Housing need	<ul style="list-style-type: none"> <li>Area shows slightly higher than average score in the barriers to housing and services domain of the Indices of Multiple Deprivation, indicating a certain level of demand/need for housing in this location</li> </ul>	
Regeneration potential	<ul style="list-style-type: none"> <li>Although no part of the town is significantly deprived, development in this location would offer some potential to improve deprivation scores in the northern suburbs of Stamford</li> </ul>	
Economic development	<ul style="list-style-type: none"> <li>Entire area is less suitable for access to the strategic road network, thus less attractive for larger businesses</li> <li>Area relatively far from town centre and railway station, thus significantly reducing attractiveness for B1 office uses</li> </ul>	
Spatial opportunities and constraints	<ul style="list-style-type: none"> <li>Need to avoid coalescence with Little Casterton or Ryhall</li> <li>Potential to use Little Casterton Road or Ryhall Road as defensible boundaries</li> <li>Potential to use Toll Bar as defensible boundary as long as coalescence with Little Casterton avoided</li> <li>May be pressure to maintain a green buffer between Stamford and the villages of Great Casterton and Little Casterton (Tolethorpe Hall).</li> </ul>	



Criterion	Considerations	Overall Assessment
<p><b>Conclusion- Key Strategic Constraints identified for Direction B</b></p> <p>Direction for Growth B’s key strategic, spatial constraints (illustrated in <b>Figure 7</b>) are considered to be the small amount of Grade 2 agricultural land to the east and the heritage assets in and around Little Casterton and Tolethorpe. However, the latter are well away from the urban edge. There is also a small SSSI to the north but again this is significantly far away from the urban edge. The area is less suitable for access to the strategic road network, thus less attractive for office and industrial development.</p> <p>The resulting land considered suitable in terms of strategic constraints is shown in <b>Figure 13</b>. Note that the absence of strategic constraints does not necessarily indicate that the land is free from specific constraints at a local level, which will be assessed in the second part of this report.</p>		

Figure 7: Results of environmental constraints mapping for Direction B



**2.16 Direction C (East of Stamford)**

Criterion	Considerations	Overall Assessment
Environmental constraints	<ul style="list-style-type: none"> <li>• Uffington New Wood (north of Grange Farm) is Ancient Woodland</li> <li>• No other statutory environmental designations in this location</li> <li>• Flood risk associated with River Gwash, but flood plain area mostly limited here, except for at outflow to River Welland east of Stamford</li> <li>• Inspector at South Kesteven Site Allocations EiP noted that flooding issues in this location would not be a determining factor in suitability for development, as they could be mitigated</li> <li>• However, flood plain of River Welland relatively extensive in south of area</li> <li>• Significant areas of Grade 2 agricultural land along River Gwash corridor, River Welland and also south of Belmesthorpe</li> <li>• Uffington North Road Verges LWS.</li> </ul>	
Transport and accessibility	<ul style="list-style-type: none"> <li>• No cycling facilities are present in this area.</li> <li>• To the west of the area bus services 4, 182 and 202 run along Ryhall Road. Through the area service 203 offers limited connection to Uffington.</li> <li>• Development options would need to consider the impact of traffic routeing through the town and to/from the A1.</li> <li>• Access to Stamford from the east does not require use of the SRN. This direction is favourable to Highways England.</li> <li>• Potential cumulative traffic impacts on the A1/A606 junction and A1/A43 junction may need to be considered subject to scale of growth.</li> <li>• LCC feel that this area is difficult to develop due to the lack of access to the A1 compared to other directions of growth.</li> </ul>	

Criterion	Considerations	Overall Assessment
Geo-environmental considerations	<ul style="list-style-type: none"> <li>• Bedrock Principal Aquifer (high vulnerability) dominates, with unproductive stratum and Secondary A Aquifer in the far east. Superficial Deposits are Secondary A Aquifer associated with the Alluvium from the River Gwash and an isolated Secondary undifferentiated in the central part.</li> <li>• Mainly within an SPZ1 (Inner Zone) with SPZ2 to the north and SPZ3 (total catchment) to the west.</li> <li>• Groundwater abstraction (possibly within this area), near Lower Home Farm</li> <li>• West and south portions at risk from reservoir flooding</li> <li>• Two former landfills: (Blackstone Tips, last waste 1985 (inert and household) and Uffington Road (no data). Both have leachate controls associated with them</li> <li>• With the exception of the former landfills limited made ground anticipated due to lack of development within the area. Possible made ground associated with dismantled railway. Shallow bedrock. Lack of cover with regard to Principal aquifer.</li> <li>• None to full protection measures required for new housing (Radon)</li> <li>• Area covered by Policy M11 (Safeguarding of Mineral Resources) from the Lincolnshire Minerals and Waste Local Plan Core Strategy and Development Management Policies (2015).</li> </ul>	
Infrastructure capacity and potential	<ul style="list-style-type: none"> <li>• South Kesteven Green Infrastructure Study encourages creation of circular routes (footpaths, bridleways etc.) around Stamford for recreational purposes; this affects all Directions for Growth</li> <li>• Inspector at South Kesteven Site Allocations EiP noted that eastern side of Stamford is closest to existing services and facilities</li> <li>• One secondary school in this part of Stamford, and potential to use primary schools within Direction B</li> <li>• GP and dental surgeries on Ryhall Road</li> <li>• This direction is favourable for Western Power because there is capacity on primary transformers and laying new cable would be relatively simple.</li> <li>• Stamford WRC and Pilsgate Water Treatment Works which currently serve Stamford are located close to the boundaries of areas C and D.</li> </ul>	

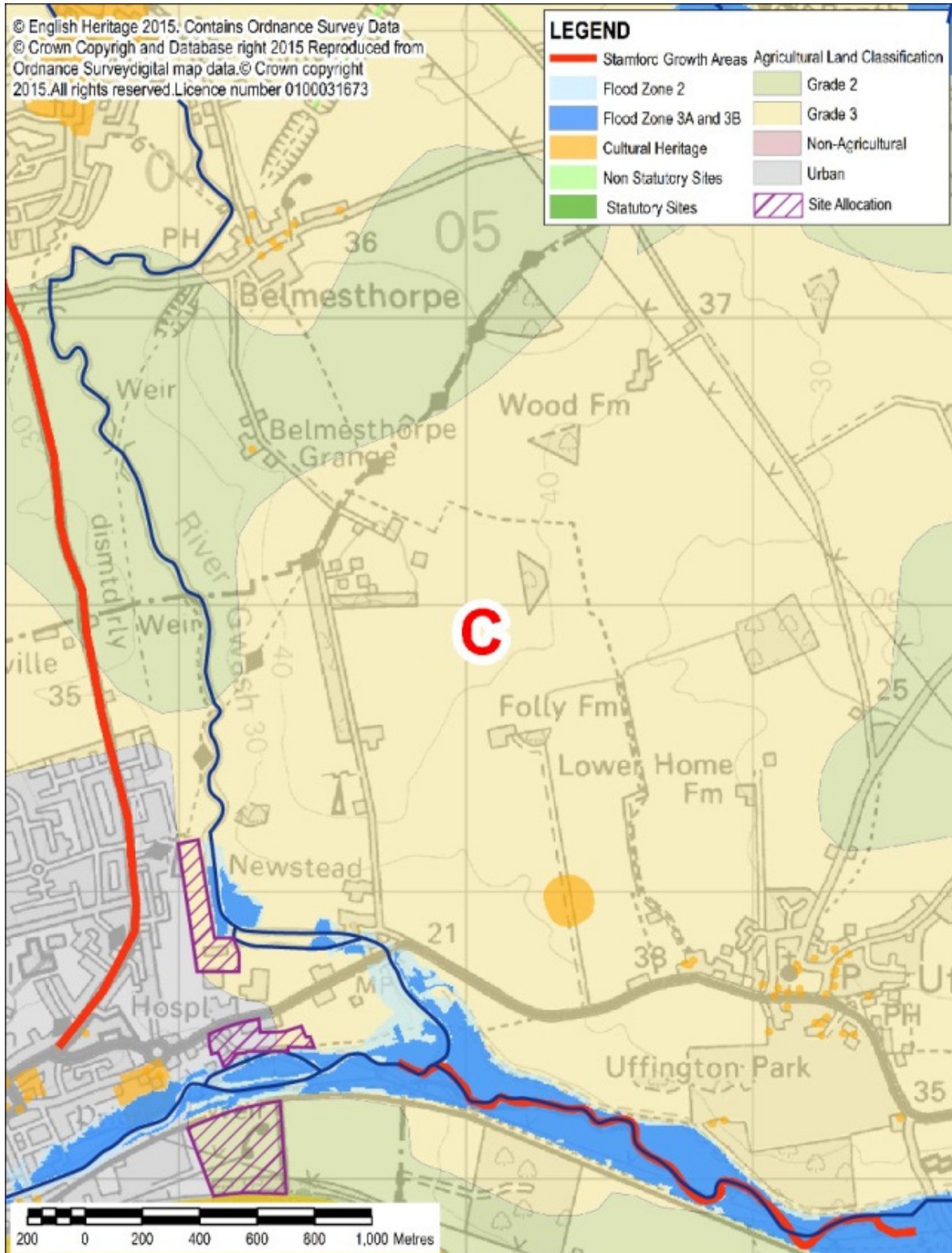
Criterion	Considerations	Overall Assessment
Landscape and topography	<ul style="list-style-type: none"> <li>• Generally, a low-lying river valley. To the east of the River Gwash valley the landform rises gradually towards the flat, elevated plateau beyond to the east.</li> <li>• NCA 75: Kesteven Uplands.</li> <li>• Regional landscape character; EMRLCA: 10a Forest Hills and Ridges and 3a: Flood Plain Valleys.</li> <li>• Local LCA: South Kesteven – Kesteven Uplands.</li> <li>• Generally, fields are medium to large and regular in size, divided by hedgerows. There are also scattered woodland blocks.</li> <li>• Long distance PRoW (Macmillan Way) heading north-east from Stamford.</li> <li>• There is a local network of PRoW (footpaths) along the river and connecting villages. There is also a long distance PRoW (Macmillan Way).</li> <li>• Views north from Uffington are contained by the ridge to the north, where views south are across the river valley, towards Burghley RPG.</li> <li>• Inspector at South Kesteven Site Allocations EiP noted that development here would intrude into views of the town across the Gwash valley from a well-used network of footpaths, but that it would be seen against a backdrop of development which is already visually poor.</li> <li>• Includes sites S3A, S3B, S3C and S3D from the South Kesteven Landscape Sensitivity and Capacity Study. All of these sites have significant vegetation within them, as well as distinctive ridgelines and important views in and out. Sites S3A and S3B both have a high overall landscape sensitivity. Site S3A has a low landscape capacity and site S3B has a low to medium landscape capacity. Development of site S3A or S3B would form an unacceptable intrusion into open countryside, isolated from the town and create a negative effect on landscape character and settlement form and pattern. Site S3C has a moderate overall landscape sensitivity while site S3D has a low overall landscape sensitivity. Site S3C has a medium landscape capacity and site S3D has a high landscape capacity.</li> </ul>	



Criterion	Considerations	Overall Assessment
Heritage considerations	<ul style="list-style-type: none"> <li>Cluster of nineteen listed buildings at Ryhall, including Grade I listed church of St John</li> <li>Cluster of listed buildings at Belmesthorpe</li> <li>Belmesthorpe Grange Grade II listed</li> <li>Two listed buildings at Newstead Mill</li> <li>Conservation area covering historic village centres of Ryhall and Uffington, as well as Casewick Park</li> <li>Scheduled monument (causewayed camp) at Folly Farm Drive</li> <li>Cluster of twenty-eight listed buildings at Uffington, including Grade I listed church of St Michael and All Angels</li> <li>Three listed buildings at Uffington Park</li> <li>Historic parkland of Uffington Park.</li> <li>Cluster of seven listed buildings at Casewick Hall</li> <li>Inspector at South Kesteven Site Allocations EiP noted that development here would be partly visible from Burghley House</li> <li>Not unfavourable direction of growth for Historic England but setting of numerous heritage assets including rural setting to the north of Burghley House and Parkland, Causewayed Camp Scheduled Monument, and assets at Ryhall, Uffington and Pilsgate.</li> <li>Unfavourable direction of growth for LCC as dense area of archaeological remains and Scheduled Monument would constrain development. In addition the direction is located in close proximity to the Burghley Estate and due to the topography any development would impact on views both into and out of the estate.</li> <li>Potential impact on Northfields Conservation Area.</li> </ul>	Yellow
Housing need	<ul style="list-style-type: none"> <li>Area shows significantly higher than average score in the barriers to housing and services domain of the Indices of Multiple Deprivation, indicating a certain level of demand/need for housing in this location</li> </ul>	Green
Regeneration potential	<ul style="list-style-type: none"> <li>Area not significantly deprived, so development here likely to have little impact on this criterion</li> </ul>	Red

Criterion	Considerations	Overall Assessment
Economic development	<ul style="list-style-type: none"> <li>Majority of area on less suitable side of town for access to the strategic road network, thus less attractive for larger businesses</li> <li>However, large existing employment and retail area on eastern side of Stamford</li> <li>South and west of area close to town centre and railway station, thus increasing attractiveness for B1 office uses</li> <li>Inspector at South Kesteven Site Allocations EiP did not consider further employment allocations in this location to be a sound choice.</li> </ul>	
Spatial opportunities and constraints	<ul style="list-style-type: none"> <li>Need to avoid coalescence with Ryhall, Belmesthorpe and Uffington</li> <li>River Gwash, Ryhall Road, Newstead Lane and Main/Uffington Road all offer potential as defensible boundaries to development</li> <li>Access to Folly Farm offers more limited potential as defensible boundary to development</li> <li>Employment and housing allocations at urban edge in this location</li> <li>Much of urban edge here comprises employment land, making much of area less suitable for residential development</li> </ul>	
<p><b>Conclusion- Key Strategic Constraints identified for Direction C</b></p> <p>Direction for Growth C’s key strategic, spatial constraints (illustrated in <b>Figure 8</b>) are considered to be the Grade 2 Agricultural Land to the north-east, the flood plain of the River Gwash and the relatively small scheduled monument in the south. The area is away from the strategic road networks, thus is less attractive for business development.</p> <p>The resulting land considered suitable in terms of strategic constraints is shown in <b>Figure 13</b>. Note that the absence of strategic constraints does not necessarily indicate that the land is free from specific constraints at a local level, which will be assessed in the second part of this report.</p>		

Figure 8: Results of environmental constraints mapping for Direction C



**2.17 Direction D (South-east of Stamford)**

Criterion	Considerations	Overall Assessment
Environmental constraints	<ul style="list-style-type: none"> <li>• Barnack Hills and Holes is a Site of Special Scientific Interest, a National Nature Reserve and a Special Area for Conservation, but is relatively remote from the urban edge</li> <li>• No other statutory environmental designations within area</li> <li>• Flood plain of River Welland relatively extensive in this location</li> <li>• Grade 2 Agricultural Land along floodplain of River Witham in north of area; all other land Grade 3 or in non-agricultural use (Burghley Park)</li> <li>• Burghley Park LWS</li> </ul>	
Transport and accessibility	<ul style="list-style-type: none"> <li>• National Cycle Route 63 runs through this area along Barnack Road, offering connection to the town centre.</li> <li>• Service 201 offers an hourly service to/from the town along Barnack Road.</li> <li>• Development options would need to consider the impact of traffic routeing through the town and to/from the A1.</li> <li>• Peterborough Site Allocations DPD has allocated the former railway lines between Stamford and Wansford for walking and cycling infrastructure.</li> <li>• Access to Stamford from the south-east does not require use of the SRN. This direction is favourable to Highways England.</li> <li>• Potential cumulative traffic impacts on the A1/A43 junction may need to be considered subject to scale of growth.</li> <li>• LCC state that road connections from the south into Stamford town centre are poor as a result of the need to cross the River Welland over a narrow, traffic light controlled bridge and this leads to heavy queuing on High Street St Martins (near The George Hotel) which contains many old and attractive buildings as well as several local businesses and the Girls High School.</li> </ul>	

Criterion	Considerations	Overall Assessment
<p>Geo-environmental considerations</p>	<ul style="list-style-type: none"> <li>• Principal aquifer of high groundwater vulnerability associated with the bed rock dominates (central and northern sections). Unproductive stratum in the south. Secondary A aquifer associated with River Terrace Deposits and Alluvium in the north.</li> <li>• Area mainly within and SPZ1, with a small area within a SPZ2 in the northwest and thin area within a SPZ3 in the west.</li> <li>• Surface water and groundwater abstractions associated with Burghley Park</li> <li>• Landfill: Barnack Road Landfill, just to the south of the railway. Waste first received 1955. No end date recorded. Accepted inert, commercial and household waste.</li> <li>• Limited made ground anticipated due to lack of development within the area. Shallow bedrock. Possible made ground associated with development of Burghley Park. Lack of cover with regard to Principal aquifer.</li> <li>• Full protection measures required for new housing (Radon)</li> <li>• Area covered by Policy M11 (Safeguarding of Mineral Resources) from the Lincolnshire Minerals and Waste Local Plan Core Strategy and Development Management Policies (2015).</li> </ul>	
<p>Infrastructure capacity and potential</p>	<ul style="list-style-type: none"> <li>• South Kesteven Green Infrastructure Study encourages creation of circular routes (footpaths, bridleways etc.) around Stamford for recreational purposes; this affects all Directions for Growth</li> <li>• Inspector at South Kesteven Site Allocations EiP noted that eastern side of Stamford is closest to existing services and facilities</li> <li>• One secondary school at edge of Stamford, but no primary provision</li> <li>• One dentist surgery in Stamford, but no GP practices</li> <li>• Peterborough Site Allocations DPD has allocated the former railway lines between Stamford and Wansford for walking and cycling infrastructure.</li> <li>• Burghley Park is one of the most visited local open spaces in South Kesteven</li> <li>• This direction is unfavourable for Western Power because it would be difficult to lay new cable across the river.</li> <li>• Stamford WRC and Pilsgate Water Treatment Works are located close to the boundaries of areas C and D.</li> </ul>	

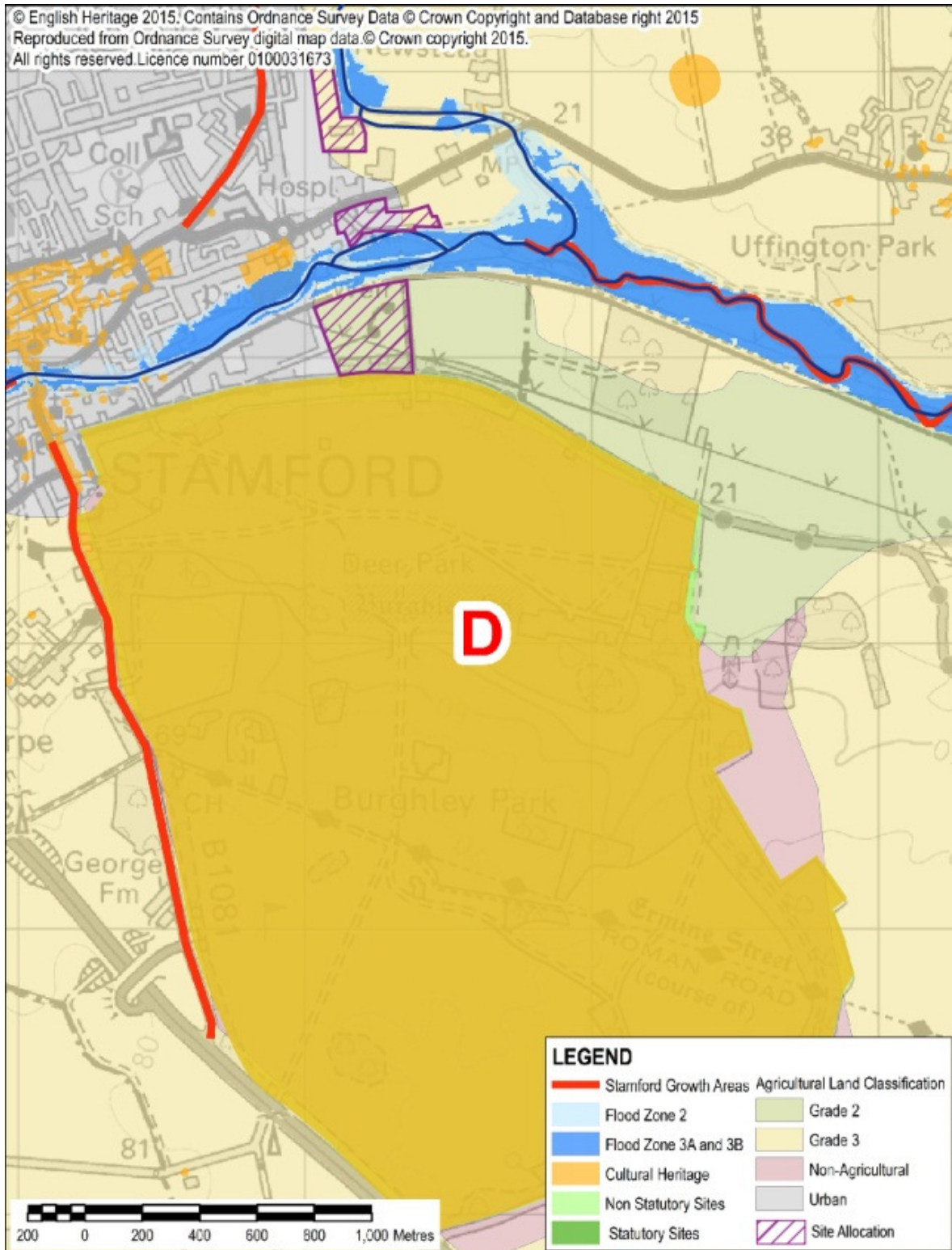


Criterion	Considerations	Overall Assessment
Landscape and topography	<ul style="list-style-type: none"> <li>• The north of area is a low-lying valley associated with the River Welland. The land rises up from the valley towards the south to form a distinct ridge where Burghley Park and the village of Pilsgate sit.</li> <li>• The landform within Burghley Park is varied and undulating, including steep slopes rising to the east and south of the lake.</li> <li>• Burghley Park Grade II* Registered Park and Garden (RPG) makes up a large proportion of this area, which creates a distinctive, well-wooded landscape character. It is an important historic landscape. There is a conservation area and several listed buildings in the area.</li> <li>• NCA 75: Kesteven Uplands.</li> <li>• Regional landscape character; EMRLCA 3a: Floodplain Valleys.</li> <li>• Local LCA (City of Peterborough); LCA 3: Welland Valley and LCA 2: Nassaburgh Limestone Plateau.</li> <li>• The remaining land, not associated with Burghley Park RPG, to the north and east of the park is predominantly agricultural, with small to medium, regular shaped fields divided by hedgerows with frequent hedgerow trees.</li> <li>• There are a two long distance PRow (Hereward Way and Torpel Way) and a network of local PRow providing a high level of access to the landscape.</li> <li>• Includes Site Ryhall 10 from Rutland County Council's landscape sensitivity and capacity study land around local service centres, 2012. Site R10 has an unremarkable landscape character and some important views into the countryside. It has a moderate landscape and visual sensitivity, with a medium landscape capacity.</li> </ul>	

Criterion	Considerations	Overall Assessment
Heritage considerations	<ul style="list-style-type: none"> <li>• Burghley House Grade I listed</li> <li>• Burghley Park Grade II* Registered Park and Garden</li> <li>• Nineteen other listed buildings and features in Burghley Park, including Grade I listed stable block, bath house, bridge, orangery, and north forecourt railings/gates</li> <li>• Wider setting of Burghley House and Park, particularly in views to north, east and south, where there would be most impact on views of the House itself and on the main avenue</li> <li>• There are important views from Burghley RPG towards the spires of Stamford, which were part of Lancelot ‘Capability’ Brown’s original design.</li> <li>• Peterborough Core Strategy requires avoidance of harm to the character and setting of Burghley Park.</li> <li>• Conservation area at Pilsgate</li> <li>• Cluster of four listed buildings at Pilsgate</li> <li>• Proximity to very large cluster of listed buildings, scheduled monuments and conservation area at Stamford town centre and around St Martin’s church on south bank of River Welland</li> <li>• Historic England states that vast amount of the area includes Burghley House and its Parkland. As heritage assets of the highest significance, development within this area (including the area to the north of the B1443 adjacent to the park) is likely to cause harm.</li> <li>• Unfavourable direction of growth for LCC as this is a dense area of Historic Landscape with Burghley Park and Hills and Holes.</li> <li>• Scheduled ancient monument, ruins and site of St Leonard’s Priory located at southeast corner of Stamford town centre</li> <li>• Potential impact on Northfields Conservation Area.</li> </ul>	
Housing need	<ul style="list-style-type: none"> <li>• Area shows significantly higher than average score in the barriers to housing and services domain of the Indices of Multiple Deprivation, indicating a certain level of demand/need for housing in this location</li> </ul>	
Regeneration potential	<ul style="list-style-type: none"> <li>• Area not significantly deprived, so development here likely to have little impact on this criterion</li> <li>• Greater Cambridge LEP is unfavourable to growth in this direction.</li> </ul>	

Criterion	Considerations	Overall Assessment
Economic development	<ul style="list-style-type: none"> <li>• Far south of area has good access to A1 corridor (B1081 junction), which is likely to increase its attractiveness to business, particularly B8 uses</li> <li>• However, majority of area on less suitable side of town for access to the strategic road network, thus less attractive for larger businesses</li> <li>• Some parts of area close to town centre and railway station, thus increasing attractiveness for B1 office uses</li> </ul>	
Spatial opportunities and constraints	<ul style="list-style-type: none"> <li>• Need to avoid development within Burghley Park</li> <li>• Need to avoid coalescence with Pilsgate</li> <li>• River Welland, River Gwash and Barnack Road all offer some potential as defensible boundaries</li> <li>• Large employment allocation at eastern urban edge north of Burghley Park and south of River Welland</li> </ul>	
<p><b>Conclusion- Key Strategic Constraints identified for Direction D</b></p> <p>Direction for Growth D’s key strategic, spatial constraints (illustrated in <b>Figure 9</b>) are considered to be the fact that the majority of the area is within Burghley House and Park, which are Grade I and Grade II listed respectively. The part of the direction that is not within Burghley Park is Grade 2 Agricultural land and Flood Zone 3 along the River Welland. Development to the south of Stamford is constrained due to the single bridge across the river to services and facilities in the town centre.</p> <p>The resulting land considered suitable in terms of strategic constraints is shown in <b>Figure 13</b>. Note that the absence of strategic constraints does not necessarily indicate that the land is free from specific constraints at a local level, which will be assessed in the second part of this report.</p>		

Figure 9: Results of environmental constraints mapping for Direction D



**2.18 Direction E (South-west of Stamford)**

Criterion	Considerations	Overall Assessment
Environmental constraints	<ul style="list-style-type: none"> <li>• Whitewater Valley SSSI in far south of area, but remote from urban edge</li> <li>• Racecourse Farm Fields SSSI on eastern edge of Easton-on-the-Hill</li> <li>• Dottrell Hill Plantation, Tinwell Crossing and Home Wood are three areas of Ancient Woodland, all on Easton Hillside</li> <li>• Significant extent of River Welland flood plain in this location</li> <li>• No Grade 1 or Grade 2 agricultural land in this location</li> <li>• Collyweston Quarries SSSI</li> <li>• Collyweston Slate Mines SSSI</li> <li>• Wothorpe Groves LWS</li> </ul>	
Transport and accessibility	<ul style="list-style-type: none"> <li>• London Road is designated as a preferred route for cycling and connects to the town centre and National Cycle Network Route 63.</li> <li>• No bus services operate in this area.</li> <li>• Development options would need to consider the impact of traffic routeing through the town and to/from the A1.</li> <li>• Access to Stamford from the north-west does not require use of the SRN. However the A1 may be used by commuting trips as a route to Peterborough and with the growth area being in close proximity to the Stamford West SUE (which is expected to accommodate 400 dwellings and 14 hectares of employment), there could be potential for cumulative impacts on the A1/A43 junction.</li> <li>• This is an unfavourable direction for growth for Highways England.</li> <li>• LCC state that vehicular access to the town centre is limited, but there is good access to the A1.</li> </ul>	

Criterion	Considerations	Overall Assessment
Geo-environmental considerations	<ul style="list-style-type: none"> <li>• Principal aquifer (high vulnerability) in the south of the area. Unproductive stratum in the north, with Secondary A aquifer in the central region. Secondary A aquifer associated with the River Welland.</li> <li>• Area mainly within an SPZ3 (total catchment)</li> <li>• Surface water abstraction (River Welland)</li> <li>• No landfills present</li> <li>• Limited made ground anticipated due to lack of development within the area. Shallow bedrock. Lack of cover with regard to Principal aquifer.</li> <li>• Full protection measures required for new housing (Radon)</li> <li>• Area covered by Policy M11 (Safeguarding of Mineral Resources) from the Lincolnshire Minerals and Waste Local Plan Core Strategy and Development Management Policies (2015).</li> </ul>	
Infrastructure capacity and potential	<ul style="list-style-type: none"> <li>• South Kesteven Green Infrastructure Study encourages creation of circular routes (footpaths, bridleways etc.) around Stamford for recreational purposes; this affects all Directions for Growth</li> <li>• Site Allocations Inspectors Report notes existing lack of services and facilities in part of Stamford west of Little Casterton Road; however, this will be addressed by site allocation east of A1</li> <li>• One primary school at edge of Stamford but no secondary provision</li> <li>• One dentist's in Stamford but no GPs</li> <li>• This direction is unfavourable for Western Power because although there is capacity on the primary transformers on the east side of Stamford, there is little capacity on the 11kv cables feeding out. Laying new cables from the primary across Stamford would be expensive and cause major traffic disruption. The solution would be to lay approx. 6km of cable from Empingham Primary and establish a new primary on the west side of Stamford. This will create capacity on the west side but will be expensive to establish in the first instance.</li> <li>• This area is located close to the village of Easton on the Hill which is served by a specific water recycling centre.</li> </ul>	

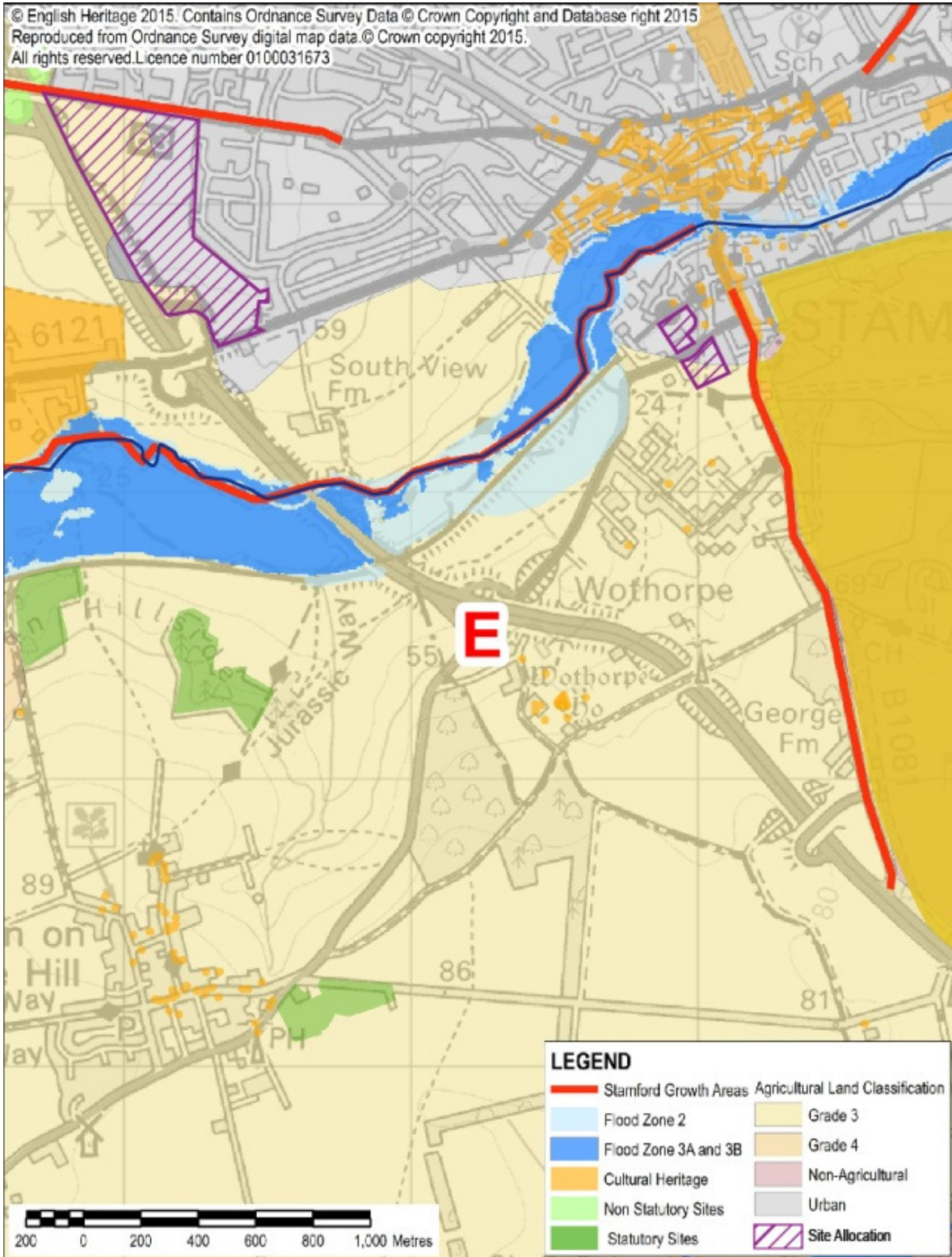


Criterion	Considerations	Overall Assessment
Landscape and topography	<ul style="list-style-type: none"> <li>• Generally, the landform is a steep north-west facing slope rising from the River Welland valley to the north-west of the area.</li> <li>• South-west of the A1, landform is much steeper, rising from the Welland River valley southwards. Wothorpe Hill and Easton Hill (95m AOD) are prominent features.</li> <li>• To the south of area, east of Easton on the Hill, the landform levels out to form a flat, elevated plateau.</li> <li>• The River Welland creates a valley which provides free drainage over much the area from the underlying limestone geology.</li> <li>• NCA 92: Rockingham Forest.</li> <li>• Regional LCA; EMRLCA 3a: Floodplain Valleys.</li> <li>• Local LCA: LCA 2: Nassaburgh Limestone Plateau (City of Peterborough) and LCA E: Welland Valley (Rutland).</li> <li>• There is a dense network of both long distance (Hereward Way, Macmillan Way and Jurassic Way) and local PRow.</li> <li>• Surrounding Wothorpe along the river valley and on the slopes, land-use is predominantly agricultural, with large, regular shaped fields divided by woodlands, trees and hedgerows. The area gives the overall appearance of being well-wooded.</li> <li>• There are far-reaching views across the landscape from the distinctive ridges that provide vantage points.</li> <li>• Includes sites Ketton 3 to Ketton 7 from Rutland County Council's landscape sensitivity and capacity study land around local service centres, 2012, however these sites are too distant from Direction F to be relevant in this study.</li> </ul>	

Criterion	Considerations	Overall Assessment
Heritage considerations	<ul style="list-style-type: none"> <li>• St Michael's Priory Reredorter Scheduled Monument on A43 Kettering Road</li> <li>• Four listed buildings within Wothorpe Park development (i.e. Wothorpe east of A1)</li> <li>• Scheduled monument of (Old) Wothorpe House</li> <li>• Conservation area at Easton-on-the-Hill</li> <li>• Cluster of nine listed buildings at Wothorpe itself, including Grade I listed Wothorpe Towers and gateway and walls to Wothorpe Hall, as well as Grade II* listed Wothorpe Farmhouse</li> <li>• Keeper's Lodge at Easton Hillside Grade II listed</li> <li>• Proximity to very large cluster of listed buildings, scheduled monuments and conservation area at Stamford town centre and around St Martin's church on south bank of River Welland</li> <li>• Cluster of 51 listed buildings at Easton on the Hill, including Grade I listed Church of All Saints and Grade II* listed Priest's House and Glebe House</li> <li>• Grade II listed spa cistern south of River Welland and east of A1</li> <li>• Site Allocations DPD require all new developments in this area to preserve and enhance nearby heritage assets</li> <li>• Historic England note the setting of numerous heritage assets at Burghley House as well as assets at Wothorpe.</li> <li>• Favourable to neutral direction of growth for LCC as there would be an impact on Wothorpe Park and its remains but there is already development in this direction closer in to Stamford.</li> </ul>	
Housing need	<ul style="list-style-type: none"> <li>• Area shows significantly higher than average score in the barriers to housing and services domain of the Indices of Multiple Deprivation, indicating a certain level of demand/need for housing in this location</li> </ul>	
Regeneration potential	<ul style="list-style-type: none"> <li>• Area of relatively higher deprivation in inner west Stamford-development, particularly employment development, in this location could have some potential to address this</li> </ul>	
Economic development	<ul style="list-style-type: none"> <li>• Very good access to A1 corridor in this location (A43 and B1081 junctions) likely to increase its attractiveness to business, particularly B8 uses</li> <li>• Some parts of area close to town centre and railway station, thus increasing attractiveness for B1 office uses</li> </ul>	

Criterion	Considerations	Overall Assessment
Spatial opportunities and constraints	<ul style="list-style-type: none"> <li>• Need to avoid coalescence with Wothorpe and Easton-on-the-Hill</li> <li>• River Welland and A1 offer potential for defensible boundaries</li> <li>• Few defensible boundaries to west of A1 in this location</li> <li>• A1 itself is a constraint to growth</li> <li>• Stamford AFC site to north and paddocks to south of A43 Kettering Road now both allocated sites at urban edge</li> <li>• Site Allocations DPD requires all new developments in this area to preserve and enhance the setting of Stamford</li> </ul>	
<p><b>Conclusion- Key Strategic Constraints identified for Direction E</b></p> <p>Direction for Growth E's key strategic, spatial constraints (illustrated in <b>Figure 10</b>) are considered to be Flood Zones 2 and 3 across the area along the River Welland, as well as clusters of listed buildings around Wothorpe on both sides of the A1. Heritage assets at Easton on the Hill and Ancient Woodlands on the hill slopes. There are few defensible boundaries to the west of the A1 in this direction. The A1 itself is a constraint to growth on this side of Stamford.</p> <p>The resulting land considered suitable in terms of strategic constraints is shown in <b>Figure 13</b>. Note that the absence of strategic constraints does not necessarily indicate that the land is free from specific constraints at a local level, which will be assessed in the second part of this report.</p>		

Figure 10: Results of environmental constraints mapping for Direction E



**2.19 Direction F (West of Stamford)**

Criterion	Considerations	Overall Assessment
Environmental constraints	<ul style="list-style-type: none"> <li>• Ketton Quarries and Shacklewell Hollow are both SSSIs, but both are remote from the urban edge</li> <li>• No other statutory environmental designations in this area</li> <li>• River Welland flood plain in south of area</li> <li>• No Grade 1 or Grade 2 agricultural land in this location</li> </ul>	
Transport and accessibility	<ul style="list-style-type: none"> <li>• To the north of the area, Empingham Road has cycle facilities in the form of National Cycle Network Route (NCNR) 63, up until the junction with the A1. From the town centre connection to Tinwell is possible via NCNR 63 (St Peter’s Street), a preferred route on Tinwell Road and further off-road cycle facilities through Tinwell.</li> <li>• Bus services 9, 12 and 182 currently offer connection to Tinwell and properties on Empingham Road.</li> <li>• Development options would need to consider the impact of traffic routeing through the town and to/from the A1.</li> <li>• It is very likely that direct use of the A1, joining at the A1 / A606 junction, would be required from the growth area in order to access Stamford and Peterborough. The site would also be in close proximity to the Stamford West SUE, which is expected to accommodate 400 dwellings and 14 hectares of employment land. Cumulatively, it is likely that these growth areas would impact upon both the operation of the A1 link and the A1 / A606 junction.</li> <li>• This is an unfavourable direction for growth for Highways England.</li> <li>• The LCC feel that the A1 creates a barrier between part of the area of search and the existing urban area/town centre of Stamford.</li> </ul>	
Geo-environmental considerations	<ul style="list-style-type: none"> <li>• Mainly a Principal Aquifer (bedrock) of high vulnerability. Unproductive stratum within central area. Superficial deposits generally absent except along the River Welland. These deposits are Secondary A Aquifer.</li> <li>• Area within an SPZ3 (total catchment).</li> <li>• No known surface water or groundwater abstractions</li> <li>• Current (and former) landfills associated with Ketton Quarry, but considered beyond scope boundary</li> <li>• Limited made ground anticipated due to lack of development within the area. Shallow bedrock. Lack of cover with regard to Principal aquifer.</li> <li>• Full protection measures required for new housing (Radon)</li> </ul>	

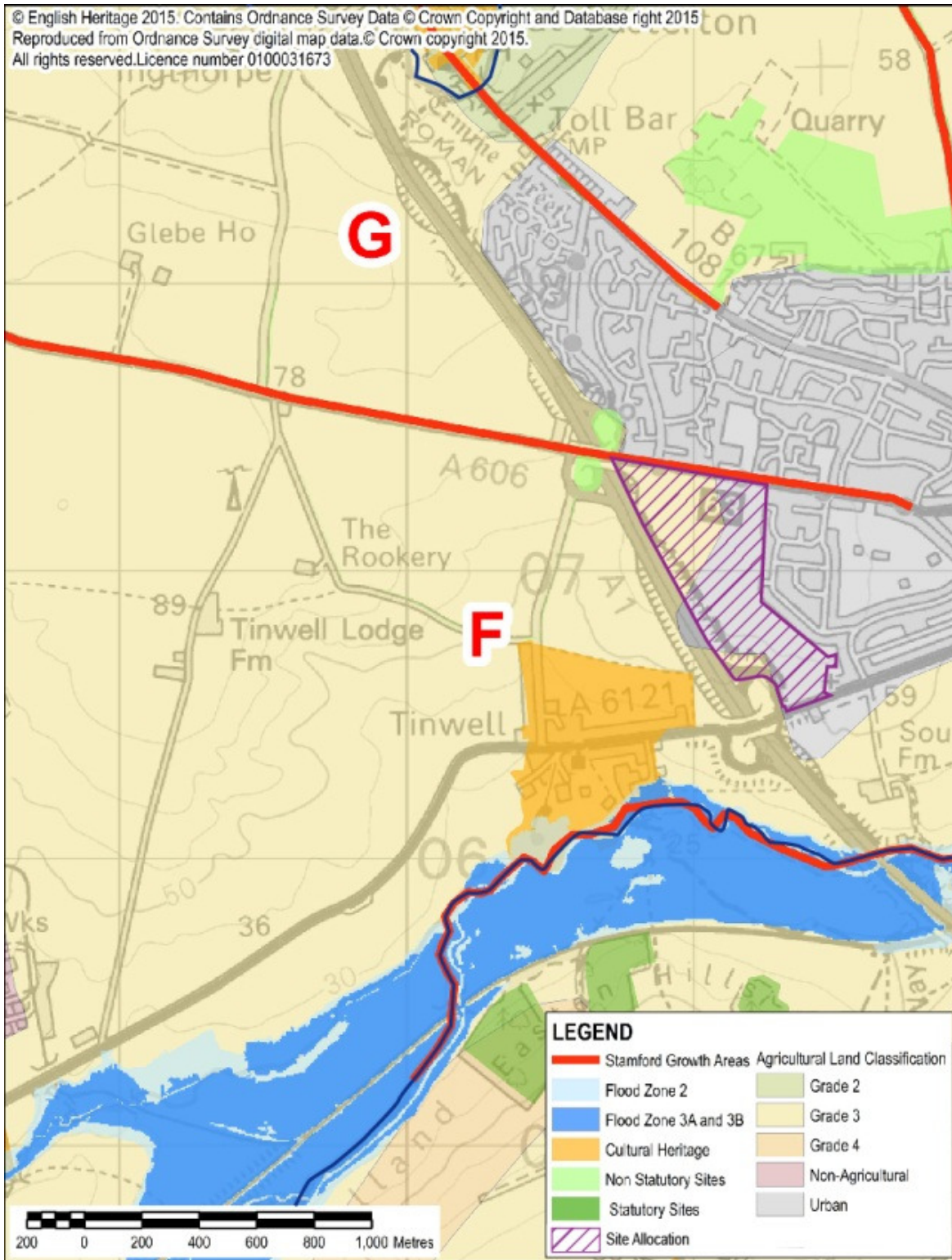
Criterion	Considerations	Overall Assessment
Infrastructure capacity and potential	<ul style="list-style-type: none"> <li>• South Kesteven Green Infrastructure Study encourages creation of circular routes (footpaths, bridleways etc.) around Stamford for recreational purposes; this affects all Directions for Growth</li> <li>• Site Allocations Inspectors Report notes existing lack of services and facilities in part of Stamford west of Little Casterton Road; however, this will be addressed by site allocation east of A1</li> <li>• One primary school in this part of Stamford but no secondary school</li> <li>• No GP or dentist surgeries in this area</li> <li>• Infrastructure provision likely to improve significantly once development allocation east of A1 is completed</li> <li>• Stamford Meadows is one of the most visited local open spaces in South Kesteven</li> <li>• This direction is unfavourable with Western Power because even though there is capacity on the primary transformers on the east side of Stamford, there is little capacity on the 11kv cables feeding out. Laying new cables from the primary across Stamford would be expensive and cause major traffic disruption. The solution would be to lay approx. 6km of cable from Empingham Primary and establish a new primary on the west side of Stamford. This will create capacity on the west side but will be expensive to establish in the first instance.</li> </ul>	



Criterion	Considerations	Overall Assessment
Landscape and topography	<ul style="list-style-type: none"> <li>• The landform rises from the Welland River valley in the south of the area, to the north where the landform flattens out, forming an elevated plateau.</li> <li>• The River Welland creates a valley which provides free drainage over much the area from the underlying limestone geology.</li> <li>• Partly within NCA 92: Rockingham Forest, NCA 75: Kesteven Uplands and NCA 93: High Leicestershire.</li> <li>• Regional landscape character; EMRLCA 10a: Forest Hills and Ridges, and 3a: Floodplain Valleys.</li> <li>• Local LCA (Rutland): LCA D: Rutland Plateau and LCA E: Welland Valley.</li> <li>• Land use is predominantly agricultural, with medium to large irregular shaped fields defined by hedgerows and hedgerow trees. There are larger woodlands and the landscape has a high proportion of individual scattered trees.</li> <li>• There are a few local PRow, which provide connectivity between the settlements and access to the high vantage points.</li> <li>• Views are available from the high points across the landscape.</li> <li>• Inspector at South Kesteven Site Allocations EiP noted that development on the western side of Stamford would be visible from elevated land to the south, Easton on the Hill and the A1.</li> <li>• Includes site S2 from the South Kesteven Landscape Sensitivity and Capacity Study that has significant vegetation and important views in and out of the area. It has a moderate overall landscape sensitivity and medium to high landscape capacity.</li> <li>• Includes sites Ketton 3 to Ketton 7 from Rutland County Council's landscape sensitivity and capacity study land around local service centres, 2012, however these sites are too distant from Direction F to be relevant in this study.</li> </ul>	
Heritage considerations	<ul style="list-style-type: none"> <li>• Cluster of twenty listed buildings at Tinwell, including Grade II* listed All Saints' Church and wall at Post Office</li> <li>• Extensive conservation area at Tinwell (covers entire village and some surrounding farmland)</li> <li>• Apart from Tinwell, no other designated heritage assets in this direction for growth (assuming Ketton excluded)</li> <li>• Unfavourable for Historic England. Impacts upon assets at Easton on the Hill, including a National Trust property.</li> <li>• The area around South View Farm has archaeology but could be addressed through the planning process (LCC).</li> </ul>	

Criterion	Considerations	Overall Assessment
Housing need	<ul style="list-style-type: none"> <li>Area shows significantly higher than average score in the barriers to housing and services domain of the Indices of Multiple Deprivation, indicating a certain level of demand/need for housing in this location</li> </ul>	
Regeneration potential	<ul style="list-style-type: none"> <li>Area not significantly deprived, so development here likely to have little impact on this criterion</li> <li>Significant housing growth this side of the A1 would change the dynamic of the town centre. Unfavourable direction of growth for the Greater Cambridge LEP.</li> </ul>	
Economic development	<ul style="list-style-type: none"> <li>Very good access to A1 corridor in this location (A606 and A6121 junctions) likely to increase its attractiveness to business, particularly B8 uses</li> <li>Location more distant from town centre, reducing attractiveness and sustainability of B1 office uses</li> <li>Site allocation to east of A1 already includes a minimum of 10 hectares of employment development, thus reducing medium-term demand</li> </ul>	
Spatial opportunities and constraints	<ul style="list-style-type: none"> <li>All currently available land east of A1 and north of A6121 in this location already allocated for development, by South Kesteven, so has already been determined as suitable for development</li> <li>A1 itself is a constraint to growth</li> <li>Empingham Road and Tinwell Road offer some potential as defensible boundaries</li> <li>Need to avoid coalescence with Tinwell</li> <li>Risk of coalescence with Tinwell significantly limits potential to west of A1 in this location</li> </ul>	
<p><b>Conclusion- Key Strategic Constraints identified for Direction F</b></p> <p>Direction for Growth F’s key strategic, spatial constraint (illustrated in <b>Figure 11</b>) is the large conservation area of Tinwell including listed buildings. Flood zones 2 and 3 are a lesser constraint in the south of the area due to their distance from the urban edge. There are 2 SSSIs but both significantly away from the urban edge. For the purposes of this study, there is no potential to the east of the A1 as this has already been allocated for development. The A1 itself is a constraint to growth on this side of Stamford.</p> <p>The resulting land considered suitable in terms of strategic constraints is shown in <b>Figure 13</b>. Note that the absence of strategic constraints does not necessarily indicate that the land is free from specific constraints at a local level, which will be assessed in the second part of this report.</p>		

Figure 11: Results of environmental constraints mapping for Direction F



## 2.20 Direction G (West-north-west of Stamford)

Criterion	Considerations	Overall Assessment
Environmental constraints	<ul style="list-style-type: none"> <li>• Shacklewell Hollow SSSI, but remote from existing urban edge</li> <li>• Tickencote Marsh SSSI east of Tickencote Lodge Farm</li> <li>• Tickencote Laund Ancient Replanted Woodland</li> <li>• Flood risk associated with River Gwash, but very limited in extent here</li> <li>• No Grade 1 or Grade 2 agricultural land in this location</li> </ul>	
Transport and accessibility	<ul style="list-style-type: none"> <li>• To the south of the area, Empingham Road has cycle facilities in the form of NCN 63, up to the junction with the A1. From here, NCN 63 connects to the Old Great North Road. Preferred cycle routes are also found in the housing estates.</li> <li>• Bus service 9 and 182 currently offer connection to/from the town centre. No services run along the A606 to the west of the A1 (bus service 9 runs up to and along the A1).</li> <li>• Development options would need to consider the impact of traffic routeing through the town and to/from the A1.</li> <li>• It is very likely that direct use of the A1, joining at the A1 / A606 junction would be required from the growth area in order to access Stamford and Peterborough. The site would also be in close proximity to the Stamford West SUE, which is expected to accommodate 400 dwellings and 14 hectares of employment land. Cumulatively, it is likely that these growth areas would impact upon both the operation of the A1 link and the A1 / A606 junction.</li> <li>• Unfavourable direction for growth for Highways England.</li> <li>• LCC feel that the A1 creates a barrier between part of the area of search and the existing urban area/town centre of Stamford.</li> <li>• Less impact on town centre and can be accommodated by minor improvements to the road network. Favourable direction of growth for the Greater Cambridge LEP.</li> </ul>	

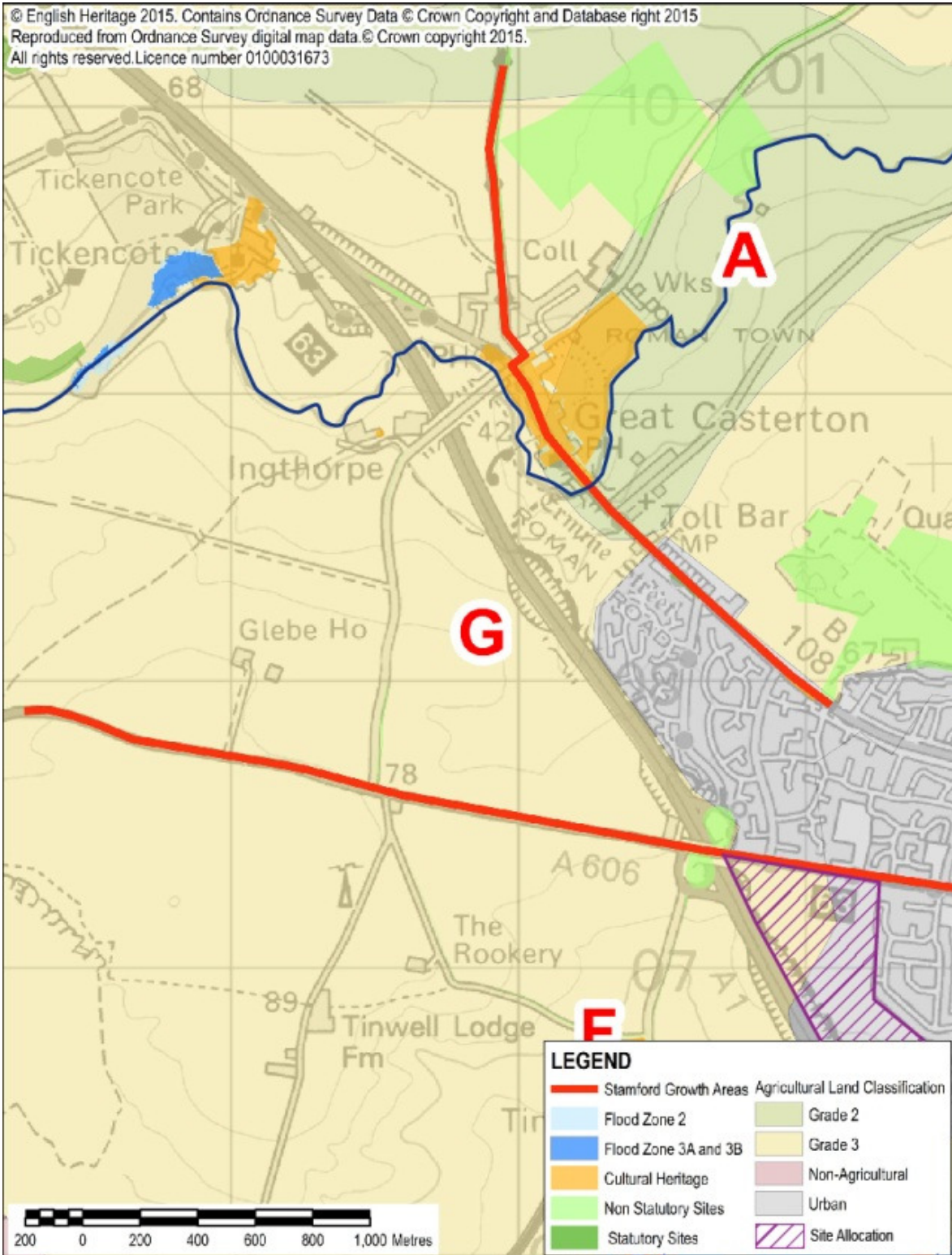
Criterion	Considerations	Overall Assessment
Geo-environmental considerations	<ul style="list-style-type: none"> <li>• Principal aquifer of high groundwater vulnerability associated with the bed rock dominates. Secondary A associated with the superficial deposits along the River Gwash also present.</li> <li>• Area within SPZ3 (total catchment)</li> <li>• No known groundwater or surface water abstractions</li> <li>• No landfills</li> <li>• Limited made ground anticipated due to lack of development within the area (west of the A1). Shallow bedrock and lack of cover with regard to Principal aquifer.</li> <li>• Full protection measures required for new housing (Radon)</li> </ul>	
Infrastructure capacity and potential	<ul style="list-style-type: none"> <li>• South Kesteven Green Infrastructure Study encourages creation of circular routes (footpaths, bridleways etc.) around Stamford for recreational purposes; this affects all Directions for Growth</li> <li>• Site Allocations Inspectors Report notes existing lack of services and facilities in part of Stamford west of Little Casterton Road; however, this will be addressed by site allocation east of A1</li> <li>• One primary school in this part of Stamford but no secondary provision</li> <li>• No GP or dentists' surgeries in this area</li> <li>• This direction is unfavourable for Western Power because even though there is capacity on the primary transformers on the east side of Stamford, there is little capacity on the 11kv cables feeding out. Laying new cables from the primary across Stamford would be expensive and cause major traffic disruption. The solution would be to lay approx. 6km of cable from Empingham Primary and establish a new primary on the west side of Stamford. This will create capacity on the west side but will be expensive to establish in the first instance.</li> <li>• This area is located close to the village of Tickencote which is served by a specific water recycling centre.</li> </ul>	

Criterion	Considerations	Overall Assessment
Landscape and topography	<ul style="list-style-type: none"> <li>• Generally the area is part of a flat, elevated plateau, which slopes gently down to the Gwash River valley in west and north of area.</li> <li>• NCA 75: Kesteven Uplands.</li> <li>• Regional landscape character; EMRLCA: 10a Forest Hills and Ridges.</li> <li>• Local LCA (Rutland): LCA D: Rutland Plateau.</li> <li>• To the west of the A1, the land use is predominantly agricultural with small to medium, regular shaped fields divided by mostly intact hedgerows.</li> <li>• There is little tree and woodland cover in this area.</li> <li>• There are few PRoW, limiting accessibility throughout the area.</li> <li>• There are open views across the landscape towards elevated areas and hillsides.</li> <li>• Inspector at South Kesteven Site Allocations EiP noted that development on the western side of town would be visible on elevated land from locations around Easton on the Hill and from the A1.</li> </ul>	
Heritage considerations	<ul style="list-style-type: none"> <li>• Conservation areas at Tickencote and Great Casterton</li> <li>• Cluster of fourteen listed buildings at Great Casterton, including Grade I listed St Peter and St Paul's church</li> <li>• Cluster of thirteen listed buildings at Tickencote, including Grade I listed St Peter's Church</li> <li>• Grade II listed Tickencote Lodge Farmhouse</li> <li>• Grade II listed Ingthorpe Farm</li> <li>• Unfavourable direction of growth for Historic England due to impacts upon assets at Great Casterton.</li> </ul>	
Housing need	<ul style="list-style-type: none"> <li>• Area shows higher than average score in the barriers to housing and services domain of the Indices of Multiple Deprivation, indicating a certain level of demand/need for housing in this location</li> </ul>	
Regeneration potential	<ul style="list-style-type: none"> <li>• Area not significantly deprived, so development here likely to have little impact on this criterion</li> </ul>	
Economic development	<ul style="list-style-type: none"> <li>• Access to A1 corridor in this location (A606 junction) likely to increase its attractiveness to business, particularly B8 uses</li> <li>• However, location remote from town centre, reducing attractiveness and sustainability of B1 office uses</li> </ul>	



Criterion	Considerations	Overall Assessment
Spatial opportunities and constraints	<ul style="list-style-type: none"> <li>• Need to avoid coalescence with Tickencote and Great Casterton</li> <li>• Ingthorpe not identified as settlement in Rutland Core Strategy Policy CS3, thus reducing weight of coalescence considerations</li> <li>• Empingham Road, Water Lane and A1 all offer potential as defensible boundaries</li> <li>• The A1 itself is a constraint to growth.</li> </ul>	
<p><b>Conclusion- Key Strategic Constraints identified for Direction G</b></p> <p>Direction for Growth G's key strategic, spatial constraints (illustrated in <b>Figure 12</b>) are considered to be the risk of coalescence with and impact on heritage assets at Great Casterton. Other than this, the area is relatively free from strategic constraints other than at Tickencote, which is distant from the existing urban edge. The A1 itself is a constraint to growth on this side of Stamford.</p> <p>The resulting land considered suitable in terms of strategic constraints is shown in <b>Figure 13</b>. Note that the absence of strategic constraints does not necessarily indicate that the land is free from specific constraints at a local level, which will be assessed in the second part of this report.</p>		

Figure 12: Results of environmental constraints mapping for Direction G



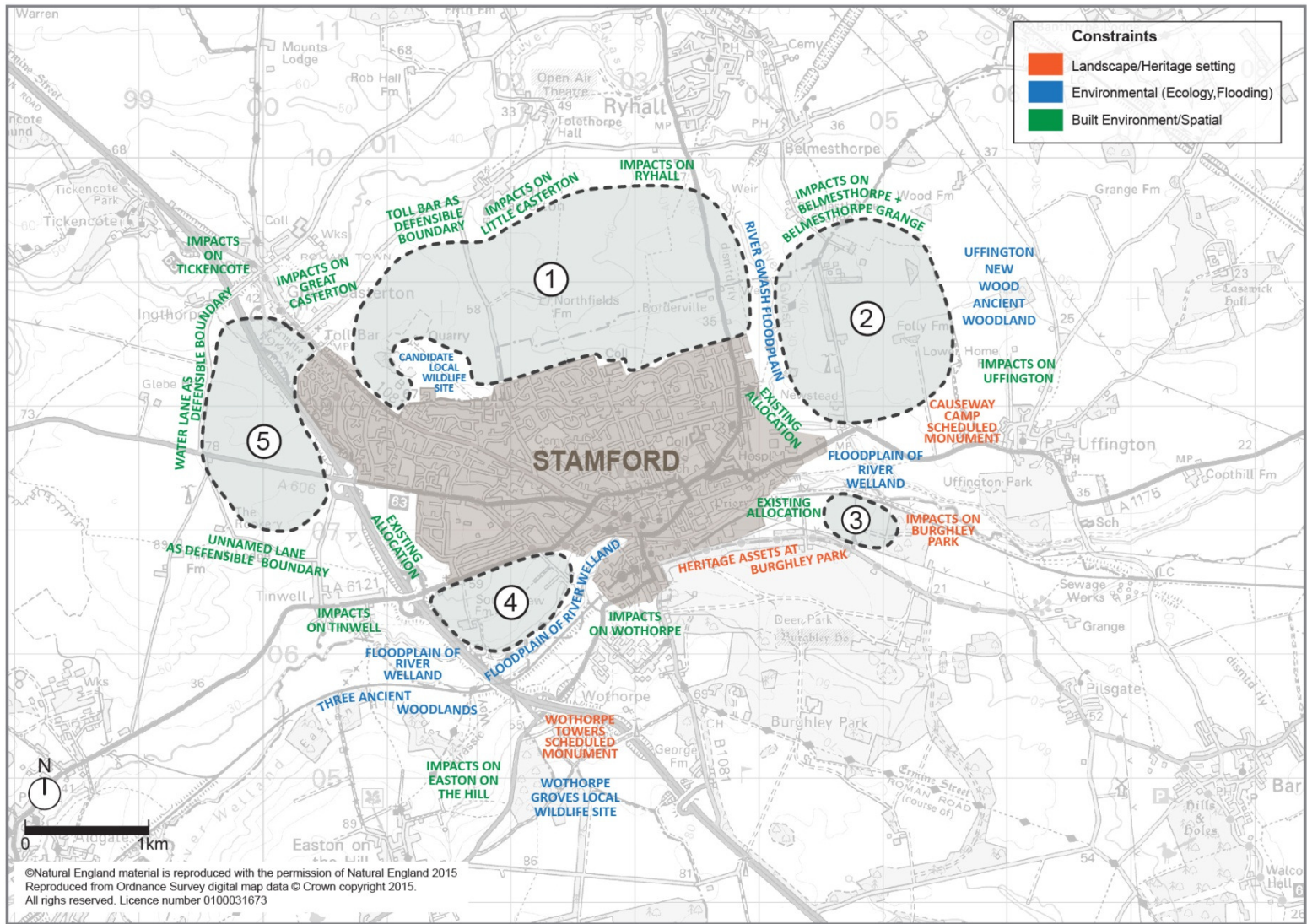
## 2.21 Defining the next level of assessment

The constraints and opportunities identified in the tables above indicate that of the seven directions for growth, six contain some land at or well-connected to the urban edge with potential for more detailed investigation.

This conclusion is illustrated by **Figure 13** below, which shows the spatial location of selected key constraints identified through the analysis above.

The spatial location of these key constraints enables six main areas relatively free from strategic constraints to be identified, which are marked in grey on **Figure 13**, and form the emerging basis for the Stage 2 analysis.

**Figure 13: Selected key strategic constraints across the study area, and emerging locations (numbered) more free from strategic constraints**



## 3 Assessment of specific locations

### 3.1 Approach

As illustrated in **Figure 13** above, detailed assessment of the constraints and opportunities identified in the tables above enables the identification of land within and cutting across Directions A to G that offers the potential for further investigation in terms of suitability for development.

This land was identified by avoiding absolute, immovable constraints (also known as 'showstoppers') identified above such as floodplain, natural designations, heritage designations and the risk of coalescence. The results of the geo-environmental assessment and the assessment of housing need have also been taken into account.

However, the boundaries of the land for further investigation do not take into account a number of factors which will require re-investigation and definition at a more local level, and which will have the effect of significantly reducing the size of the land deemed suitable for development. These factors are not strategic-level 'showstoppers', but still have the potential to render land unsuitable for development when assessed at a local level. These include:

- Agricultural land quality (with a preference for locations that avoid the development of Grades 1 and 2 land);
- Transport and accessibility (with a preference for locations that can connect well to and are accessible from the town centre, by public transport and other means);
- Landscape (with visually prominent locations avoided and locations with the potential for landscape mitigation preferred);
- Infrastructure (with land able to be serviced by existing and new infrastructure preferred);
- Heritage (seeking to avoid impacts on the settings of any designated heritage assets, taking into account local landscapes and views);
- Regeneration potential (aiming to maximise regeneration opportunities);
- Economic development (aiming to maximise opportunities for economic development); and
- Spatial opportunities and constraints (seeking to maximise use of defensible boundaries and other obvious spatial opportunities)

Information provided by landowners across the study area has been into account, to inform technical assessment of the suitability of land.

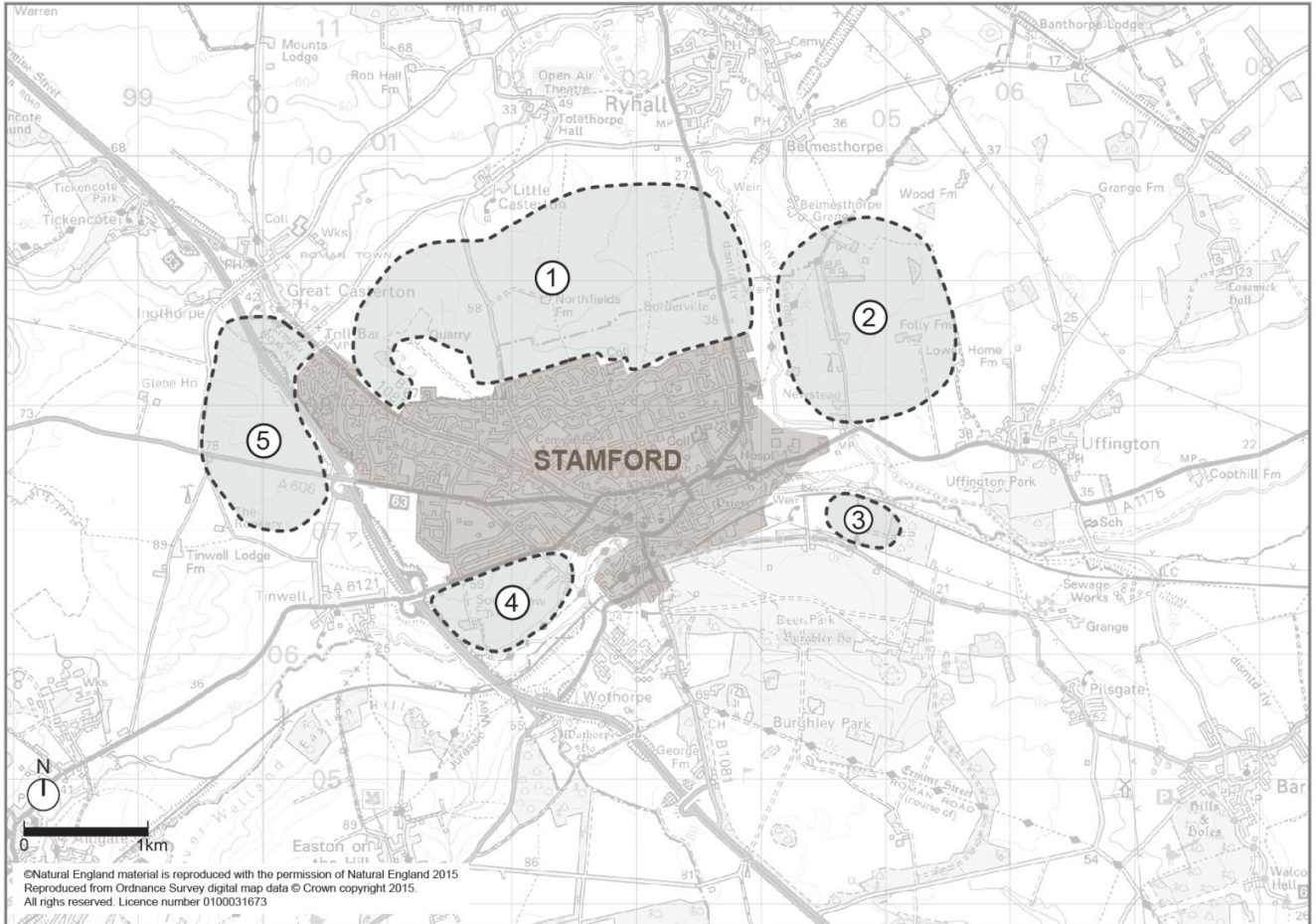
As with the assessment of strategic locations, a wide range of evidence was taken into account when carrying out the assessment of specific locations. This includes local policy evidence base, landowner information, site visits, planning history (for example, appeal decisions) and the technical expertise of AECOM's in-house specialists.

The directions for growth which have been assessed as having development potential have been taken forward for detailed investigation. This land has been divided into five large-scale areas,

numbered from one to five. These are illustrated in **Figure 13**, and appear again in **Figure 14** below. In turn, these have been named:

- Area 1: North of Stamford
- Area 2: East of Stamford
- Area 3: South-east of Stamford
- Area 4: South-west of Stamford
- Area 5: North-west of Stamford





**Figure 14: Numbered land areas with potential for further investigation of suitability**

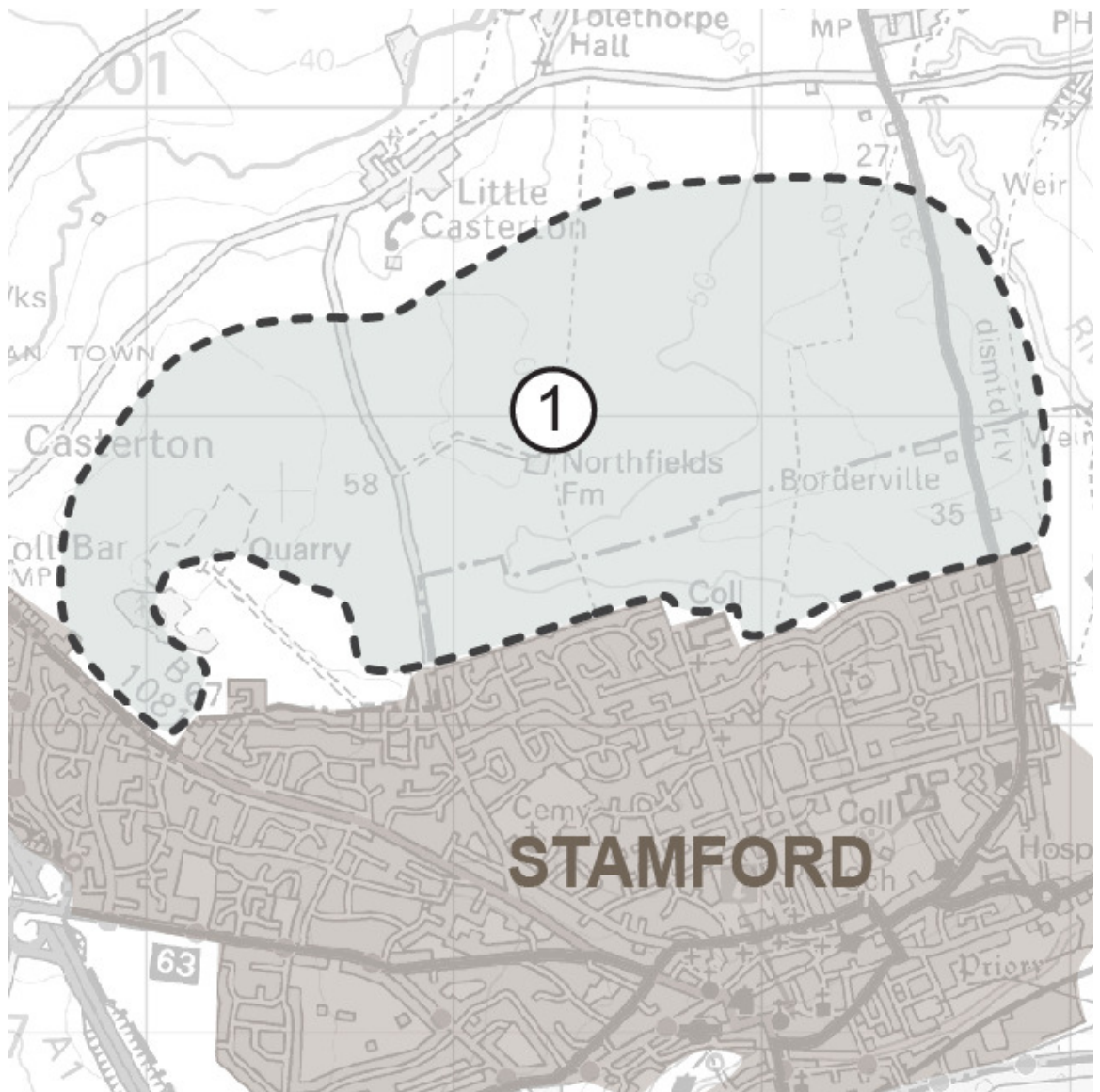
The remainder of this chapter examines each of these five areas in turn, recognising that much of the land within each area is likely to be unsuitable at a site-specific scale. Nevertheless, it is important that investigation of options at each location is thorough and exhaustive to ensure all potential areas for development are identified.

Only land that is well-connected to the existing town of Stamford has been considered, but this need not necessarily mean directly adjacent to the urban edge. This allows scope to assess free-standing development as long as it has the potential to be functionally linked to Stamford and ensures that the study area is not drawn too tightly around the existing settlement.

To help ensure consistency, each area was assessed using the same methodology, on the same criteria and with criteria applied in the same order. The results of this assessment are detailed below.

3.2 Area 1: North of Stamford

Figure 15: Area 1 before Stage 2 assessment



**Agricultural land quality**

The majority of Area 1 comprises Grade 3 agricultural land, in particular the land at the urban edge. However, there is a relatively large area of Grade 2 land covering all of Area 1 east of Ryhall Road and extending north of Borderville on the west side of Ryhall Road into much of the north-east of the area. On this criterion, therefore, the south and west of Area 1 perform better than the north and east.

There is another smaller area of Grade 2 land along Toll Bar, but this is broadly parallel with Area 1's north-western edge and only extends a few metres into Area 1.

### ***Transport and accessibility***

The Stage 1 analysis highlighted that Area 1 is relatively well-served by bus and cycle routes, including along Old Great North Road, Little Casterton Road and Ryhall Road. Equally, for development immediately adjacent to the existing northern edge of Stamford, the town centre services and facilities can be easily accessed by cycle and potentially also on foot, in particular by using the two footpaths connecting Stamford with Northfields Farm and Ryhall. Both of these footpaths extend some way into Stamford itself along dedicated corridors. In turn, this would offer the potential to reduce car movements. On this criterion, therefore, Area 1, in particular the south and east of the area, perform well.

Although the evidence base highlighted that services and facilities were less accessible in that part of Stamford west of Little Casterton Road, this is likely to improve to an extent with the development of the site allocation at Exeter Fields between Empingham Road and Tinwell Road. This, in turn, improves the performance of the western part of Area 1 on this criterion.

The northern parts of Area 1, particularly the north-central, are more remote from the urban edge and therefore perform less well on this criterion.

### ***Landscape***

Area 1 is located adjacent to the northern edge of Stamford in an area of undulating landform which gently slopes down north and east towards the River Gwash Valley, with several distinctive ridgelines to the north of Stamford. To the north of Area 1 are the villages of Great Casterton, Little Casterton and Ryhall, located at the bottom of the Gwash Valley. Land use of the area is predominantly agricultural with large regular shaped fields, defined by largely intact hedgerows with occasional hedgerow trees, creating an open feel to the landscape.

Area 1 is located within LCA D Rutland Plateau - ii Clay Woodlands, in Rutland County Council's Landscape Character Assessment 2003 and is broadly characterised as an area of large-scale, gently undulating, agricultural landscape with substantial woodlands, avenues and hedgerow trees with scattered and nucleated settlement. This assessment does not define landscape sensitivity and values for LCAs.

Sites S1 North of Old Great North Road and S4 Land north of Stamford between Little Casterton Road and Ryhall Road, from the South Kesteven Landscape Sensitivity and Capacity Study 2011, are located within Area 1. Site S1 is divided into two sub-sites S1A and S1B. Sites S1A, S1B and S4 are reported as having moderate overall landscape sensitivity due to the combination of distinctive ridgelines, the presence of some locally distinctive landscape characteristics and important views into and out of the sites.

Site S1A has a Medium to High landscape capacity and site S1B has a Medium landscape capacity due to the '*well enclosed nature and indistinct urban edge character of the site*' however, S1B has a lower capacity to accommodate development than S1A as it is less enclosed. Site S4 is reported as having a medium landscape capacity due to its moderate landscape sensitivity and moderate landscape value. Whilst the report suggests that these sites are suitable for residential development it is noted that development should be set back from the ridgelines to prevent development becoming prominent on the skyline in views from the north, in combination with planting appropriate to the existing pattern and character.

Site Stamford A: Land in Rutland on the edge of Stamford – West, from Rutland County Council's Landscape and Capacity Study, May 2010 is categorised with a low to moderate landscape sensitivity due to an indistinct urban edge character and a moderate visual sensitivity due to visibility in views from the south and south-east. The combination of landscape and visual sensitivity results in the site having an overall medium to high capacity. The report concludes that Site Stamford A would be suitable for residential or retail development, provided that it was set back away from the western ridge and well mitigated by appropriate planting to the ridge and site boundaries.

Site Stamford B: Land in Rutland on the edge of Stamford – East, from Rutland County Council's Landscape and Capacity Study, May 2010 is categorised with a moderate landscape and visual sensitivity due to a common combination of landscape elements and generally unremarkable character and visibility in close distance views from the north-east and into and out of Stamford. The combination of landscape and visual sensitivity results in the site having an overall medium capacity. The report concludes that Site Stamford B is suitable for residential development due to the adjacent housing developments to the east and south, with hedgerow planting to strengthen the existing landscape character.

Site Ryhall 1 from Rutland County Council's landscape sensitivity and capacity study land around local service centres, 2012 are located to the north of Area 1. Site R1 is defined as having high landscape sensitivity due to the presence of distinct landscape elements that contribute positively to character. The site is reported as having a moderate to high visual sensitivity due to the land intervening in important views of the countryside from the village, with the land forming an important setting to the village. The report considers that the combined landscape and visual sensitivity results in a low capacity to accommodate development due to the importance of the landscape setting and distinct landscape character.

Land to the north of Area 1, beyond the ridgeline, is considered unsuitable for development due to the aspect of the landform sloping north. This would result in development being seen in views from Great Casterton and Little Casterton and would contribute to a perceived coalescence of Stamford with these village settlements to the north. Land to the south of Area 1 would, however, be suitable for development provided that any potential development parcels are located and arranged to avoid the ridgelines to the north of Stamford. This approach would limit the development being seen on the horizon or breaking the skyline in views from the settlements of Great Casterton, Little Casterton and Ryhall and therefore becoming visually prominent. Mitigation woodland planting located to the north of any potential development would provide a physical and visual buffer. It would also improve the edge of the settlement, integrate it into the landscape and contribute to enhancing the existing landscape character, aligned with the recommended landscape objectives for the Rutland Plateau Clay Woodlands Dii LCA set out in the 2003 Landscape Character Assessment.

### ***Infrastructure***

As with the transport and infrastructure criterion, the proximity of Area 1 to the services and facilities of Stamford, including the town centre, mean that it scores very well on this criterion. However, as noted previously, until the completion of the Exeter Fields development, this relationship to existing services and facilities is far stronger for the eastern half of Area 1 than the west, suggesting that were development to be phased across this large area, it should be from east to west rather than vice versa.

Although the western and northern parts of the area are further from existing infrastructure, Great Casterton does at least have Casterton College, which could serve local development. However,

there is an existing lack of primary schools, GP surgeries or dental practices here. Stamford Quarry, as a candidate local wildlife site, provides green infrastructure in this location.

By contrast, the eastern half of the area enjoys proximity to three primary schools, a secondary school and a sixth-form college, as well as GP and dentist facilities. Additionally, new educational and sports facilities have been provided as part of Stamford AFC's new stadium development on Ryhall Road, and potential for expanded facilities at the Queen Eleanor site (now Stamford Welland Academy) has been identified.

In summary, the eastern half of Area 1 performs the best of all the areas assessed on access to existing infrastructure. The western half performs less well, but is strong on green infrastructure and has the potential to improve for proximity to other infrastructure with the development of Exeter Fields.

### ***Heritage***

Generally, Area 1 performs well on this criterion, particularly to the south. However, heritage constraints do exist and need to be mitigated. These include a cluster of eleven listed buildings within the conservation area of Little Casterton, all Grade II listed except for Grade II\* listed All Saints Church; a cluster of four listed buildings at Tolethorpe, including Grade II\* listed Tolethorpe Hall, and the conservation area of Ryhall which features nineteen listed buildings, including the Grade I listed Church of St John.

Development near or within the setting of the listed heritage assets would undoubtedly cause harm, as noted by Historic England who labelled this direction of growth less favourable. However, a ridgeline located roughly in the centre of Area 1 ensures that development to the immediate north of the existing urban edge of Stamford (i.e. south of the ridgeline) would avoid harm to the heritage assets further north.

At the same time, development south of this ridgeline needs to avoid land that is approximately higher than the 45 metre contour, as the land above this (on the summit of the ridge, around Northfields Farm) is clearly visible from the roof of Burghley House and hence forms an important element of its setting in low green hills. This is illustrated in Figure 16.





**Figure 16: Picture taken from the roof of Burghley House, showing high land in Area 1 around Northfields Farm in centre of picture and high land east of Little Casterton (also in Area 1) to right of picture. Both of these ridgelines are therefore unsuitable on the heritage criterion.**

Much of the north-west of Area 1 is unsuitable on the heritage criterion as it would impact the conservation area at Great Casterton, which features 14 listed buildings including the Grade I listed St Peter and St Paul's church. There is also a Scheduled Ancient Monument forming the site of a Roman town. However, the previously-noted ridgeline also extends west of Little Casterton Road and as such, land to its south is screened from Great Casterton and thus suitable as there would be no negative impact on its heritage assets.

Other heritage considerations include the scheduled monument of Ermine Street south of Quarry Farm on the north-western edge of Stamford; however this is entirely surrounded by existing development, meaning any new development nearby will have very little, if any, impact on it.





**Figure 17: South east part of Area 1 from the northern edge of Stamford, looking north-east. The new Stamford AFC stadium at Borderville along Ryhall Road is visible to the right.**



**Figure 18: Area 1 (middle distance) from Area 2. On the right of the picture, the land dips below the new Stamford AFC stadium, making it less prominent and hence more suitable for development on the heritage and landscape criteria**



**Figure 19: Uphill slope in northern part of Area 1, looking south from Toll Bar. This clearly shows the ridgeline at the top of the hill beyond which development would not impact on the villages.**



**Figure 20: Area 1 south of Stamford Quarry candidate Local Wildlife Site, looking east towards edge of Stamford. This land, like much of the south of the area, is relatively free from heritage constraints.**

### ***Regeneration potential***

As noted in the Stage 1 assessment, development in this location would offer some potential to improve deprivation scores in the northern suburbs of Stamford, particularly in the south given the length of its boundary with Stamford's existing urban edge. Development in the north of the area would have less of an impact on existing deprivation scores.



### ***Economic development***

This location is considered relatively less suitable for business uses as it is not well-located for the strategic road network. The only part of the area that could be said to perform well on this criterion would be the far west, which is closest to the A1. However, even here, new employment development would be likely less appropriate given the existing residential character of the area, and the likely need for employment traffic to transit through residential areas. As such, it would appear that housing is a more suitable land use than employment across all of the area, with new employment opportunities limited to small-scale services such as local shops and so on.

### ***Spatial opportunities and constraints***

Area 1 is the largest of the five areas assessed, so spatial opportunities and constraints vary significantly across its area. From west to east, the following are considered to be the key constraints and opportunities.

In the west of the area, there is a clear, coherent pattern of hedgerows and field boundaries that provide excellent opportunities for defensible boundaries, particularly in the triangle south of Toll Bar, east of Little Casterton Road and north of the edge of Stamford. These should be used to limit the risk of coalescence between Stamford, Toll Bar/Great Casterton and Little Casterton. Other than these considerations, there seems no specific spatial or policy barriers to developing up to the edge of the Stamford Quarry candidate Local Wildlife Site.

In the centre of Area 1, field boundaries are less defined around Northfields Farm, which means the limits to growth may need to be defined by other criteria in this location. To the east of the area, the field boundaries reassert themselves west of Ryhall Road, and can be used as defensible boundaries to limit the impact of development on Ryhall.

To the east of the area, either Ryhall Road or the disused railway line have the potential to form defensible boundaries. Although the disused railway line is arguably less strong than Ryhall Road as a boundary, the eastern edge of Stamford does at least provide a precedent for using it as a defensible boundary. East of Ryhall Road, hedgerows also have the potential to be used as defensible boundaries to the north to protect Ryhall from coalescence impacts.

## **3.3 Area 1 Conclusions**

### *Land with constraints to development*

Across most criteria, the north and to a lesser extent the west of Area 1 is less suitable for large-scale development. This is perhaps not surprising, given its greater distance from the existing urban edge of Stamford, giving it less suitability on the transport and accessibility, infrastructure and spatial opportunities criteria. However, landscape and heritage constraints indicate that any development north of the west-east ridge that roughly bisects Area 1 would be **not suitable**. This is because development here would be on a north-facing slope, at the same time visually separated from Stamford itself, prominent in views from open countryside to the north, and impacting on the setting of heritage assets within and locally-valued landscape around Great Casterton, Little Casterton and Ryhall. Excluding this area would also avoid the majority of the Grade 2 agricultural land in the north-east of Area 1.

The highest point of that part of Area 1 east of Little Casterton Road is around Northfields Farm. This high land and its small spur out to the east in the direction of (but not reaching) Borderville, is visible from the roof of the Grade 1 listed Burghley House. Development here would have the

potential to impact on its setting, as well as that of the many listed buildings in Stamford town centre.

As such, the southern face of this higher land is also **not suitable** for development, even though it relates well visually to Stamford itself rather than the countryside to the north. In the eastern part of Area 1, our assessment suggests that the boundary between more and less suitable land is approximately the 45 metre AOD contour.

*Land with opportunities for development*

To the east of Little Casterton Road, the previously-mentioned 45 metre contour also relates well to existing hedgerows, thus ensuring defensible boundaries exist for new development along the northern edge of Stamford in this location. There is also a pocket of land southwest of Northfields Farm, which, although over the 45 metre contour, is flat and relatively screened visually, meaning it performs well in terms of both landscape and heritage impact (see Figure 21). This land also scores well in terms of transport and accessibility as it is located along Little Casterton Road. As such, it would be **suitable for development** as long as this is kept to the lower, flatter land.



**Figure 21: Higher land to the right of the picture around Northfields Farm less suitable for development, but flatter, less prominent 'pocket' along Little Casterton Road on left of picture more suitable**

To the north, clearly defined west-east field boundaries form defensible boundaries along Ryhall Road. This ensures that development in this location can benefit from high levels of accessibility while at the same time retaining visual and functional separation from Ryhall. The Gwash valley here, though shallow, also minimises the landscape and heritage impacts of development in long views. The land in the shallow bowl around the new Stamford AFC stadium, sports centre and car park, where development precedent has already been set, is therefore **suitable for development** in the short term, while the land further north from the urban edge along Ryhall Road would be more suited to longer-term development.

East of Ryhall Road, the existing urban edge of Stamford already uses the disused railway as a defensible boundary and there seems no reason why this precedent could not be extended further north, as this area performed strongly on the accessibility and spatial opportunities/constraints criteria. It is low-lying, and thus not visually prominent, but lies outside the Gwash floodplain. Although development on either side of Ryhall Road in this location would entail the loss of some Grade 2 agricultural land, the extent lost is not significant and the combination of other criteria supporting development here is particularly strong compared with the rest of the study area. As such, it is considered that land east of Ryhall Road is **suitable for development** if west of the disused rail line and separation with Ryhall is maintained.

To the west of Little Casterton Road, there is a small plateau of flatter land surrounding the Stamford Quarry site, which at over 70 metres AOD forms the highest point of land here (but is outside Area 1 in any case). This plateau is an opportunity for ensuring that development does not impact on Great Casterton by offering the opportunity to 'pull back' the development edge to roughly the 65 metre contour, thus ensuring maintenance of the visual and physical gap between Stamford and Great Casterton/Toll Bar.

On this basis, there seem no significant constraints to development to the north and south of the Stamford Quarry site as long as visual impact on and setting of Great Casterton and its heritage assets is minimised. To the north of the quarry, development could extend west from Little Casterton Road, thus performing well in terms of accessibility to Stamford town centre, and with minimal landscape and heritage impacts from the Stamford site as well. This land is therefore considered **suitable for development** as long as it is kept to the south-east of the 65 metre contour.

To the south of Stamford Quarry, the field facing existing development along the Old Great North Road performs well in terms of accessibility, landscape, spatial opportunities/constraints and heritage impacts, and is thus considered **suitable for development** as long as development extends no further west than Stamford Motor Centre, as this would have the potential to be prominent in views from the north, including from Great Casterton.

Figure 22: Selected key spatial constraints and opportunities informing Stage 2 assessment of Area 1

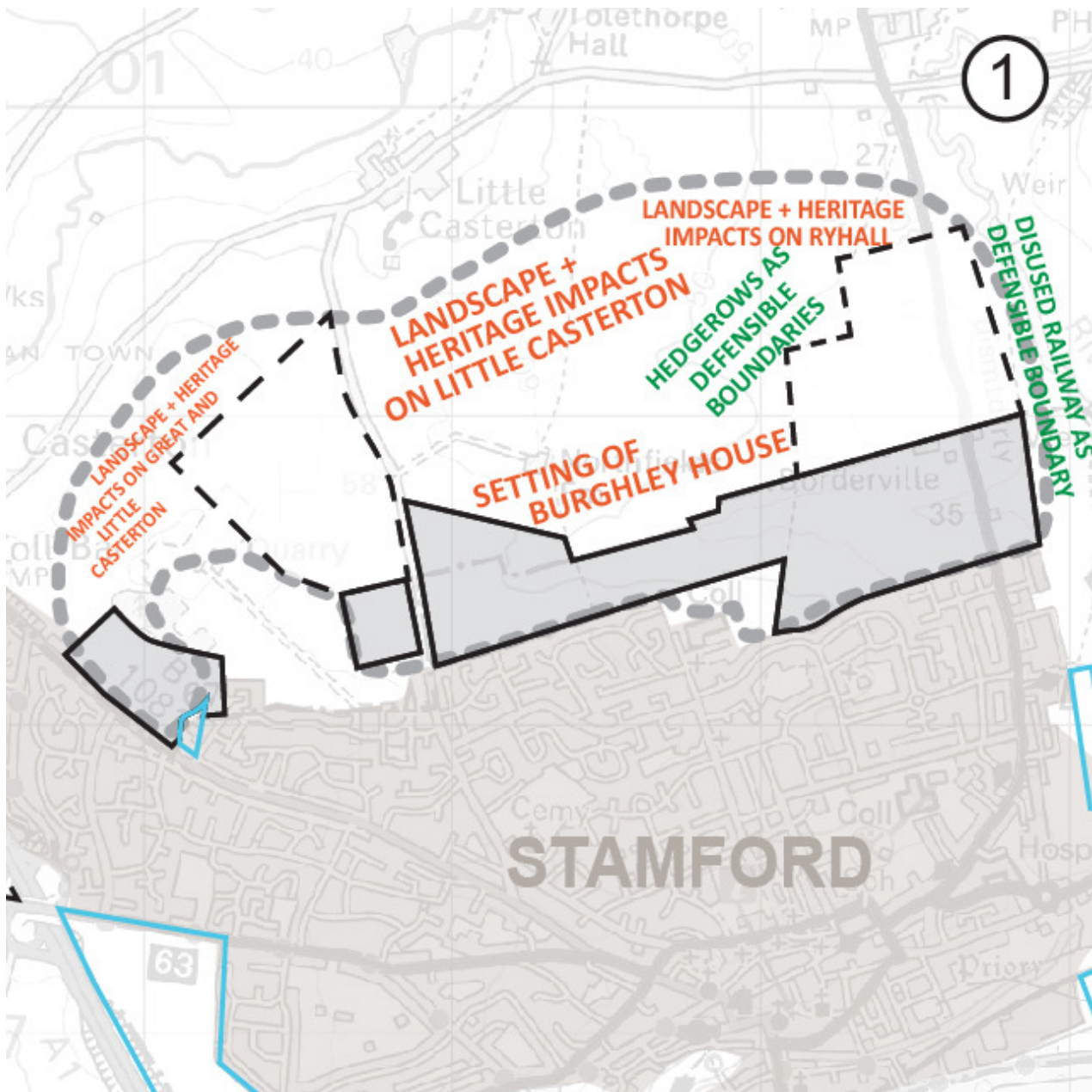
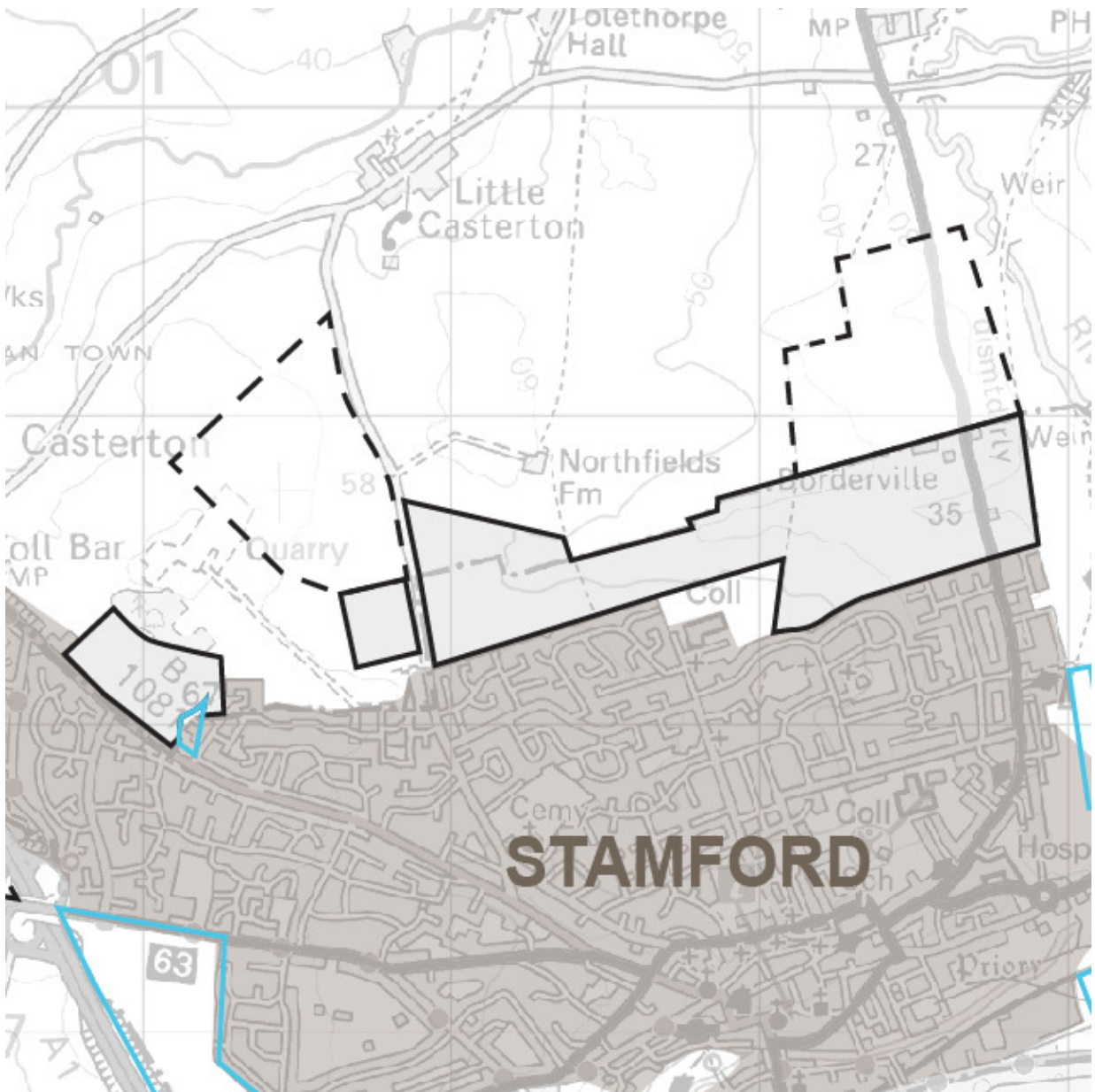


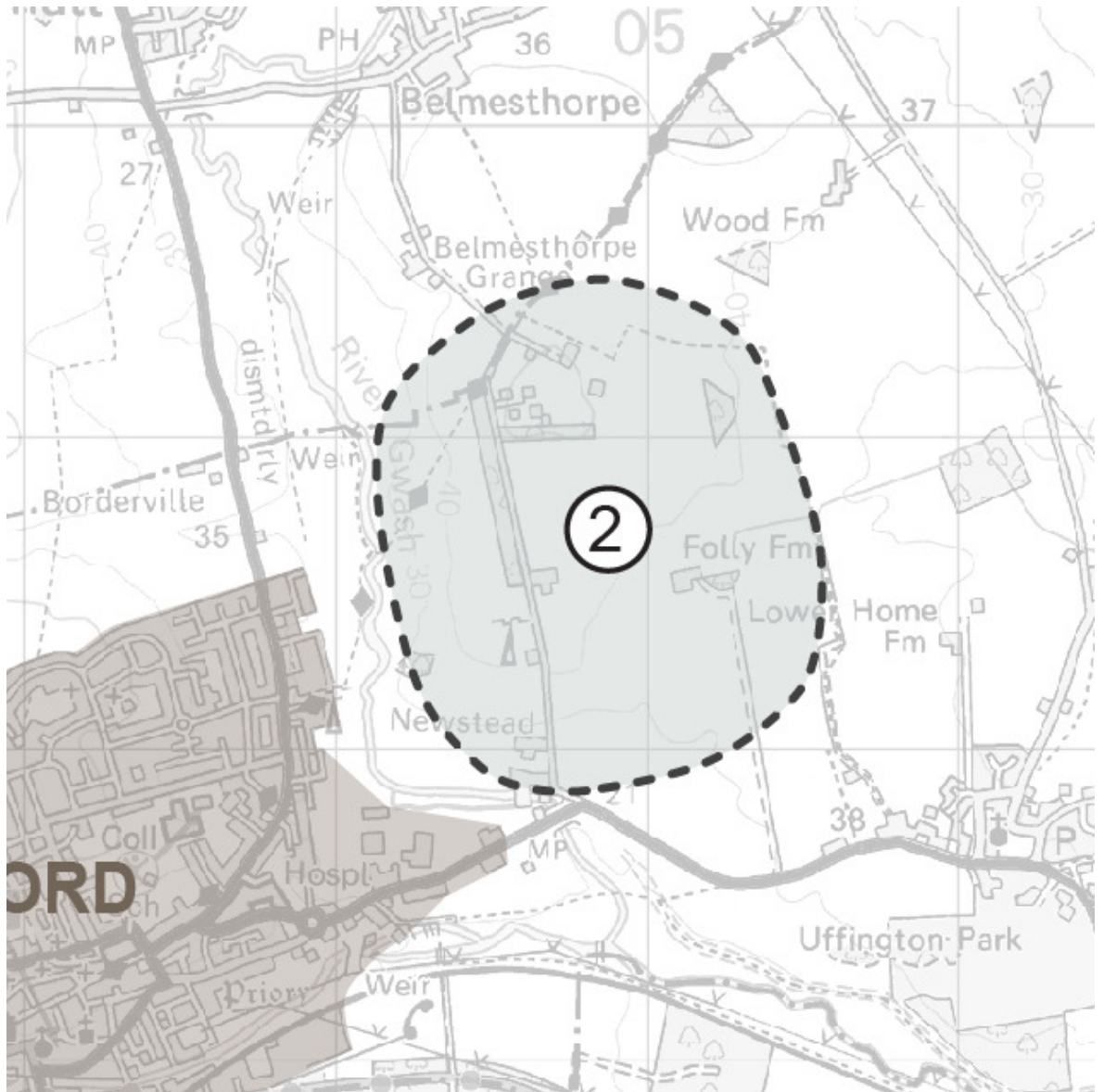


Figure 23: Area 1 after Stage 2 assessment



### 3.4 Area 2: East of Stamford

Figure 24: Area 2 before Stage 2 assessment



#### **Agricultural land quality**

The whole of Area 2 is Grade 3 agricultural land and therefore this criterion provides no indication of which parts of the area would be relatively more or less suitable for development.

### ***Transport and accessibility***

Area 2 is the least accessible of the five areas. As highlighted by the Stage 1 assessment, there are no cycling facilities and although bus service 203 runs along Uffington Road, this is detached from the southern edge of the strategic constraints-free land forming Area 2. The only route through the area is Newstead Lane, but does not link with the town centre.

Additionally, the Macmillan Way public footpath connects the north of the area with Stamford but a footpath alone would not provide a realistic means of transport or access. As such, any new large-scale development in this location would probably require a new dedicated east-west road link to Stamford, including a bridge across the River Gwash.

The alternative would be for traffic from the development to access Stamford south along Newstead Lane and then west along the A1175; however, this is a busy main road, the access is indirect, and such a route would be more suitable for cars than any other mode of transport, continuing to limit transport and access options for Area 2.

In summary, it is considered that Area 2 performs very poorly on the criterion of transport and access, due to the lack of direct connection to Stamford, and it would be difficult to mitigate this poor performance in a cost-effective way.

### ***Landscape***

Area 2 is located to the north-east of Stamford on the lower slopes of the Gwash Valley, which runs north to south, east of Stamford. To the south of the River Gwash valley the landform rises gradually to the east towards the flat, elevated plateau beyond. To the north of Area 2, at the bottom of the Gwash Valley, lie the villages of Belmesthorpe and Ryhall. Land use is predominantly agricultural. However there is a large proportion of forestry and parkland estates; both Burghley and Uffington parklands contribute a 'designed' feel to the landscape. Generally, fields are medium to large and regular in size, divided by hedgerows with hedgerow trees. There are also scattered woodland blocks. There is a network of both local and long distance PRow which connect Stamford to adjacent settlements and provide access to the wider countryside beyond.

Area 2 is located within LCA 1 Kesteven Uplands in the South Kesteven Character Assessment 2007 and is broadly characterised as a relatively simple and unified, medium scale agricultural landscape, with gently undulating landform and a nucleated settlement pattern typically located along river valleys. Buildings within the area have a strong identity through the use of local vernacular materials. The landscape appears well wooded due to the numerous, and often historic, woodlands and trees within field boundary hedgerows. The report defines this LCA as having a Medium to High sensitivity due to the '*high proportion of valuable landscape elements and relatively undisturbed character*'.

Site S3 Newstead, Stamford, from the South Kesteven Landscape Sensitivity and Capacity Study 2011 is located within Area 2. This site has been further sub-divided into four parts to allow a detailed prediction of their sensitivity and potential capacity; S3A, S3B, S3C and S3D. All of these sites have significant vegetation within them, as well as distinctive ridgelines and important views in and out.

Sites S3A and S3B both have a high overall landscape and visual sensitivity due to their distinctive sense of place, topography and unspoilt countryside nature, and the setting they provide to Stamford. Site S3A has a low landscape capacity to accommodate development due to the combined high landscape and visual sensitivity with its high landscape value. Site S3B has a low to medium landscape capacity to accommodate development due to the combined high landscape and visual sensitivity against the moderate landscape value. Development of site S3A or S3B

would form an unacceptable intrusion into open countryside, isolated from the town and create a negative effect on landscape character and settlement form and pattern.

Site S3C has moderate overall landscape and visual sensitivity due to the range and pattern of commonplace elements, which results in an unremarkable landscape character, although providing an important setting to Stamford. Site S3D has a low overall landscape and visual sensitivity due to a number of discordant landscape elements that form an indistinct character with little importance in forming a setting to the town. Site S3C has a medium landscape capacity to accommodate development due to the combination of moderate sensitivity with low to moderate landscape value. Site S3D has a high landscape capacity due to its low landscape and visual sensitivity and low landscape value.

Site Rutland 10 from Rutland County Council's landscape sensitivity and capacity study land around local service centres, 2012 is located to the north of Area 2. Site R10 is defined with a moderate landscape sensitivity due to common landscape elements and general unremarkable character. The report considers that this site has a moderate visual sensitivity due to the land intervening in important views of the countryside from the village, with the land forming an important setting to the village. The report considers that the combined landscape and visual sensitivity results in a medium capacity to accommodate development.

It is considered that development in Area 2 would be unsuitable due to the visual intrusion of potential development in both its northern and southern halves. Land to the south is visible from Burghley Park, and this is covered on the heritage criterion below. Land to the north of Area 2 would be unsuitable due to the intervisibility between the settlements of Ryhall and Belmesthorpe, where views are generally focused by landform south from these settlements along the Gwash Valley. Additionally, development of Area 2 would intrude into views of the town from the west, across the Gwash Valley, from a well-used network of footpaths.

### ***Infrastructure***

Area 2 is relatively distant from existing infrastructure, due to its separation from the edge of Stamford. However, with new transport links it could be within walking and cycling distance of the retail area on the eastern edge of Stamford and, as noted by the Inspector at the Site Allocations EiP, at least it is on the right side of Stamford for the services and facilities previously noted for the eastern part of Area 1, including schools. Again, however, new direct walking and cycling links would be needed, as otherwise car travel would be the most likely way of accessing these facilities.

Additionally, Western Power has indicated that this location suits the provision of new electricity infrastructure to serve new development.

Generally, therefore, Area 2 has the potential to score relatively well on this criterion, but only with transport and accessibility improvements, which, as noted above, are unlikely to be viable.

### ***Heritage***

As noted by the Inspector at the South Kesteven Site Allocations EiP, development in Area 2, particularly its southern half, would be visible from Burghley House. Development here would therefore undoubtedly cause harm to the setting and significance of Burghley House and Park, as well as potentially to listed buildings and the conservation area in Stamford town centre, particularly in views from the west.



**Figure 25: Photo taken from roof of Burghley House showing clear sightlines towards southern half of Area 2 (high land on horizon between parkland trees)**

For Uffington, views to and from the conservation area, which features 31 listed buildings, has the potential to be negatively affected by development within Area 2, particularly its southern and eastern parts. The Uffington Conservation Area and Management Plan prepared by South Kesteven District Council states, "The long ranging views from the conservation area towards the distant ridges and woodlands and heritage assets are extremely important to the setting of the conservation area." Furthermore, regarding views into the conservation area, "The long ranging views from outside the conservation area from key vantage points, and heritage assets are extremely important and contribute to the setting of the conservation area. The mature trees of Uffington Park and those within the historic core of the village alongside the spire of the Church of St Michael and All Saints, a key landmark, feature strongly within these views." This assessment makes it clear that development would negatively affect the setting and significance of the Uffington conservation area.

The setting of the Grade II listed Newstead Mill and House and Cart Shed at Newstead Mill, located at the southern boundary of Area 2, would also be negatively affected by development in the same location. Other heritage concerns for the east of Area 2 include views from the cluster of seven listed buildings at Casewick Hall.

The key heritage considerations for the northern half of Area 2 are the historic villages of Ryhall and Belmesthorpe which contain 28 listed buildings including the grade I listed Church of St. John in Ryhall. Development within the northern half of Area 2 has the potential to negatively affect the setting and significance of the heritage assets in these settlements.

### ***Regeneration potential***

Area 2 performs the poorest of all areas on this criterion. This is because it is located in an area that lacks deprivation, effectively meaning there are few opportunities for regeneration. Additionally, new development has most potential to reduce existing urban deprivation if it is well-connected to the existing settlement, whereas Area 2 is remote enough from the existing urban edge for development here to have little positive impact on Stamford itself.

### ***Economic development***

Although there is an existing area of employment and retail land on the eastern edge of Stamford, this is a legacy of the land freed up by the closure of the Stamford and Essendine railway in the late 1950s, and this is not considered a suitable location for further employment development, as it is on the other side of Stamford from the A1.

The separation of Area 2 from the existing urban edge and the previously-noted accessibility constraints as a result are another strong reason for any development in this location to be residential rather than new employment. The conclusion of lesser suitability for employment was also supported by the Inspector at the South Kesteven Site Allocations EiP.

### ***Spatial opportunities and constraints***

As with Area 1, the land comprising Area 2 has a relatively strong field structure, meaning hedgerows have the potential to act as defensible boundaries. This is most useful to the north of Area 2, where such boundaries can ensure a lessened impact on Belmesthorpe. As such, it is recommended that any development is kept south of the hedgerow forming the county boundary between Lincolnshire and Rutland on the east bank of the Gwash, and also south of the hedgerow along the footpath to Uffington east of Newstead Lane- i.e. no further north than Cobbs Nook Farm.

To the east, there are numerous long north-south hedgerows in the vicinity of Folly Farm that can help minimise the visual impacts of development on Uffington. To the south, field boundaries will keep development north of Causeway Camp Scheduled Monument, and to the west the Gwash floodplain acts as the logical limit to development.

However, most importantly on this criterion, the area is spatially separated from the existing edge of Stamford, and this significantly affects its relative suitability in spatial terms, because all other areas border the existing or allocated urban edge.

## **3.5 Area 2 Conclusions**

### ***Land with constraints to development***

There are a number of factors reducing the suitability of Area 2 for development. Most obviously, the area is a low hill and as such, development on it would be visually prominent in landscape terms from a number of local viewpoints, most notably the roof of Burghley House, but also from the conservation area of Uffington (including Uffington Park), and to the north, views from Belmesthorpe and Ryhall, also both conservation areas. There is also potential to affect views from Casewick Park to the east. For the west of Area 2, key views across Stamford and its heritage assets from the west could also be impacted, for example from the Macmillan Way at Easton on the Hill.





**Figure 26: View of Stamford town centre from south-west (Macmillan Way at Easton-on-the-Hill). The western half of Area 2 is visible as the higher land on the right of the picture, forming a green backdrop to the town. Note also Area 4 (between viewpoint and Stamford town centre) is screened from here (see Area 4 text)**

This lack of connection between development and the rest of Stamford is a constraint across the whole of Area 2. The area performs poorly in terms of transport and accessibility, as its only connection to the surrounding area is Newstead Lane, and this is north-south rather than the east-west connection which would be needed across the Gwash valley to Stamford, to enable development. This lack of connectivity is a constraint to employment as well as residential development. The area performs relatively poorly on the infrastructure criterion for the same reason.

If it is accepted that the most suitable defensible eastern boundary to development in Area 1 is the disused Stamford-Essendine railway line, then the closest that development in Area 2 could come to the urban edge (i.e. assuming development on the east bank of the Gwash above the floodplain) would still be 300 metres, significantly isolating development here. As such, any development at Area 2 would have to be a free-standing new settlement rather than an extension of Stamford, and would need new public transport and road links with the nearest town centre.

Therefore, and notwithstanding its strong performance on the criteria of agricultural land and spatial opportunities/constraints, Area 2 is considered **not suitable** for large-scale housing growth, primarily due to its poor performance on landscape, heritage, accessibility and economic growth criteria, as well as its spatial separation from Stamford.

**Figure 27: Selected key spatial constraints and opportunities informing Stage 2 assessment of Area 2**

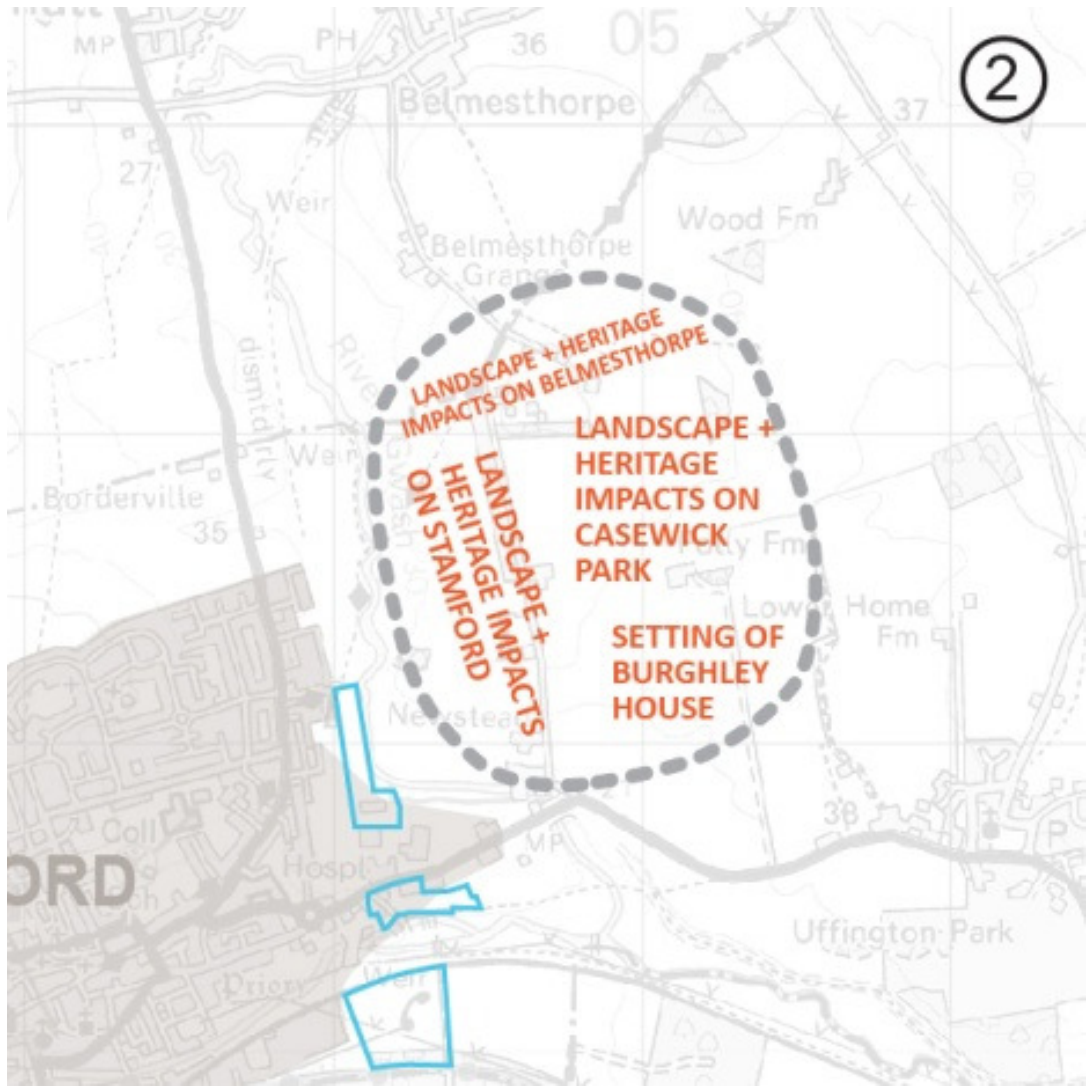
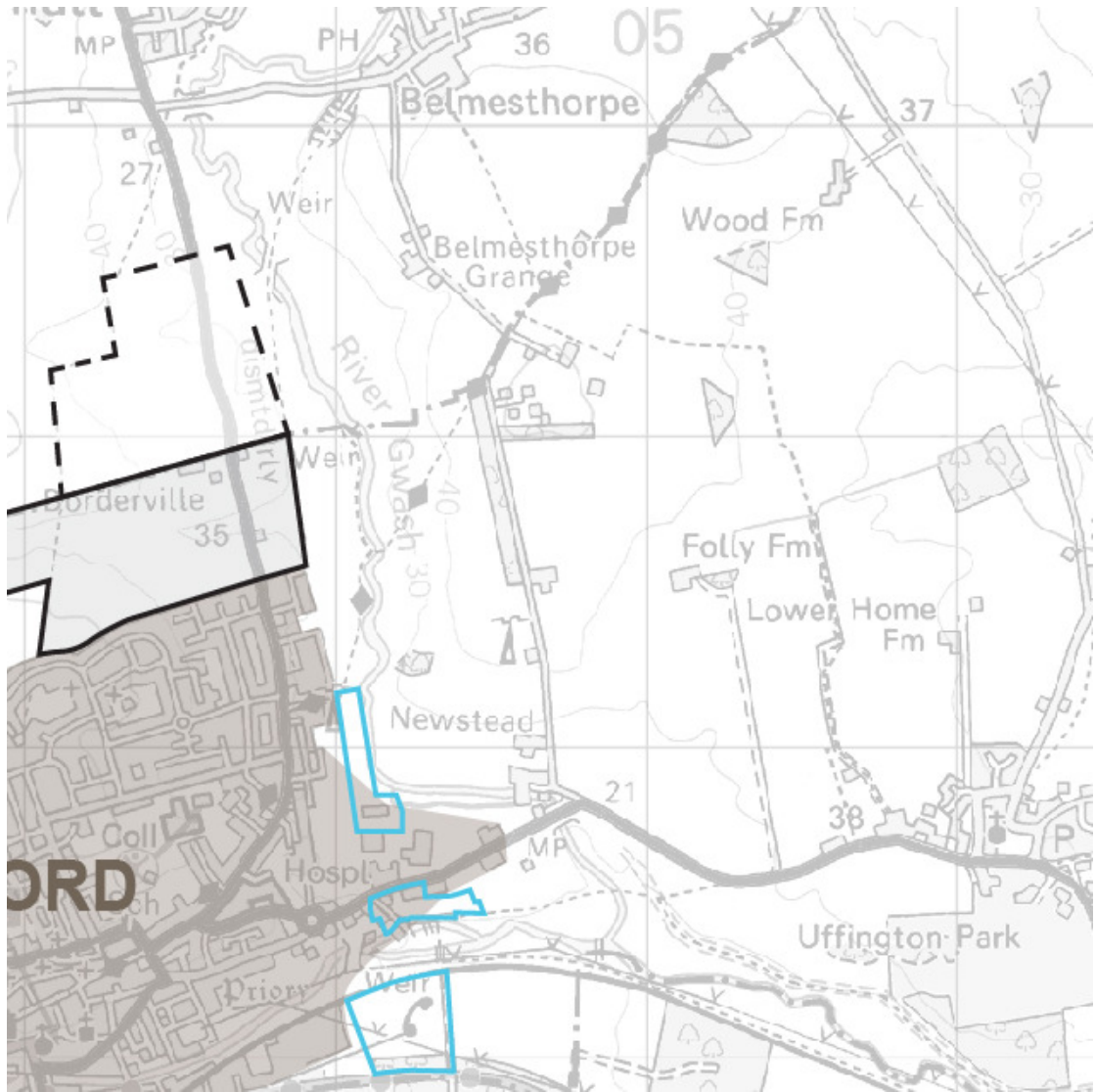
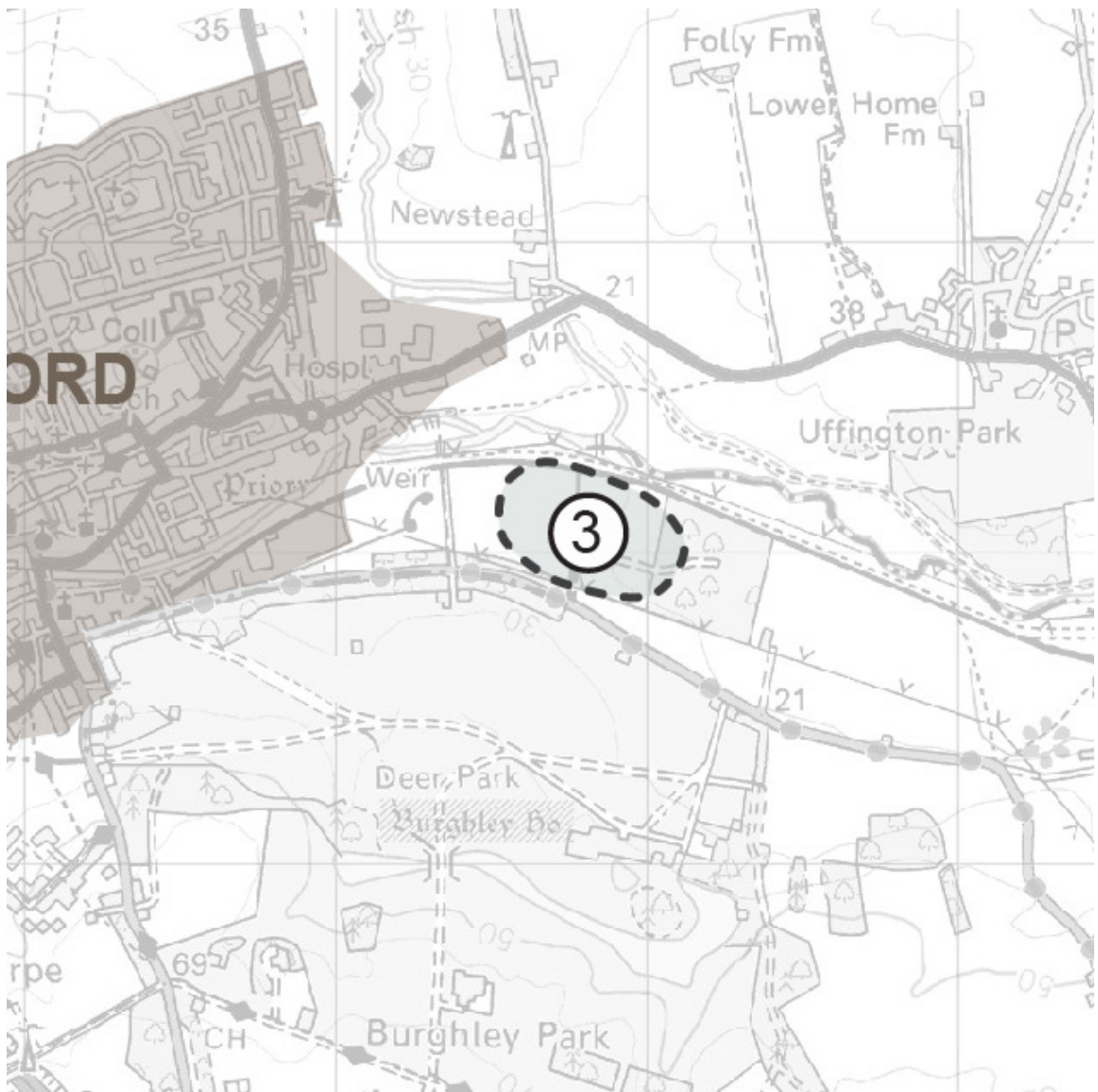


Figure 28: Area 2 after Stage 2 assessment



**3.6 Area 3: South-east of Stamford**

**Figure 29: Area 3 before Stage 2 assessment**



***Agricultural land quality***

The whole of Area 3 comprises Grade 2 agricultural land, and therefore this criterion provides no indication of which parts of the area would be relatively more or less suitable for development. However, as in planning policy terms development of Grade 3 is preferable to development of Grade 2 land, and as there is no prospect of development here on anything other than Grade 2 land, on this criterion this area performs the worst of all the five areas with potential for development.

### ***Transport and accessibility***

This area has two main transport connections to Stamford- firstly, Barnack Road to the south, which provides direct access to St Martin's Without and is relatively uncongested, also forming part of National Cycle Route 63. Secondly, to the north of the area the Torpel Way footpath connects the area to the eastern side of Stamford via footbridges over an island in the River Welland.

Although concerns were expressed in the Stage 1 assessment about cumulative impacts of growth here on the A1/A43 junction, in practice Area 3 is small and as such this is less likely to be a significant constraint.

More relevant is Lincolnshire's concern, which applies to any potential growth on the south bank of the River Welland, that any vehicle traffic between Area 3 and Stamford town centre would have to route over The Bridge (where Stamford High Street crosses the river). This route is already a well-known bottleneck due to it being the only bridge within the town itself.

The small size of Area 3 and the difficulty of connection to Stamford over the river and through existing development to the A1175 on the north bank would appear to rule out the alternative approach of developing a new eastern bridge for the town.

In summary, therefore, although connections around the site itself are strong, there is a question mark over the impact significant new development would have on The Bridge and thus its connectivity to the town centre, which would be indirect at best.

### ***Landscape***

Area 3 is located adjacent to the south-eastern edge of Stamford. The north of Area 3 is a narrow low-lying valley associated with the River Welland. The landform in the area is gently undulating and gradually rises up from the valley towards the south to form a distinct ridge, marking the north-eastern edge of the plateau south of the area. Burghley Park is located on the ridge and lower slopes of the valley and makes up a large proportion of this area, creating a distinctive, well-wooded landscape. It is an important historic landscape designed by Lancelot 'Capability' Brown which was a later addition to the large estate surrounding Burghley House.

The landform within Burghley Park is varied and undulating, including steep slopes rising to the east and south of the lake. The remaining land, not associated with Burghley Park RPG, to the north and east of the park is predominantly agricultural, with small to medium irregular shaped fields divided by hedgerows with frequent hedgerow trees. The area has network of both local and long distance PRoW which provide a high level of public access to the landscape.

The majority of Area 3 is located in LCA 2: Nassaburgh Limestone Plateau, with a small section of the north-eastern part located within LCA 3: Welland Valley, in the City of Peterborough Landscape Character Assessment 2007. These LCA areas are sub-divided and the relevant sub-area explained.

LCA 2: Nassaburgh Limestone Plateau is broadly characterised as a gently undulating limestone landscape with large blocks of woodland, a mix of large regular shaped fields and small pre-enclosure fields enclosed by low hedgerows, and nucleated settlements comprising vernacular buildings. LCA 2B: Burghley and Walcot Slopes, is described as an area forming narrow enclosed valleys and prominent slopes with estate parklands. This area is categorised as medium to high quality and considers that it has a high sensitivity due to the visibility of future changes being located on prominent slopes.

LCA 2B: Wittering Limestone Plateau is described as having a more elevated, level topography with contrasting large scale land uses, such as woodlands and estates. This area is described as a



medium quality landscape, which results in an overall sensitivity of medium. However, the report notes that locations adjacent to the A1 corridor are less sensitive to change.

LCA 3: Welland Valley is broadly characterised as flat open farmland divided by ditches or occasional fragmented hedgerows with linear belts of vegetation along watercourses. Settlement in the area generally has a historic core and a strong built vernacular. LCA 3A: Welland Valley Fringe is described as a very gently sloping, low lying agricultural landscape which feels more open than the adjacent areas due to the lack of large scale woodland and the presence of gappy fragmented hedgerows. This area is defined as a medium quality landscape with a moderate sensitivity, however due to it being open and close to the more sensitive LCA 2, the report considers that its ability to accommodate change is lowered.

There are no published Landscape Sensitivity and Capacity Studies available that cover Area 3.

Development to the north of Area 3 would be prominent on the lower valley slopes due to being visible from elevated slopes adjacent, particularly in views from Burghley House and Park and the network of footpaths.



**Figure 30: Area 3, showing pylons across site, and its flat, river valley character**

### ***Infrastructure***

Area 3 is within walking and cycling distance of a primary and a secondary school in St Martins Without. Additionally there is a dentist surgery within walking distance, but the nearest GP is in Stamford town centre on the north bank of the Welland. With the Torpal Way along the Welland



Valley and easy access to the footpath along the Welland Canal on the north bank of the river, as well as having Burghley Park on its doorstep, the area is also very well served by green infrastructure.

Therefore, although the area does not quite reach the performance of parts of Area 1 on this criterion, lacking a little in terms of choice and range, it nevertheless performs solidly and offers probably the best nearby green infrastructure opportunities of any of the areas.

### ***Heritage***

The overwhelming heritage concern for Area 3 is the proximity and setting of the Grade I listed Burghley House and its surrounding park (itself a Grade II\* Registered Park and Gardens and containing nineteen other listed buildings and features, including a Grade I listed stable block, bath house, bridge, orangery, and north forecourt railings/gates). Based on site visits and photographs, development in Area 3 would have a significant visual impact on Burghley House and Park. Even though there is a tree belt screening the site from immediate impact, Figure 31 shows that the land is still visible from the roof of Burghley House, partly because the house is on higher land overlooking the river valley in which the site is located.

Additionally, Burghley Estates have stated that there is an ongoing programme of mature tree replacement work (as illustrated in the foreground of Figure 31) that involves replacing 200-year old lime trees that have come to the end of their life with much smaller, newer trees. As such, the mature trees screening the site from the Park are scheduled to be replaced with much smaller trees over the next decade or so, making any development here even more visible.



**Figure 31: View looking north from Burghley House towards Area 3, which is beyond the tree boundary in the middle distance. However, note that any development would be visible over the top of the tree belt (Area 3 is the field with the pylon in it)**

The site is also clearly visible from Uffington Park. Although not currently a registered Park or Garden, the Park has recently been included in an extended Uffington Conservation Area, and therefore views into and out of the Park carry added weight on this criterion. As such, the site scores poorly in heritage terms in views both from the north and the south.

To the east of Area 3 lies the Pilsgate conservation area which includes four listed buildings within a small historic village. Although the land between Area 3 and Pilsgate is relatively flat, multiple tree lines ensure that no views to or from the conservation area would be visible.



**Figure 32: Area 3 from Uffington Park. Development on the land between the tree lines on the left of the photo would be visible from this location, which is now within Uffington Conservation Area**

### ***Regeneration potential***

Area 3 performs poorly on this criterion. This is because it is located in an area that lacks deprivation, effectively meaning there are few opportunities for regeneration. Additionally, new development has most potential to reduce existing urban deprivation if it is well-connected to the existing settlement, whereas Area 3 is relatively remote from existing residential areas.

### ***Economic development***

Given its existing context of separation from residential areas and its location next to both existing and future employment allocations, Area 3 is considered on this criterion suitable only for employment rather than housing. Any residential development here would be separated from the rest of the town, whereas employment development here would be a logical continuation of the small existing corridor of employment along Barnack Road.

Having said this, future employment development east rather than west of Stamford is problematic in the sense that employment traffic has to transit the town to reach the main A1 corridor, so although the site is locally only suitable for employment development, this suitability is diminished once town-wide considerations are taken into account.

### ***Spatial opportunities and constraints***

Area 3 benefits from logical spatial boundaries on all sides. To the north, the railway line along the Welland valley is the most suitable boundary. To the west, the existing spatial allocation boundary will ensure that development here forms a logical continuation of planned development rather than new stand-alone buildings in the countryside. To the south, Barnack Road is the logical boundary, which also ensures any development has road access.

The eastern side is the only one not to benefit from a physical boundary on the ground, but here the northward continuation of the unnamed track leading into woodland seems the logical boundary. Although this line is not marked physically on the ground, it does form the county boundary between Lincolnshire and Cambridgeshire. More importantly, any development east of this line would be even more visible from Burghley House, as it is unprotected by the tree belt between Barnack Road and Burghley Park, which forms a visual screen ending at this point.

The land is crossed by a line of pylons which would form a constraint to certain forms of development; however, this is not considered an insurmountable issue.

## **3.7 Area 3 Conclusions**

### *Land with constraints to development*

Area 3 is the smallest of the five areas, and it is the clearest in terms of its spatial boundaries.

The key constraint to development is the impact on heritage assets, most obviously on Burghley Park but also its visibility from Uffington conservation area. The issue of visibility is particularly important because any development here would be for employment, which have the potential to be higher and more visible than residential.

At present, the land is screened from Burghley Park by a belt of trees on its boundary and scattered trees within the park. However with the programme of phased replacement of the Park's 200-year old lime trees underway, it is possible or even probable that views would be opened up at some point in the next decade, as younger trees of a much lower height are planted.

As such, this visual screening is far from being a permanent feature, and without it, the site is exposed to Burghley House itself, which is located on higher land to the south, with its main façade facing this land.

Added to this is the clear visibility of this land, as well as the new site allocation and existing Generator Technologies building to its west, from Uffington Park across the Welland Valley. Following a recent review, Uffington Park is now located within the Uffington Conservation Area and as such there are constraints on views into and out of the Park.

Despite the site's adequate performance on some criteria including spatial opportunities/constraints, transport and accessibility, infrastructure and economic growth, its unavoidable impact on two important heritage assets, and its related lack of suitability in landscape terms mean that Area 3 is considered **not suitable** for large-scale development.

**Figure 33: Selected key spatial constraints and opportunities informing Stage 2 assessment of Area 3**

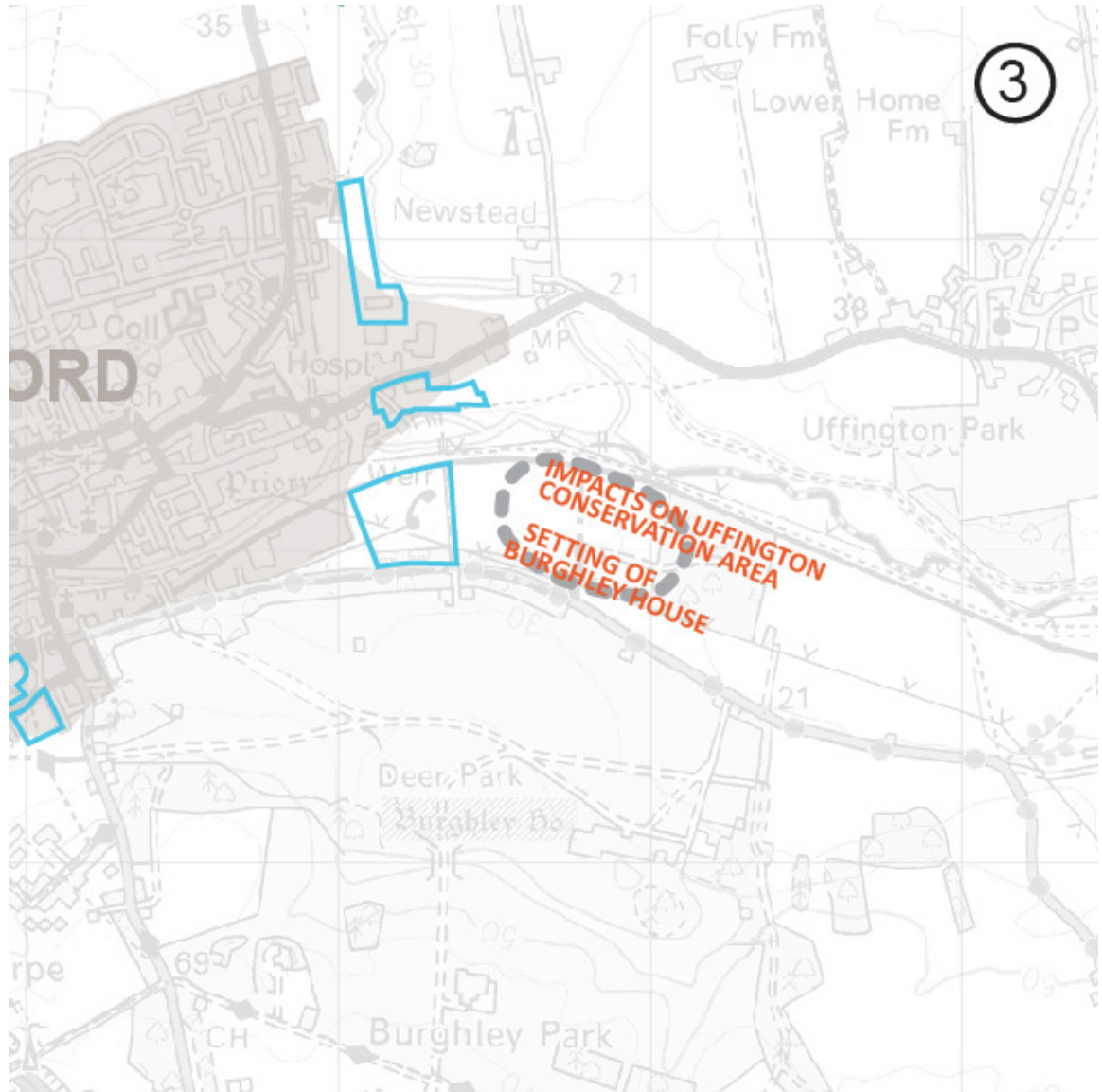
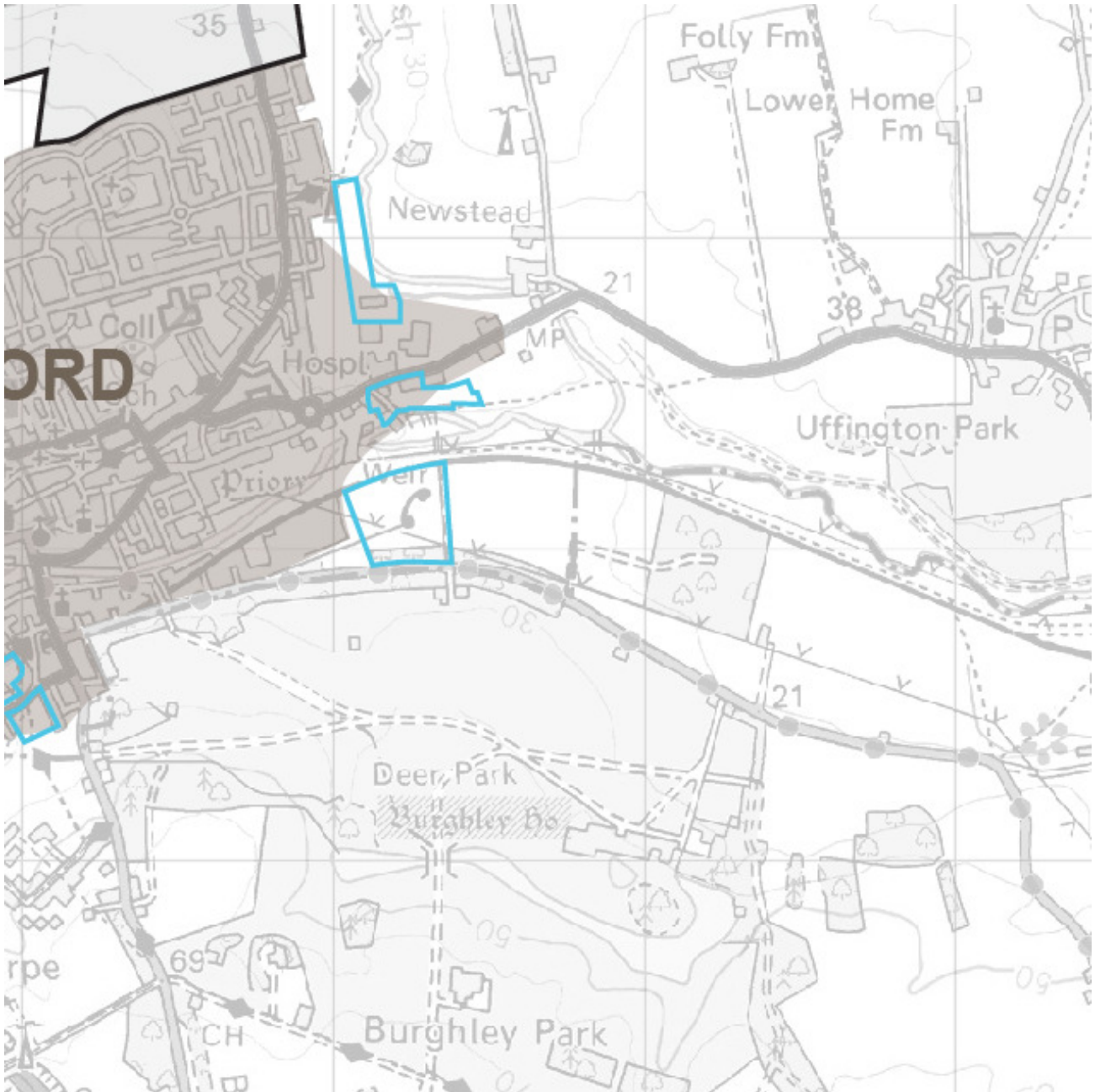




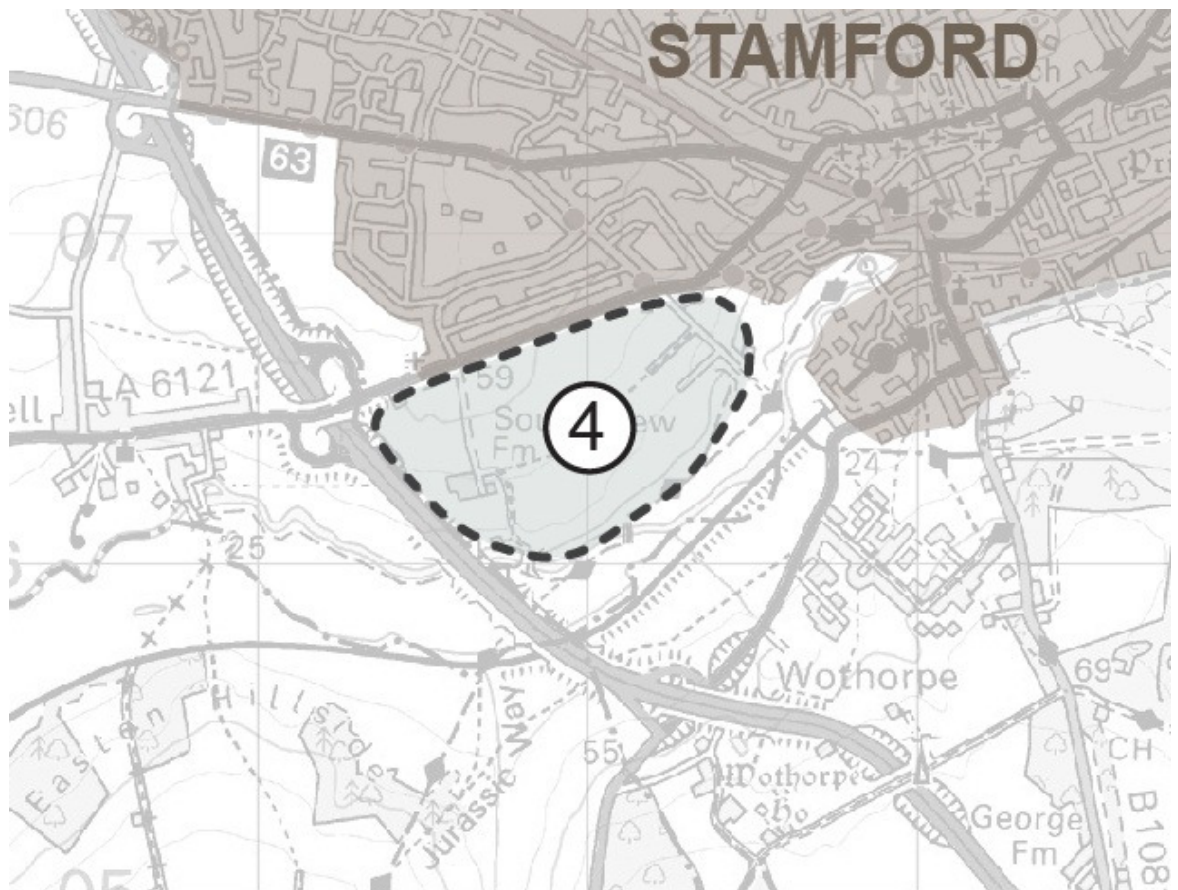
Figure 34: Area 3 after Stage 2 assessment





### 3.8 Area 4: South-west of Stamford

Figure 35: Area 4 before Stage 2 assessment



#### ***Agricultural land quality***

The whole of Area 4 is Grade 3 agricultural land and therefore this criterion provides no indication of which parts of the area would be relatively more or less suitable for development.

#### ***Transport and accessibility***

Area 4, particularly its northern half, performs well on this criterion, as it is located along the A6121 Tinwell Road, one of the key routes into Stamford from the west. This provides access to bus services and offers the possibility of cycle access.

However, the allotments along Waterfurlong to the east of Area 4 complicate any direct vehicular connections between this area and the town centre, although there is potential that the southern part of Area 4 could be accessed on foot via the network of footpaths along the Welland Valley in this location, including the Hereward Way.

Additionally, like Area 1, once new services and facilities are provided at the Exeter Fields site allocation on the north side of Tinwell Road, any development here will have increased accessibility to services using modes other than the private car.

In these terms, therefore, the area performs relatively well on this criterion, with the caveat that the south of the area is significantly less well served by existing transport infrastructure than the north.

### **Landscape**

Area 4 is located to the south-west of Stamford on the slopes of the Welland Valley. Generally, the landform of Area 4 is a south-east facing slope rising from the valley. South and south-west of the A1, the land rises steeply from the valley forming the prominent Wothorpe Hill and Easton Hill. To the east of Easton on the Hill, the landform levels out to form a flat, elevated plateau. Surrounding Wothorpe along the river valley and on the slopes, land-use is predominantly agricultural, with large fields defined by large woodlands, scattered trees, hedgerows and hedgerow trees.

The combination of topography and vegetation creates a well-wooded landscape character. There are far-reaching views across the landscape from the elevated hills and distinctive ridges that provide vantage points. There is also a network of both local and long distance footpaths that provide a moderate level of public access to the countryside, high vantage points and connectivity between settlements.

Area 4 is partially located within LCA E: Welland Valley – Eii The Middle Valley East in Rutland County Council's Landscape Character Assessment 2003 and LCA 1: Kesteven Uplands, in South Kesteven District Council's Landscape Character Assessment 2007. LCA E: Welland Valley is broadly characterised as a relatively busy, agricultural and modern landscape following the distinctive valley profiles along the meandering River Welland. Settlement is scattered and often nucleated. The sub-categorised LCA Eii: The Middle Valley East further defines the landscape character of the area as a narrow valley with less regular, steeper slopes that rise higher locally, with a high proportion of woodland and tree cover.

The combination of topography and tree cover results in the area having a small scale and enclosed nature. This assessment does not define landscape sensitivity and values for LCAs. LCA 1: Kesteven Uplands is broadly characterised as a relatively simple and unified, medium scale agricultural landscape, with gently undulating landform and a nucleated settlement pattern typically located along river valleys. Buildings within the area have a strong identity through the use of local vernacular materials. The landscape appears well wooded due to the numerous, and often historic, woodlands and trees within field boundary hedgerows. The report defines the landscape sensitivity of the LCA to residential and commercial development as medium to high due to the '*high proportion of valuable landscape elements and relatively undisturbed character*'.

Site S2 from the South Kesteven Landscape Sensitivity and Capacity Study 2011 is located to the north of Area 4. The report identifies this site has significant vegetation and important views in and out of the area. It has a moderate overall landscape sensitivity and medium to high landscape capacity. However, Area 4 has not been assessed in the report due to the distinct topography and pattern of landscape elements.

Sites Ketton 3 – Ketton 7 from Rutland County Council's landscape sensitivity and capacity study land around local service centres, 2012 are located to the west of Area 4, however these sites are too distant from Area 4 to be relevant in this study.

There are distinctive views from the elevated vantage points to the south and south-west of Area 4, such as Easton on the Hill and Wothorpe, and from the network of footpaths along the valley, towards Stamford with its numerous church spires punctuating the skyline. Development within Area 4 would intrude into these views due to a combination of the narrow valley slope and its aspect, and would therefore be a prominent addition to the existing southern boundary of Stamford. This conclusion is supported by the landscape management objectives for both LCA 1: Kesteven

Uplands South in Kesteven District Council's Landscape Character Assessment 2007 and, LCA Eii: The Middle Valley East, in Rutland County Council's Landscape Character Assessment 2003.

These objectives highlight that special attention should be given to the sensitive spaces around the edge of the historic town of Stamford with protection afforded to the form and landscape setting of the riverside settlements, so they do not become intrusive in the valley. It is also noted that the more enclosed wooded and sheltered valley landscape should be conserved and enhanced.

### ***Infrastructure***

As noted previously, and as confirmed by infrastructure mapping, the western side of Stamford lacks services and facilities, although this will be addressed by the development of Exeter Fields. However, until that point, Area 4 appears only to be within walking/cycle distance of a single primary school, with the nearest GP and dentist surgeries in the town centre, at quite a distance from the site. Secondary schools are even more distant.

The area, in particular its southern half, performs much better in terms of green infrastructure, as it offers access to the network of footpaths along the Welland Valley in this location. However, overall, until the proposed new local centre at Exeter Fields is completed this is among the poorest-performing areas on this criterion.

### ***Heritage***

There are a significant heritage concerns affecting the whole of Area 4. Among these are the views to and from the Stamford conservation area, including over 400 listed buildings within it and a further 200 in the town overall. The primary issue is that the towers of the Grade I listed St Martins church, church of St George, the grade I listed spire of All Saints church and the church of St Mary, and finally, the tower of the grade II listed Church of St Michael are all visible.

As a result, development in Area 4 has the potential to cause harm to the setting of the Stamford conservation area in views from the south-west, including from the A1 and from the network of public footpaths, including some important long-distance footpaths along the Welland valley in this location.



**Figure 36: View from Area 4 looking west towards Stamford conservation area**

Another significant heritage issue is the clear line of sight to the cluster of nine listed buildings on the ridgeline to the south at Wothorpe (on-the-Hill), including the Grade II\* listed Wothorpe Farmhouse and, most importantly the prominent Grade I listed Wothorpe Towers and gateway and walls to Wothorpe Hall.





**Figure 37: View south-west from Tinwell Road of Wothorpe Towers commanding the landscape on the hill beyond the A1 overlooking Area 4**

As Area 4 is sited fairly deep within the Welland valley, the listed buildings within the Easton on the Hill conservation area are not visible from it, nor it from them, as there is screening vegetation between the two (see previous Figure 26). As such, it is considered there is no potential harm to the setting of the Easton on the Hill conservation area from development at Area 4.

The South Kesteven Site Allocations DPD requires all new developments in this area to preserve and enhance nearby heritage assets and it is clear that, on this basis, development here would be problematic.

### ***Regeneration potential***

Given that there is an area of relatively higher deprivation in inner west Stamford, development in Area 4 could have the potential to address this. This is particularly the case given the fact that it has a relatively long boundary with the existing urban area. The Exeter Fields site allocation to the north should also have a significant positive impact on deprivation scores in this location.

### ***Economic development***

This land, like the western part of Area 1, is in principle highly suitable for employment development, given that it has direct, nearby connections to the A1 corridor along Tinwell Road. However, like Area 1, employment development would be significantly out of character in this largely residential, suburban location. In particular, the north and north-east of the area face residential properties across Tinwell Road, and employment development would be particularly inappropriate as a result, even allowing for the fact that the north of the area is best-placed to offer employment opportunities along Tinwell Road.

However, this residential character is likely to change through the relatively large-scale employment development being proposed for Exeter Fields. As such, the western part of Area 4, which faces Exeter Fields, could be more appropriate for employment development. This would have the added advantage that it is the part of the area closest to the A1 and would also form a buffer between the A1 and any new residential development here.

#### ***Spatial opportunities and constraints***

Like Area 3, the boundaries of Area 4 are well-defined on all four sides. To the west, the obvious boundary is the A1, and to the north the A6121 Tinwell Road. To the east, development should stop at the allotment gardens boundary and to the south at the River Welland flood plain.

### **3.9 Area 4 Conclusions**

#### *Land with constraints to development*

Area 4 has much in common with Area 3- both are well-defined sites on the existing urban edge that score well in terms of spatial opportunities/constraints and economic development potential, but ultimately both are highly sensitive to heritage constraints.

In the case of Area 4, these heritage constraints are accentuated by the local landscape. The area is a large, reasonably prominent south-facing slope forming the north bank of the River Welland and as such is highly visible from the hills- and the heritage assets on those hills- on the south bank of the river.

Among the most significant issues is the view to and from Wothorpe Towers. This Grade 1 listed heritage asset commands the southern horizon from the site and is visible from almost all of it, particularly the land immediately south of Tinwell Road, which forms the most logical part of the site for development. As such, any development south of Tinwell Road in this location would impact on its setting.

Additionally, there would also be notable impacts on the view of Stamford's listed churches and buildings from the A1 and other viewpoints in the valley to the south-west of the town, most notably from the Hereward Way/Jurassic Way, important long-distance footpaths along the Welland valley east of the A1. Although the view from the Macmillan Way on higher land at Easton-on-the-Hill was also assessed, from here Area 4 appears tucked into the valley and screened by trees.

Significant in the views along the footpath from the valley floor is the perception of the town centre conservation area churches and buildings as a compact and historic urban element set among river meadows and undulating countryside. Development in the distinctive agricultural landscape that forms Area 4 would inevitably detract from this perception, and as such would be very difficult to justify in heritage and landscape terms.

As such, despite its strong performance on selected criteria including spatial opportunities/constraints, transport and economic growth, it is considered that Area 4 is **not suitable** for large-scale development.



Figure 38: Selected key spatial constraints and opportunities informing Stage 2 assessment of Area 4

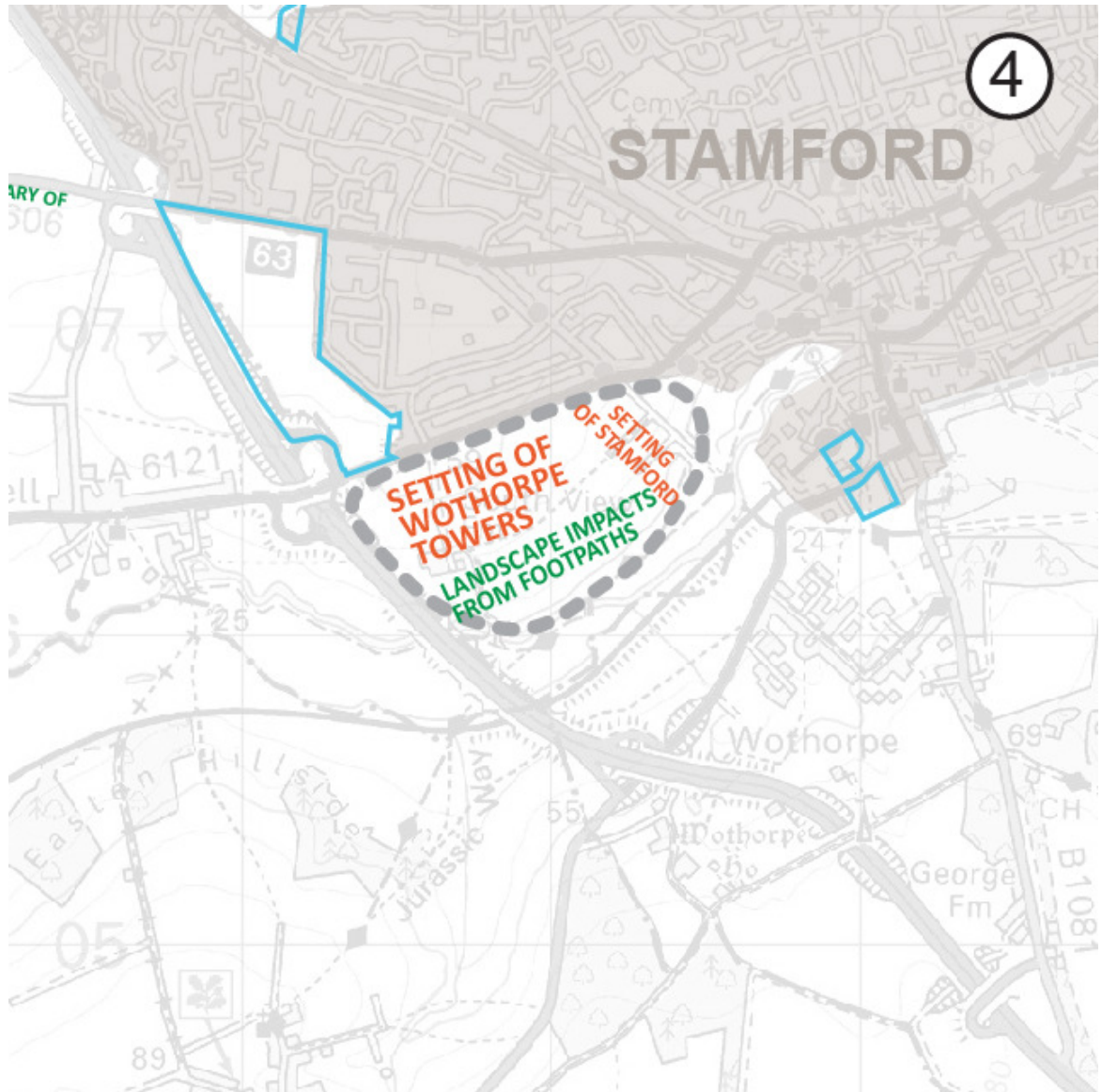
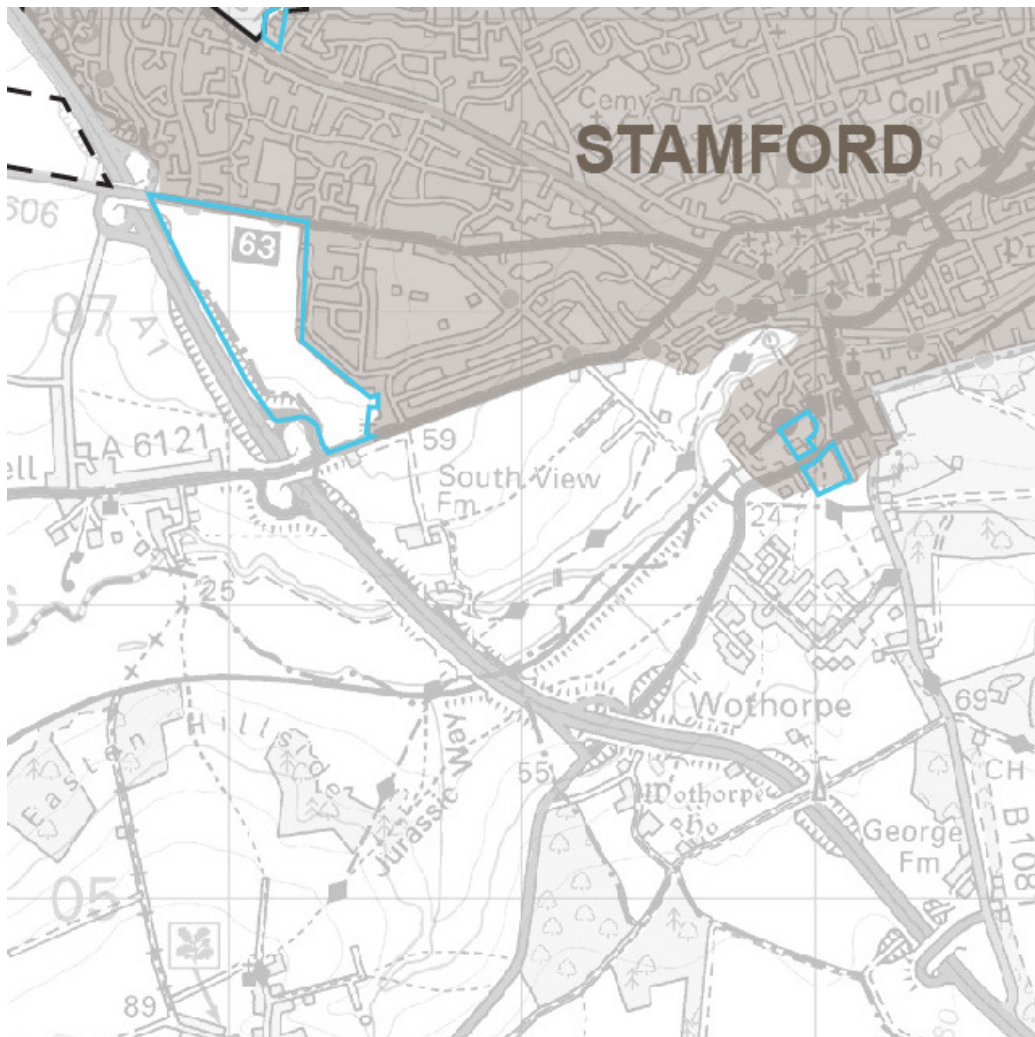
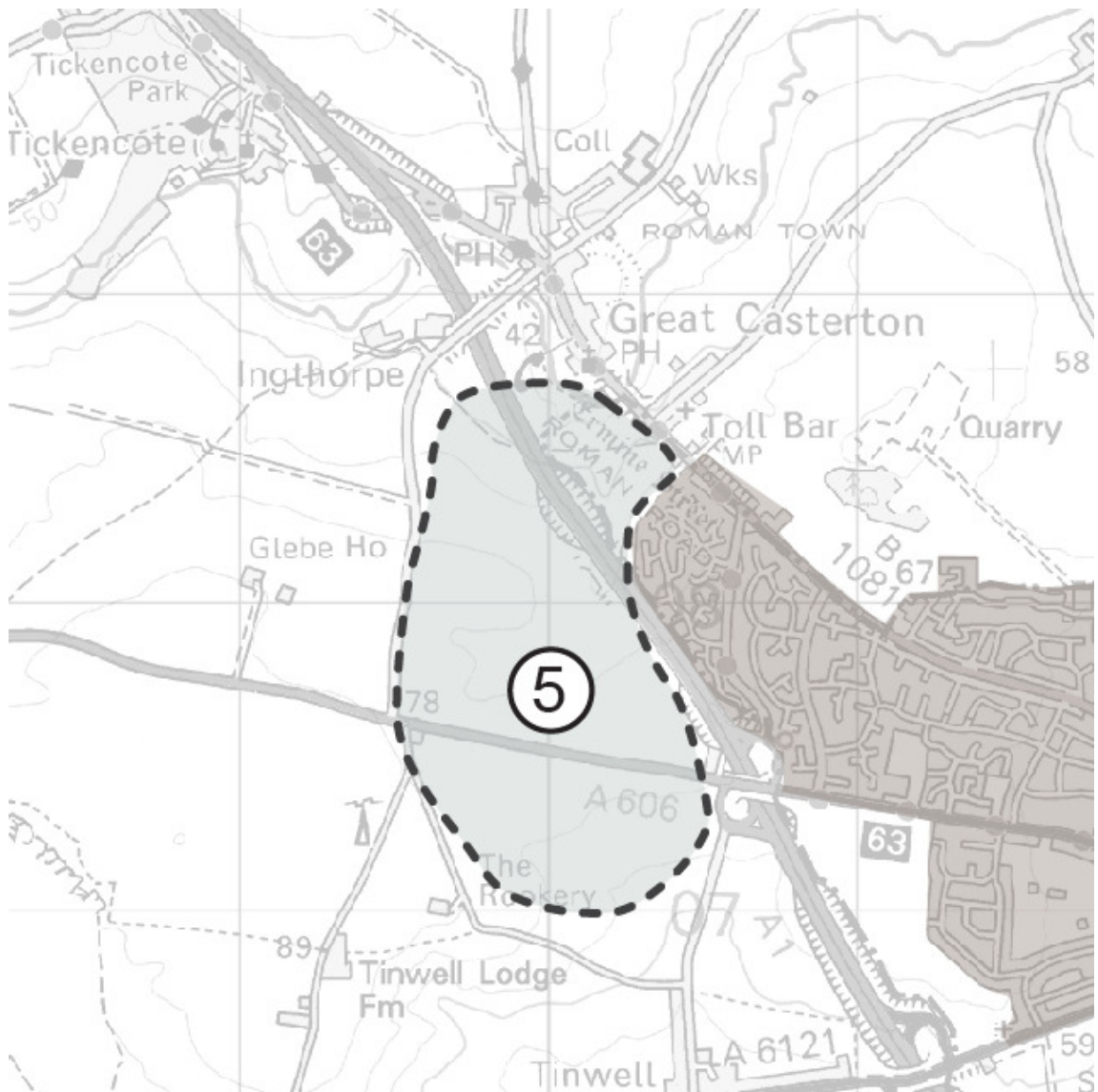


Figure 39: Area 4 after Stage 2 assessment



### 3.10 Area 5: Northwest of Stamford

Figure 40: Area 5 before Stage 2 assessment



***Agricultural land quality***

The vast majority of Area 5 is Grade 3 agricultural land. The only exception is the far north-east corner along the Old Great North Road, but this is an extremely small proportion of a much larger area of Grade 2 land around Great and Little Casterton, and is thus not considered a significant constraint.

***Transport and accessibility***

Area 5 is large and relatively diverse across its area; however, almost all of the area is well served by existing transport infrastructure. To the south, the A606 Empingham Road is a bus corridor and

(east of the A1) a National Cycle Route. Development west of the A1 in this location would have the potential to enhance cycling facilities and encourage cycle connectivity to the town centre. However, balanced against this are concerns, including from Highways England and Lincolnshire County Council, about the approach of developing land west of the A1 at all.

The centre of Area 5 (i.e. away from Empingham Road, between Water Lane and the A1) is far less accessible. Echoing the previously-noted concerns of Lincolnshire County Council, there seems little potential to breach the barrier of the A1 here, and even if it were possible to bridge it, there is no existing direct route to the town centre beyond, in part due to the impermeability of the late 20<sup>th</sup>-century development on the western edge of Stamford. As such, the centre of Area 5 is the worst-performing part of this area in terms of transport and access.

The northern third of Area 5 is east of the A1, and here there is far more potential. Although again constrained by the impermeability of the western edge of town, development here could at least route directly onto the Old Great North Road, which provides direct access to the town centre and is the continuation of the National Cycle Route. However, there seems little potential for development here to be anything other than a large-scale cul-de-sac as a result, and in terms of walking or cycle access, its distance from the town centre is a drawback when compared to that part of Area 1 adjoining the existing urban edge.

There are few local PRowS, which limits pedestrian accessibility and connectivity throughout the area.

In summary, the south and the north of Area 5 perform well in terms of vehicular and cycle transport and accessibility, although with the proviso that both are relatively distant from the town centre, and that the south of the area is west of the A1, which forms a psychological as well as a physical barrier between the site and Stamford.

### ***Landscape***

Area 5 is located to the north-west of Stamford, west of the A1, in an area which is gently undulating and located on the edge of a flat, elevated plateau, which slopes gently down to the Gwash River valley in the west and north, and the Welland River valley to the south. To the west of the A1, the land use is predominantly agricultural with small to medium, regular shaped fields divided by mostly intact, low hedgerows. There is little tree and woodland cover in this area, except along the river valleys to the north and south and the A1 corridor, which creates an open feel to the landscape. This lack of vegetation and openness results in open views across the landscape from the settlements of Tinwell to the south and Great Casterton to the north, towards adjacent elevated areas and hillsides.

Area 5 is located within LCA D: Rutland Plateau in Rutland County Council's Landscape Character Assessment 2003 and is broadly characterised as an area of higher ground incised by several river valleys, with a predominant agricultural land use. The subdivided LCA Div: Ketton Plateau further defines the character as a gently undulating plateau with a pronounced dip towards the Welland valley with a patchwork of farmland and woodland cover. The area is also noted for the impact of the large scale mineral and industrial works which are prominent due to the relatively flat landscape. This assessment does not define landscape sensitivity and values for LCAs.

Sites Ketton 3 – Ketton 7 from Rutland County Council's landscape sensitivity and capacity study land around local service centres, 2012 are located to the west of Area 4, however these sites are too distant from Area 5 to be relevant in this study.

Area 5 is located on a localised high point within the broader plateau landscape, and is divided physically by the A606, which marks a local ridgeline and a change in the aspect of the topography.



Land to the south of the A606 ridgeline slopes south and south-east towards the village of Tinwell. Development here would be visible in views to and from Tinwell, and the elevated Easton on the Hill to the south, and is therefore considered unsuitable for development.

Land to the north of the A606 is flat before gently sloping towards the undulating River Gwash to the north-west and north of Area 5. Development of the Gwash valley slopes would be unsuitable due to its aspect, localised lack of vegetation and the potential for intrusion into views to and from the village of Great Casterton.

Additionally, development on the open valley slopes of Area 5 would intrude into longer distance views from elevated vantage points. There is a linear area of land to the north of the A606 that runs along the localised ridge. This area of land could potentially be used for development, provided that it was constrained in height to avoid visual intrusion on the skyline of both local and longer distance views and integrated with the landscape through the use of appropriate landscape proposals.

The integration and screening of detracting features in the landscape is supported in the recommended landscape management objectives for LCA Div: Ketton Plateau. These recommend that distinctive landscape features such as woodlands, hedgerows, hedgerow trees and scattered trees less apparent in the more open, elevated agricultural areas should be reinstated, specifically where these features would filter views and enhance the existing character.



**Figure 41: Land less suitable for development in the centre of Area 5: it slopes down to Great Casterton and is visually prominent, and within the setting of Great Casterton church (centre)**

### ***Infrastructure***

In the south of the area, along both sides of Empingham Road, there is the opportunity to access infrastructure in Stamford town centre, but this is relatively remote, and the only existing facility within walking/cycling distance is a primary school. Like other areas on the western edge of Stamford, accessibility to services and facilities will improve significantly once the new local centre at Exeter Fields has been developed.

The centre and north of the area are even more remote from existing services and facilities in Stamford, although the north of the area would at least benefit from proximity to local shops and the secondary school in Great Casterton. Additionally, the Stamford Quarry candidate local wildlife site provides significant local green infrastructure in this location. Overall, therefore, this area performs relatively poorly on the infrastructure criterion, though there is greater potential in the north, and performance across the area as a whole will rise once the local centre at Exeter Fields is complete.

### ***Heritage***

There are two main areas of heritage concern for Area 5. The first is the conservation area at Great Casterton, which features 14 listed buildings including the Grade I listed St Peter and St Paul's church. There is also a scheduled ancient monument at Casterton, the site of a Roman town. Because of the topography of the area, which features rolling hills, much of the northern half of Area 5 provides sight lines to and from the conservation area at Great Casterton, except in more low-lying areas and/or where views are adequately screened by vegetation.



**Figure 42: Flatter land at northern end of Area 5 away from sightlines to Great Casterton Conservation Area, looking south towards A606 Empingham Road**

The central zone of Area 5 performs better on the heritage criterion. This is because the ridgeline to the south, along which the A606 Empingham Road runs, conceals views to the historic village of Tinwell, including a conservation area containing 20 listed buildings, including the grade II\* Church of All Saints. As a result, the rural land to the south of the ridgeline along the A606 is unsuitable for development as it would negatively affect the setting and significance of Tinwell and its heritage assets.





**Figure 43: View of Tinwell (in Welland valley) from the A606 Empingham Road ridgeline, looking south. Easton-on-the-Hill church is just visible on the far left of the far ridgeline. This land is not suitable for development in landscape or heritage terms**

On balance, and taking into account the views of stakeholders including Historic England and Lincolnshire County Council, it is considered that only two parts of Area 5 (in the centre and to the north) are suitable for development on the heritage criterion, due to the varying topography of the area obscuring views in these locations to and from the significant heritage assets. As illustrated by Figure 43, although the land at the centre of Area 5 has a distant view of Easton-on-the-Hill church on the far horizon, the distance (over 3km) of the church and the fact that the village itself is hidden over the ridgeline and by vegetation, means that development here is considered not to cause substantial harm to its setting, as long as it is north rather than south of Empingham Road. The same assessment is considered to apply to Wothorpe Towers, which, although also on high land to the south, is even further away.

### ***Regeneration potential***

Like many of the areas, development in Area 5 would have little impact on deprivation scores, as the locality is not particularly deprived or in need of regeneration. However, in Stage 1, Greater Cambridge LEP expressed concern that strategic growth here could have a negative impact on Stamford town centre if it provided services and facilities of its own.

### ***Economic development***

Parts of Area 5 could be considered more suitable for employment or mixed use development than for residential. This is particularly the case for the land west of the A1 in the south of the area, which is already remote from and separated from residential areas of western Stamford. Employment development would be particularly suitable on this criterion on both sides of

Empingham Road, which would allow excellent access to both the A1 corridor and Stamford town centre, both of which are likely to be valued by employers.

However, the land in the centre of Area 5, though still west of the A1, has less accessibility to that road due to Water Lane forming a bridge over rather than a junction with the A1. As such, this would be relatively less suitable for employment development than the south of the area.

Finally, the land east of the A1 is considered unsuitable for employment development and more suitable for residential use. This is for the same reasons as the conclusions on the west of Area 1, which is on the other side of the Old Great North Road; the existing character of the surrounding area is residential, and new employment development here would have significant amenity impacts, both as a 'bad neighbour' use and due to employment traffic movements through residential areas in both Great Casterton and Stamford.

### ***Spatial opportunities and constraints***

Area 5 is large and diverse; this assessment of spatial opportunities and constraints moves from south to north.

In the south of Area 5, there is only one hedgerow south of Empingham Road that could be used as a defensible boundary to avoid coalescence impacts on Tinwell. However, this hedge stops at the western edge of the area, meaning this location (north of The Rookery) lacks defensible boundaries or logical limits to development. In the absence of a defensible boundary, a new one could be created that is a westward extension of the existing hedgerow.

To the north of Empingham Road, there are three fields in a row that form a logical location for growth. However, to the north of these (i.e. in the centre of Area 5) there is a single large field stretching down to Ingthorpe with few opportunities for limits to development other than the obvious boundaries of the A1 to the east and Water Lane to the west. In spatial terms, Ingthorpe is not considered to form a free-standing settlement- it is rather a farm with a few houses close by. As such, coalescence concerns are considered less significant than for nearby free-standing settlements such as Great Casterton and Tinwell.

East of the A1, the triangular field between the urban edge and the A1 performs well on this criterion (see Figure 44). It can be accessed from the Old Great North Road and its northern hedgerow boundary ensures coalescence with Great Casterton/Toll Bar can be avoided. As such, any development north of this hedgerow should be excluded on this criterion.



**Figure 44: Looking west across triangular field at north-western edge of Stamford in north of Area 5: well-screened from Great Casterton by hedgerow at right of photo; a lorry on the A1 is just visible**

### 3.11 Area 5 Conclusions

#### *Land with constraints to development*

Area 5 is large and diverse. However, the evidence clearly identifies land which, if developed, would impact upon heritage assets through its prominence in the landscape. For this reason, the land to the south of Empingham Road is considered **not suitable** for large-scale development. This is because it is higher land forming the edge of the Welland valley, with the large conservation area and listed buildings of Tinwell on the valley floor, and as such it is considered that development here would have the potential negatively to impact on Tinwell's setting. Apart from heritage impacts, landscape is also considered significant on its own, given the more rural and undeveloped character of land to the west of the A1. As such, any development in this area should be sensitively placed in the landscape.

Similar considerations apply to the land in the centre of the area, which forms a north-facing slope towards the Gwash valley and Great Casterton, including its heritage assets. Unlike the land south of Empingham Road, this land suffers from the added disadvantage of poor accessibility due to a lack of access to the A1 and that same road cutting the land off from the western edge of Stamford. As such, although it scores better on economic growth and spatial opportunities/constraints criteria, this land is considered **not suitable** for large-scale growth.



East of the A1, development in the far northern tip of Area 5 along the River Gwash would form an extension to Great Casterton rather than to Stamford, and as such is also considered **not suitable** for strategic development.

*Land with opportunities for development*

This leaves the land immediately north of Empingham Road and the land west of Primrose Way in Stamford as potentially suitable. The land north of Empingham Road scores well in terms of transport and access, and particularly well on the economic development criterion, given its excellent access to the A1 from its junction with the A606.

In landscape terms, as long as it did not extend all the way to the east-west hedgerow of the fields along Empingham Road, it performs well. Specifically, development should be kept south of the small knoll formed by the 70 metre contour due east of Glebe Farm as this would minimise landscape and heritage impacts of development along this relatively flat, and sparsely populated plateau. This land is not visible from the roof of Burghley House, and is distant enough from Wothorpe Towers and Easton on the Hill (both are over 3 kilometres distant) for its visual impact on these heritage assets to be minimised.



**Figure 45: View north from Easton on the Hill, showing physical and visual distance to Empingham Road ridgeline (dark line on horizon at left of picture)**

The area is physically and psychologically separated from Stamford by the A1, as well as being relatively distant from the town centre- this suggests, along with the road access, that land here

would be better suited to employment than to residential development. However, if this is accepted as being the case, employment units should have an appropriate height limit applied so that they are not as visible in long-distance views. The landscape considerations noted above suggest that any employment development along the road should likely be no more than one plot deep. Additionally, were development of the site to be phased, it should logically proceed east to west, given the location of the road junction and the existing urban edge of Stamford. This would also avoid the possibility of isolated development in the countryside.



**Figure 46: Looking north across the centre of Area 5 from Empingham Road. The land on the left of the photo slopes down to Great Casterton and is less suitable for development but land to the right is flatter and further from key heritage assets, making it more suitable for development**

Subject to these considerations, land immediately north of Empingham Road and east of Water Lane has been assessed as **suitable** for strategic development.

For land east of the A1, the triangular field east of Primrose Way appears **suitable** for development, scoring well on the criteria of transport, landscape, heritage and spatial opportunities/constraints. Strong landscape features, including mature trees and tall hedgerows, screen this site visually from Great Casterton and as such it is visible only from the A1 and the existing edge of Stamford itself. There is good potential for access from the Old Great North Road, although it is recommended that this access be created as far south as possible to limit any perception of coalescence between Stamford and Toll Bar and to ensure the development relates as well as possible to the existing edge of Stamford. For the same reason, landscape proposals



and open space would be most appropriately located at the site's northern edge; allotments could even take advantage of the very small extent of Grade 2 agricultural land here.

Although distant from Stamford town centre, the site is connected to it by bus along Old Great North Road. It is also within easy walking distance of services and facilities in Great Casterton, and Stamford Quarry candidate Local Wildlife Site provides local green infrastructure.

**Figure 47: Selected key spatial constraints and opportunities informing Stage 2 assessment of Area 5**

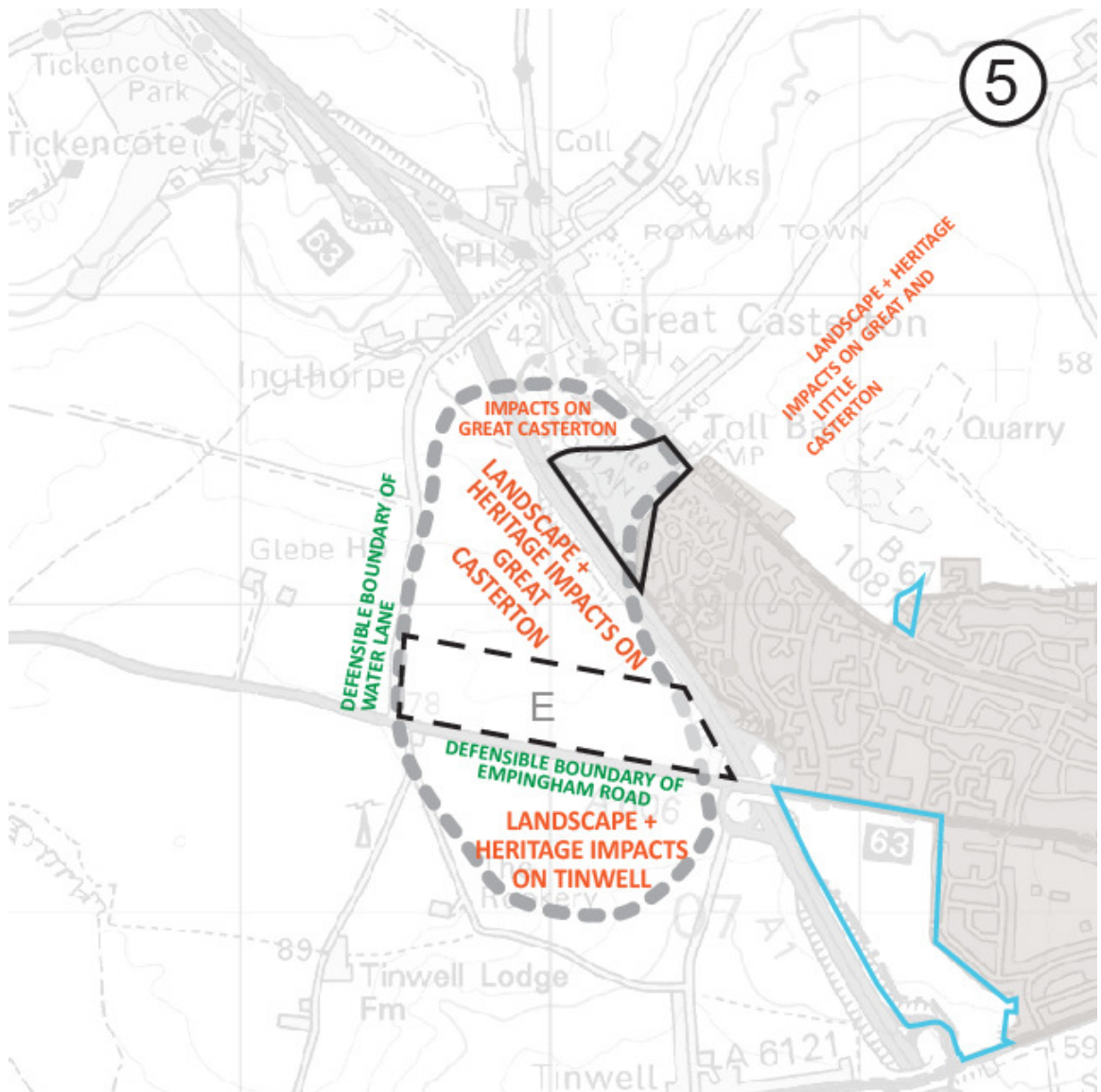
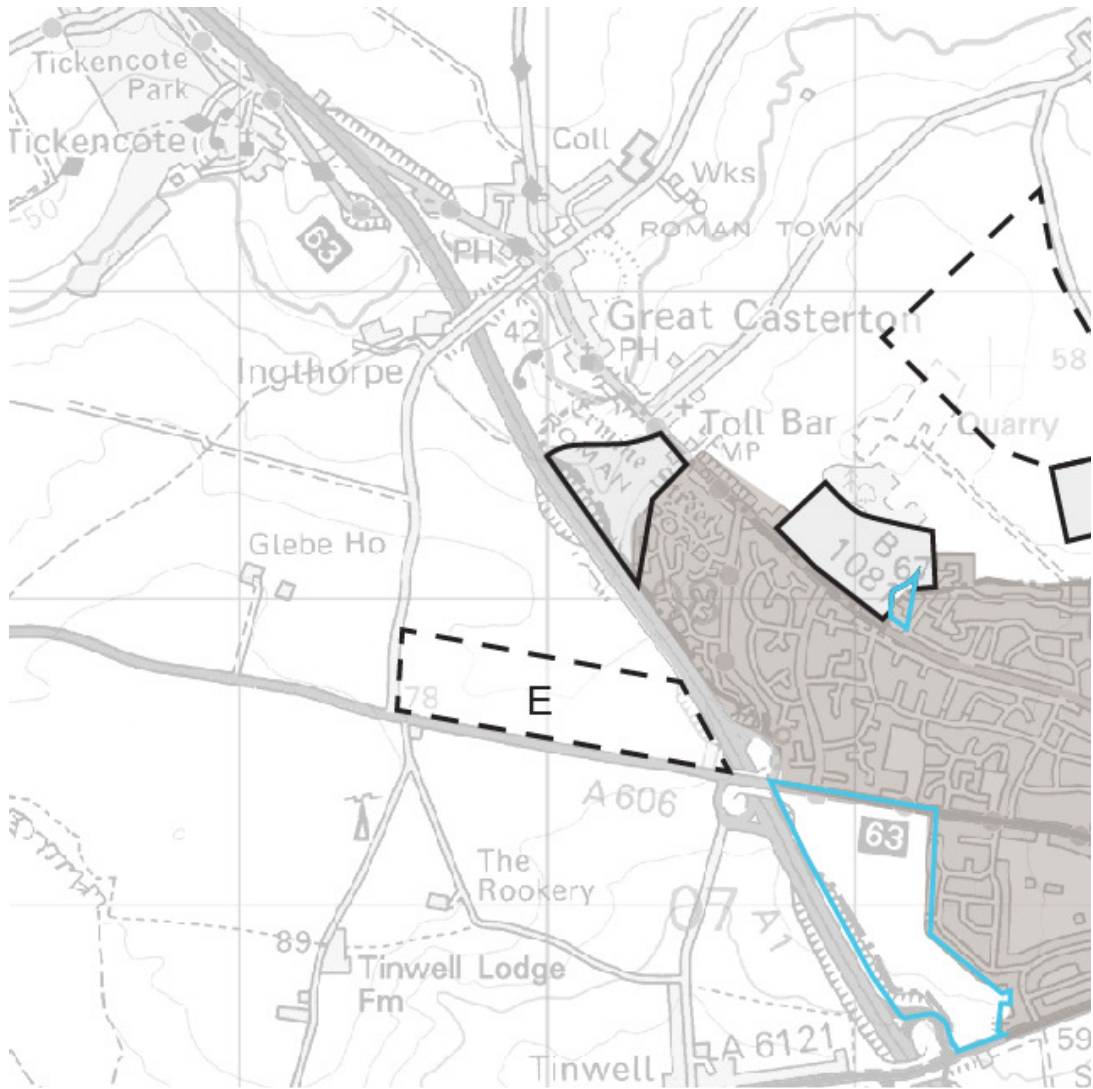


Figure 48: Area 5 after Stage 2 assessment



## 4 Conclusions

### 4.1 Recommended locations for growth

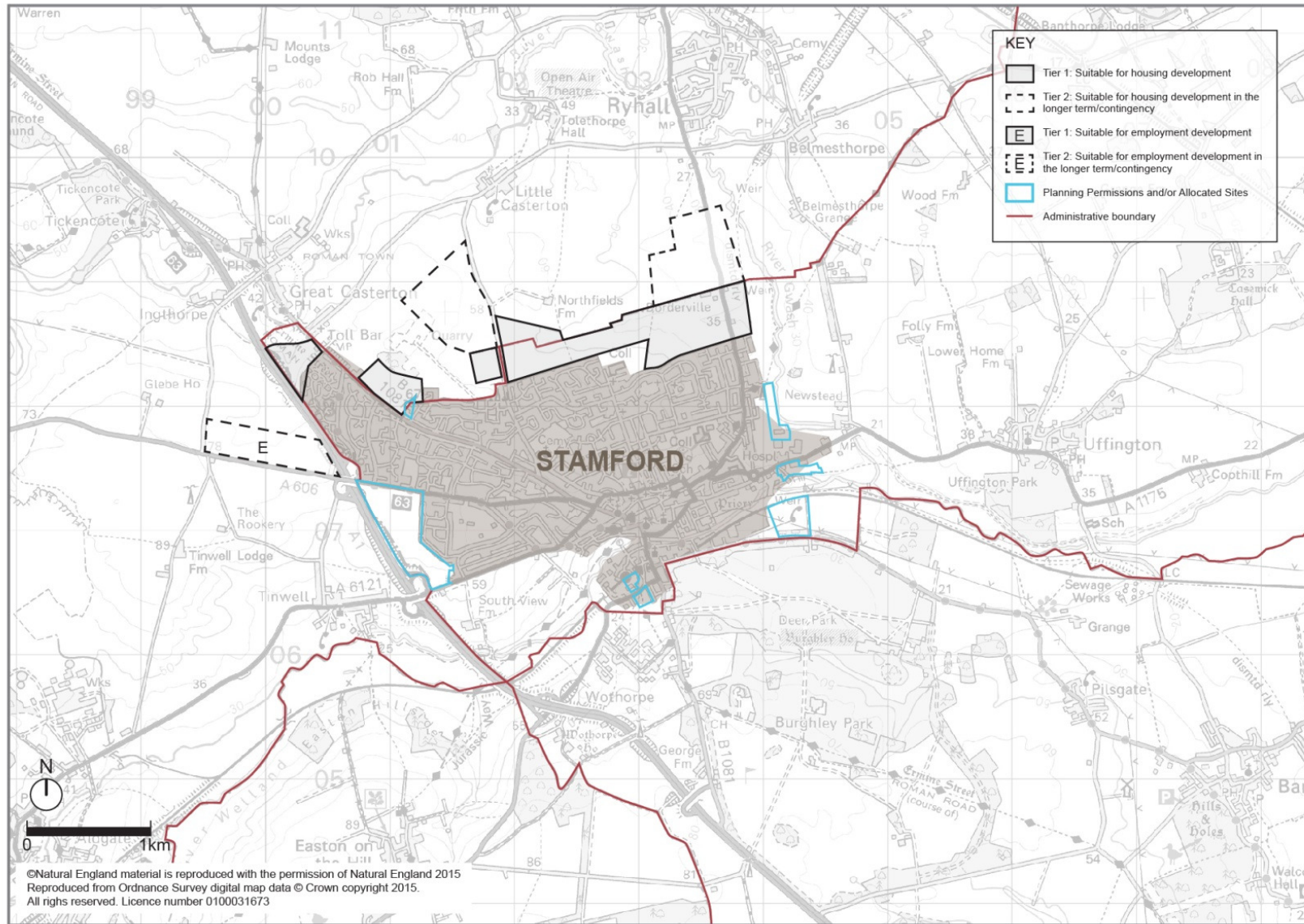
Figure 49 below sets out all sites and broad locations considered suitable and potentially suitable for medium to large-scale development.

The sites are shown as either Tier 1 or Tier 2. Tier 1 refers to sites that are considered to be either entirely free from constraints or constraints have been identified which can be mitigated. These sites are therefore considered to be suitable for development. Tier 2 sites are those which are less suitable, and should be considered either as longer term sites, or contingency sites if other more suitable sites do not come forward.

Where sites are considered to be more suitable for employment use, due to location (surrounding land uses and access to the strategic road network) these are marked with an E.

This report identifies that, in addition to sites with planning permission and existing site allocations, there are around 202 hectares of land suitable for growth, of which 26 hectares appears suitable for employment development.

Figure 49: Recommended locations for growth



## 4.2 Total capacity

The total capacity of all sites considered suitable and suitable after mitigation has been calculated based on:

- A suitable residential density figure for medium-to-large scale sustainable residential development; and
- The proportion of land considered suitable for employment development versus the proportion considered suitable for residential development.

In total, there are 176 hectares of land considered suitable for residential development.

Based on previous AECOM research into optimum residential density, the most appropriate indicative density assumption to apply to new residential neighbourhoods is 25 dwellings per hectare. This figure takes account of space needed for uses supporting residential use, including streets, open space, schools, local shopping centres, community facilities and so on. Appendix D sets out in more detail research that supports the indicative density figure used.

Based on this calculation, this study has found capacity for 4,399 dwellings on sites considered suitable.

Capacity for new employment development is normally measured in hectares. This study has found 26.5 hectares on sites considered suitable for new employment development. These findings are summarised in **Table 2** and illustrated in **Figure 49**, both below. This figure is different from the employment land supply figure set out in the 2015 Employment Land Study, which takes into account existing and allocated employment sites.

This report does not recommend that the sites identified are allocated for future residential or employment development. It is specifically an indication of land with potential for development, and does not take into account the demand for housing or employment land which should be used to establish the quantity of development land needed.

**Table 2: Total potential capacity for residential and employment development based on analysis within this report**

Site Type	Residential (hectares)	Residential (dwellings)	Employment (hectares)
Suitable sites	99.83	2,495	0
Suitable in the longer term / contingency sites	76.12	1,904	26.48
<b>Total</b>	<b>175.95</b>	<b>4,399</b>	<b>26.48</b>

Although as noted previously, this study has been conducted using a 'border-blind' approach, it may nevertheless be useful for South Kesteven to understand the proportion of suitable capacity found as per Table 2 that lies within the South Kesteven boundary.



The land with development potential within the South Kesteven boundary is divided between two locations; firstly, the whole of the triangular site at the north-western edge of Stamford and east of the A1, and secondly around 90% of the area of the large site directly north of the existing town edge.

Together, these offer 72.75 hectares of land within the South Kesteven boundary. At our standard strategic site density of 25 dph, that equates to  $(72.75 \times 25=)$  1,818 dwellings within South Kesteven, of which 256 would be located at the triangle at the north-east of the town and 1,562 on the site along the northern edge of Stamford.

### 4.3 Next steps

This study has assessed the suitability of land for development from a technical perspective, using a range of criteria commonly applied in the town planning process. Additionally, it was carried out without an upper limit of growth or capacity, meaning that it may have identified a surplus of land required for residential or employment development in the immediate future.

In order for the study conclusions to inform forward planning in South Kesteven, they need to be taken into account alongside a range of other information, including:

- the conclusions of other studies, including the Strategic Housing Market Assessment and Employment Land Review
- the opinions of local stakeholders, including elected Members, landowners and local residents
- any other relevant political or qualitative considerations outside the scope of this technical study

This study sets out where Stamford *could* grow, not necessarily where it *should* grow; it is evidence base to inform policy. Answering detailed questions of implementation raised by this study is for the next stages of the plan-making process. Nevertheless, it is now possible to signpost some of the main decisions and priorities for investment that will need to be tackled, including:

- the potential benefits of 'clustering' development- in many (although not all) cases, a site will become more suitable if there is a critical mass or cluster to support the range of infrastructure required to ensure sustainability. For instance, although less than one thousand dwellings may support a primary school, almost five thousand are generally required to support a secondary school;
- balancing new housing with new jobs - the integration of sustainable economic growth will be critical to the successful delivery of the overall housing supply;
- close co-ordination with infrastructure providers to ensure that sufficient funding is in place and that new development benefits from clear, coordinated phasing. Each service provider will in turn be preparing their own capital investment proposals for the next five years or so, and these must be properly informed by the wider development aspirations for the study area.

The aim of this report is to ensure the technical evidence base underpinning these kinds of decision is as robust as possible. The report has demonstrated the existence of land in a range of locations suitable or potentially suitable for new residential or employment development.

Assessment of this land against a wide range of criteria should help ensure that the growth anticipated for Stamford minimises environmental impact while maximising economic and social benefits.

## Technical Appendices

### Appendix A: Review of national and local planning policy

#### *Introduction*

This appendix reviews relevant provisions of the national and local policy documents forming the context for planning at Stamford. Where information was common to more than one document, the source used and listed below comprised either:

- The most up-to-date assessment;
- Adopted policy text; or
- Both of the above.

#### *Housing*

National policy

##### *National Planning Policy Framework (NPPF)*

The NPPF was adopted in March 2012. The document states that at its heart is a presumption in favour of sustainable development, which should be seen as 'a golden thread running through both plan making and decision-taking'.

Specific points of relevance include the following paragraphs:

Paragraph 17: Allocations of land for development should:

- Prefer land of lesser environmental value, where consistent with other policies;
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; and
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

Paragraph 37: Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

Paragraph 38: For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.

Paragraph 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.

Local policy

*South Kesteven Core Strategy 2010*

The key local policy document relating to South Kesteven District Council is the adopted Core Strategy, which identifies, through Policy H1: Residential Development, a requirement for up to 994 homes at Stamford.

Other policies with direct relevance for residential development in Stamford include:

Policy SP1 Spatial Strategy: 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.

Policy SP3 Sustainable Integrated Transport: New development is promoted in locations which are particularly accessible by public transport, cycling and walking.

Policy H1 Residential Development: 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. Policy H3 Affordable Housing: South Kesteven is required to supply 4,760 new affordable homes between 2006 and 2026.

Policy H4 Gypsies and Travellers: 11 permanent Gypsy and Traveller permanent pitches has been identified to be needed up to the period of 2017.

*South Kesteven Site Allocations and Policies DPD (2014)*

Provision is made in this plan for the development of at least 703 new homes in Stamford for the period to 2026. Policy STM1 Housing Allocations in Stamford: The following sites are allocated for housing development, and should include up to 35% affordable housing:

Reference	Location	Net Development Area	Indicative Number of Houses	Indicative Affordable Housing Target	Phase
STM1a	Land adjacent to Kettering Road	1.3ha	50	17	2011-2016
STM1b	Land rear of Belvoir Close	0.7ha	30	10	2011-2016
STM1c	Land south of Uffington Road adjacent to Meadow View	1.7ha	50	17	2016-2021
STM1d	Stamford AFC Kettering Road	1.2ha	50	17	2016-2021

STM1e	Land between Empingham Road and Tinwell Road	11.4ha	400	140	2016-2026
	TOTAL		580	201	

Development of STM1a should preserve and enhance the setting of Stamford and nearby heritage assets.

The redevelopment of STM1d must be linked as part of a comprehensive proposal for the relocation of the football club. Development of this site for housing cannot commence before a new football ground is available and occupied by the town football club.

Policy STM3 Mixed Use Urban Extension site in Stamford: 29ha of land on the western edge of Stamford between Empingham Road and Tinwell Road are allocated as a mixed use urban extension. The development of this site should provide approximately 400 new homes completed over the 10 year period 2016 to 2026. Provision should also be made for up to 14ha of land for a range of different employment uses including a 10 ha high quality and designed business park.

Policy SAP2 Rural Exception Affordable Housing: Within the Towns and LSCs affordable housing will be required as part of the development of allocated sites and as a planning gain on other windfall sites which are of five or more dwellings. In accordance with Policy H3 of the Core Strategy it is expected that up to 35% of a site's overall capacity will be for affordable housing.

### ***Employment***

National policy

*NPPF*

Paragraph 21:

- Plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries; and
- Facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.

Local policy

*South Kesteven Core Strategy 2010*

Policy E1 Employment Development: Approximately 24 hectares in Stamford 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. South Kesteven Site Allocations and Policies DPD

Policy SAP5 Locally Important Existing Employment Sites: Non employment generating proposals within these areas will only be considered acceptable if it is clearly demonstrated that the alternative use will not have an adverse effect on the primary employment use(s) of the area, will



not reduce the overall supply and quality of employment land and premises within the area, will deliver economic regeneration benefits to the site and/or area, and will resolve existing conflicts between land uses.

Policy STM2 Employment Allocations in Stamford: The following sites are allocated for employment-generating uses which fall within the B Use Classes. Retail development will not be considered acceptable on these sites:

Reference	Location	Indicative Area	Proposed Use
STM2a	Land North of Barnack Road	8ha	General employment B1, B2 and B8
STM2b	Land South of Uffington Road	2ha	B1 and B2 uses
STM2c	Land adjacent to the A1 off Empingham Road	14ha	High Quality Business Park incorporating B1 and B2 uses
STM2d	Land east of Ryhall Road	3ha	General employment B1 and B2

### **Transport**

National policy

#### *NPPF*

Paragraph 30: In preparing Local Plans, local planning authorities should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.

Paragraph 35: Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to:

- Accommodate the efficient delivery of goods and supplies;
- Give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;
- Create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones; and
- Incorporate facilities for charging plug-in and other ultra-low emission vehicles.

Local policy

*South Kesteven Core Strategy 2010*

Policy SP3 Sustainable Integrated Transport:

- It is important that new development is located where a range of transport modes can access it.
- Locations which offer alternatives to the use of the private car should be encouraged.

*Other Relevant Core Strategies*

Policy CS18 Sustainable Transport and Accessibility (Rutland Core Strategy 2011): Rutland will focus on improving bus routes, services and passenger facilities and linkages to the larger service villages and nearby cities and towns such as Stamford.

*Other Relevant Site Allocations and Development Plans*

Policy SA15 Safeguard Land for Future Key Infrastructure (Peterborough Site Allocations 2012): Walking and cycling infrastructure planned from Wansford to Stamford on the former railway lines (Site SA153).

**Heritage**

National policy

*NPPF*

Paragraph 59: Planning policies and decisions should aim to ensure that developments respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

Paragraph 132: Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significant, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 137: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance.

Local policy

*Other Core Strategies*

Peterborough Core Strategy 2011 Policy CS17 The Historic Environment: There should be avoidance of harm to the character and setting of Burghley Park.

**Landscape and agricultural land**

National policy

*NPPF*

Paragraph 109: The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils;

Paragraph 112: Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

Local policy

*Core Strategy 2010*

Policy SP1 Spatial Strategy: New development proposals shall be considered on appropriate sustainable and deliverable brownfield sites and appropriate greenfield sites (including urban extensions), sufficient to ensure the achievement of growth targets.

Policy EN1 Protection and Enhancement of the Character of the District: New development should meet the requirements in South Kesteven's Landscape Character Areas. The northern, western and eastern edges of Stamford lie within the Kesteven Uplands Landscape Character Area. Stamford also lies in the Rockingham Forest Landscape Character Area and the High Leicestershire Landscape Character Area.

### **Ecology**

National policy

*NPPF*

Paragraph 110: Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework.

Paragraph 117: To minimise impacts on biodiversity and geodiversity, planning policies should:

- plan for biodiversity at a landscape-scale across local authority boundaries;
- identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation;
- promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan;
- aim to prevent harm to geological conservation interests; and
- where Nature Improvement Areas are identified in Local Plans, consider specifying the type of development that may be appropriate in these Areas.

*Rutland Site Allocations and Policies DPD (2014)*

Stamford Quarry has been allocated as a Candidate Local Wildlife Site within this document.

### **Green Infrastructure**

National policy

*NPPF*

Paragraph 74: Existing open space, sports and recreational building and land, including playing fields, should not be built on subject to specific exceptions.

### **Flood Risk**

Local policy

#### *Core Strategy 2010*

Policy EN2 Reducing the Risk of Flooding: Inappropriate development in fluvial floodplain areas should be avoided. Development is not permitted in areas identified in the South Kesteven Strategic Flood Risk Assessment (SFRA) as at risk of flooding from any source. If there is no reasonable available site in Flood Zone 1 then the flood vulnerability of the development can be taken into account in locating it within Flood Zone 2 and then Flood Zone 3.

### **Retail**

National policy

#### *NPPF*

Paragraph 23: Planning policies should define a network and hierarchy of centres that is resilient to anticipated future economic changes.

Paragraph 24: When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centres.

Local policy

#### *South Kesteven Core Strategy 2010*

Policy E2 Retail Development: Retail and other town centre uses should be located either within defined town centres or in adjacent planned extensions.

#### *South Kesteven Site Allocations and Policies DPD*

Policy SAP8 Town Centre Opportunity Areas: Sites within the defined town centre of Stamford provide an opportunity to increase or improve the retail and commercial offer of the town centre. Redevelopment of these areas for retail and other appropriate town centre uses will be supported.

## **Appendix B: Review of local planning evidence base documents**

### ***Introduction***

This appendix reviews relevant provisions of the local planning evidence base documents forming the context for planning in and around Stamford. It is presented by topic in the same order as the policy review at Appendix A. Within each topic, documents are presented in chronological order by year, with the most recently produced documents first.

### ***Housing***

#### *Strategic Housing Market Assessment [SHMA] (2014)*

The Sub-regional Housing Market Assessment (SHMA) will inform the South Kesteven dwelling target in the emerging Local Plan. The SHMA covers South Kesteven in its context as part of the Peterborough housing market.

The SHMA states that the southern half of South Kesteven, including Stamford, has strong links with Rutland and Peterborough in terms of migration and commuting patterns.

South Kesteven's tenure split is broadly in line with the sub-regional average but has more detached houses and fewer terraces and flats than the East Midlands average. Its most popular house size is 3-bed, at 45%, and it has an unusually low proportion of 1-bd properties, at 5%.

The local authority has a higher proportion of properties in Council Tax Band D and above than the East Midlands average. Its proportion of vacant and second homes is average. In the period 1992 and 2012, its population grew by 1% per year, an average growth rate for the sub-region, but above the Lincolnshire average.

Relative to other SHMA authorities, South Kesteven has more people in their 40s and 50s. More people are qualified to Level 4 than the East Midlands average, as well as above average employment in managerial and professional, associate professional and skilled trades. It also has an above average employment rate of 76.5%, and a below average unemployment rate. Earnings are 6.6% above the East Midlands average.

However, analysis shows a level of commuting out of the authority for those in higher skilled and higher paid roles, in particular to Peterborough, the destination of 39% of those leaving the District for work. Notably, also, the South Kesteven jobs density is below average. Future employment growth projected to 2031 is in line with the national average at 15%. By contrast, Peterborough is forecast to grow at a faster rate.

The jobs sectors projected to grow fastest in South Kesteven are extraction and mining and public services. At the SHMA Stakeholder workshop, the main risk to South Kesteven's delivery of employment development was identified as bringing forward new employment land provision.

South Kesteven's house prices grew by 199% 1998-2007, but this was below the sub-regional average, and median house price actually declined over the same period. The District has an affordability ratio of about 7.5, which is average for the sub-region. Household overcrowding is at low levels, but the rate of under-occupation is the second highest in the sub-region after Rutland. South Kesteven was the only authority in the sub-region that delivered 100% of its housing target 2006-2012.

In terms of migration projections, in-migration to South Kesteven is projected to increase in the long term. The SHMA calculates that the District's annual housing need into the future is within the range of 615-706 dwellings.



The percentage of households unable to afford market housing in South Kesteven is 33.1%, which is lower than the sub-regional average, and a low rate (1.9%) of households are in unsuitable housing. The current (backlog) housing need in South Kesteven is 547 units, the second-highest in the sub-region, and annual affordable housing need is 300 units. The majority of affordable need (45%) is for 2-bedroom units. By contrast, 46% of the market housing needed is 3-bedroom units. It is recommended that 45-50% of market housing therefore be 3-bed and 40-45% of affordable housing be 2-bed units.

The SHMA notes that in terms of housing for older people, in South Kesteven there have been a number of recent schemes where bungalows have been provided as part of development schemes, including units adapted to meet specific needs identified locally. There is predicted to be an over 200% rise in the population with dementia and mobility problems in the District between 2011 and 2036, translating into a need for 1,799 housing units for older people.

The SHMA summarises population and employment projections by noting that South Kesteven's population is projected to grow by 0.9% per year but employment by only 0.7% per year. It concludes by estimating the District's housing need as between 660-710 homes per annum. It notes that the higher end of this range would support stronger affordable housing delivery and could support stronger growth in labour supply if this is considered necessary.

*Strategic Housing Land Availability Assessment [SHLAA] (2014)*

The Strategic Housing Land Availability Assessment (SHLAA) is a technical document comprising a list of sites that might have some potential for housing development at some stage in the future. The SHLAA forms part of the evidence base to support the delivery of land for housing in the District over the period 2014-2036.

The 2014 SHLAA contains the following information:

- a list of all sites or broad locations that have been considered, cross-referenced to their locations on maps, indicating which sites have been excluded due to national policies, designations and other suitability criteria;
- an assessment of each site or broad location, in terms of its suitability for development, availability and achievability to determine whether a site is realistically expected to be developed and when;
- the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build-out rates, setting out how any barriers to delivery could be overcome and when;
- an indicative trajectory of anticipated development; and
- a summary for the whole of the District indicating the total numbers of dwellings considered to be deliverable and developable in 5-year periods.

The sites included in the SHLAA comprise:

- old Local Plan allocations in Stamford (which have not been superseded by the SAP DPD) which have not been implemented (for housing, employment or other uses);
- sites submitted through "Calls for Sites" as part of the preparation of the SHLAA;

- sites of 10 or more dwellings where planning permission has recently lapsed, or where a planning application has been withdrawn or refused (including those sites dismissed on appeal);
- vacant and surplus public sector land;
- sites with extant planning permission (outline and full) for housing, including sites where the Council has resolved to grant permission subject to signing a S106 Agreement; and
- locations identified in the Core Strategy, and, sites allocated in the Site Allocation and Policies Plan (SAP DPD).

The assessment of suitability is based upon the following criteria:

- the development plan: national and local planning policies set out in NPPF and adopted and emerging Local Plan documents;
- protection of international and national biodiversity designations (SAC, SPA, RIGS, SSSI);
- protection of national heritage assets (such as historic parks and gardens, or sites which include Scheduled Monuments and listed buildings);
- presence and extent of Flood Zones;
- appropriateness and likely market attractiveness for the type of development proposed;
- environmental/amenity impacts experienced by would-be occupiers, existing residents and neighbouring areas.
- proximity of the site to the towns and Local Service Centres
- scale of site in relation to the existing settlement and its development needs,

As a result of the assessment of suitability, sites which do not meet the following criteria have been assessed as unsuitable for development:

- sites which are contrary to national and local adopted planning policies;
- sites which are not within or on the immediate edge of an identified settlement; and
- sites which are of an inappropriate scale to the existing settlement.

The SHLAA conclusions for Stamford is that the settlement has a total potential capacity of 862, split into 472 dwellings to be completed 2014-2019, 340 dwellings 2019-2024, 0 dwellings 2024-2029 and 50 beyond 2029.

The SHLAA also makes a windfall allowance of a further 417 homes.

Finally, the SHLAA states that its trajectory shows that the adopted Core Strategy housing requirement for the period to 2026 can be delivered by the number of houses considered deliverable on the sites assessed in this SHLAA. Beyond 2026 it is expected that additional housing sites will need to be identified – this may require a re-assessment of the assumptions and site assessments and a review of local policies.

*Annual Monitoring Report (2014)*

The Annual Monitoring Report notes that across South Kesteven:

- 541 dwellings were built during the year, below the annualised housing requirement set out in the Core Strategy
- 91 affordable dwellings were delivered during the year, representing 38% of the number of affordable dwellings required annually to meet the affordable housing target in the Core Strategy
- 59% of all new dwellings were on previously developed land
- 67% of housing developments were built at densities of more than 30 dwellings per hectare
- No planning applications were granted contrary to the advice of the Environment Agency

Although business development data was not available for 2013-4, in 2011-2 7014 square metres of net additional employment floorspace was developed and in 2012-3 6,053 square metres. Additionally, 78 hectares is currently allocated for employment use, but 0.56 hectares was lost to other uses in 2011-2 and 0.36 hectares in 2012-3.

Table 9 (Housing Delivery) breaks down the South Kesteven trajectory geographically. It states that of the total annual housing target, around 30-135 will be delivered in Stamford and up to 30 annually after 2021 on Stamford sites.

Indicator H2 shows the contribution of Stamford to the South Kesteven total for each year from 2004/5 to 2013/4. Over this period, Stamford has accommodated an average of 69 new units per year, rising to a maximum of 101 per year in 2008-09.

In 2011-2 in South Kesteven, 117 affordable units were developed, in 2012-3 56 units and in 2013-4 91 units.

Indicator H5 monitors the density of new development. In recent years, most new development has been in the range 30-50 dwellings per hectare, but there has been a trend recently for developments of more than 50 dwellings per hectare, with the proportion of such developments reaching 31% in 2013-4.

Indicator H6 shows that in recent years the majority of new developments have been 3-bedroom properties, with a very low number of 1 bedroom completions.

## **Employment**

### *Employment Land Study (2015)*

The ELS provides an assessment of supply and demand of employment land in the district to form an evidence base to support the review of policies and preparation of South Kesteven's new Local Plan.

The ELS is intended to be used by the District Council to inform its future approach to the provision, protection, release or enhancement of employment land and premises. The review updates and builds on the existing employment land evidence base and the 2010 Employment Land study.

The study includes a survey of 57 employment clusters within South Kesteven, which included 8 clusters in Stamford, half of which are occupied sites, and half of which are allocated sites, with an without planning permission for employment use.

The majority of existing employment sites are well functioning, predominantly industrial, clusters of employment land. Most have good/ very good access to the strategic road network and are in adequate condition, being identified as either in very good, good or average condition. These are generally located in strategic locations in close proximity to A roads. The majority of units in Stamford and Bourne are currently occupied with low levels of vacancy.

It was identified during market consultation that there is a requirement for 1,000-3,000sqm units in Bourne, Stamford and Grantham.

Overall, there are 547 hectares of allocated or potential employment land in South Kesteven. Of this, 93 hectares is vacant land within employment clusters. However, this does include unimplemented planning permissions. There are also a number of unoccupied greenfield sites which are either allocated or with potential for employment.

The demand forecast considers the past relationship between workplace employment and floorspace, to understand the likely additional demand for office floorspace and industrial land over this period. This forecast shows that there is a net additional requirement for between 46.7ha to 79.1ha of industrial land and 21,800sqm to 27,400sqm of office floorspace.

Our analysis shows that a large proportion of the net additional land requirement for industrial/storage could be met through the permissions which have been consented but which have yet to be implemented.

The study recommends that all existing and allocated employment sites in Stamford remain as protected employment sites through their current policy designation.

### **Transport**

#### *4<sup>th</sup> Lincolnshire Local Transport Plan (2013)*

The Lincolnshire LTP4 is a statutory plan that covers the 10 year period 2013/14 to 2022/23. It builds on the strategies and policies in the first 3 LTPs and operates at the County level. The plan sets out a number of objectives and contains an accompanying Implementation Plan with key projects to help achieve those objectives.

The Local Transport Plan has the following Objectives:

- to assist the sustainable economic growth of Lincolnshire, and the wider region, through improvements to the transport network.
- to improve access to employment and key services by widening travel choices, especially for those without access to a car.
- to make travel for all modes safer and, in particular, reduce the number and severity of road casualties.
- to maintain the transport system to standards which allow safe and efficient movement of people and goods.
- to protect and enhance the built and natural environment of the county by reducing the adverse impacts of traffic, including HGVs.
- to improve the quality of public spaces for residents, workers and visitors by creating a safe, attractive and accessible environment.

- to improve the quality of life and health of residents and visitors by encouraging active travel and tackling air quality and noise problems.
- to minimise carbon emissions from transport across the county.

Lincolnshire has no motorways and just 66km of dual carriageway (A1 and A46). The most populous areas in the county are at Lincoln, Boston and Grantham. Buses into market towns and surrounding rural area have improved in recent years, but bus services remain limited in evenings and weekends.

Cycling routes have been expanded across the county, particularly at the larger urban areas. The 2010 school census suggested that 27,266 car journeys are made to school in Lincolnshire every day, and 3,652 of these car trips are made from with 0.6kms of the school – a 7 minute walk. A number of Community Travel Zone schemes have been carried out in Stamford to encourage and improve non car journeys. These include pedestrian crossing, footways and cycleways.

Emissions from road transport in Lincolnshire (29%) are higher than the UK average (26%) which suggests unsustainable travel patterns and room for improvement.

In Stamford a feasibility study into a bypass or relief road was proposed. Work started on this, with the traffic model being updated. However, currently work is on hold as it seems unlikely that funding for any major improvement will be available in the short to medium term. South Kesteven District Council's adopted Core Strategy does not propose any significant housing growth for the town and therefore there are unlikely to be any opportunities to use S106 funding for any major growth. However, smaller developments will allow some S106 monies to be available for improving sustainable travel in the town.

### **Community Infrastructure**

#### *Open Space, Sport and Recreation in South Kesteven (2009)*

The Open Space Study provides the evidence base for the provision or improvement of open space, sports and recreation facilities in South Kesteven.

Standards are set for the quantity and accessibility of open space, built facilities and informal/natural greenspace. New development should accord to these standards and help to address areas of deficiency.

A standard of 2 ha open space per 1000 people is proposed, both as a basis for a contribution from new housing, but also as a minimum target for provision across the District. A distance of 480 metres (straightline), or just under 10 minutes walking time is proposed as the qualitative component of the standard.

In areas where it may be impossible or inappropriate to provide additional natural greenspace consistent with the standard, other approaches should be pursued which could include (for example):

- Changing the management of marginal space on playing fields and parks to enhance biodiversity.
- Encouraging living green roofs as part of new development/ redevelopment.
- Encouraging the creation of mixed species hedgerows.
- Additional use of long grass management regimes.

- Improvements to watercourses and water bodies.
- Innovative use of new drainage schemes / Sustainable Drainage Systems (SuDS).
- Use of native trees and plants in landscaping new developments.

The standard for Outdoor Sports Space is 1ha per 1000 people within 480m.

The standard for 'Other open space' (i.e. equipped play, multi-functional parks and allotments/community gardens) is 0.8ha per 1000 persons. This includes 0.2ha of allotment space.

Quantity and accessibility standards are also presented for sports halls, swimming pools, synthetic turf pitches and small community halls.

Burghley Park, Stamford Meadows and Stamford Recreation Ground all fall into the most visited local open spaces in South Kesteven District Council.

However there is a particular shortage of halls in community use in the Stamford area, and this is likely to be overcome only by the construction of a new facility in Stamford. A lot of the existing sports halls in Stamford are also in poor quality. Stamford Leisure Pool is also relatively aged, and there is understood to be a large amount of discontent in the town about its condition and suitability.

Other issues raised in consultation:

- Current playing pitch is inadequate
- No public netball courts
- Current tennis courts are inadequate
- Skate park removed by SKDC – volunteers currently raising money for new skate park
- Insufficient areas of informal open space with only a recreation ground and a very small area in West Stamford where no ball games are allowed.
- There is no public indoor hall.

There are opportunities to develop further community use of school facilities at the Queen Eleanor Site (now Stamford Welland Academy) which has the potential and space to develop better sporting facilities for both the school and the community, indoors and outdoors.

### ***Landscape***

Stamford is covered by 3 different Natural England National Character Areas (NCAs):

- Kesteven Uplands (NCA 75);
- Rockingham Forest (NCA 92); and
- High Leicestershire (NCA 93).

However, even though the village of Tinwell falls within High Leicestershire (NCA 93), which is in proximity to Stamford, due to reasons of coalescence and flood risk in the area, it has not been assessed.

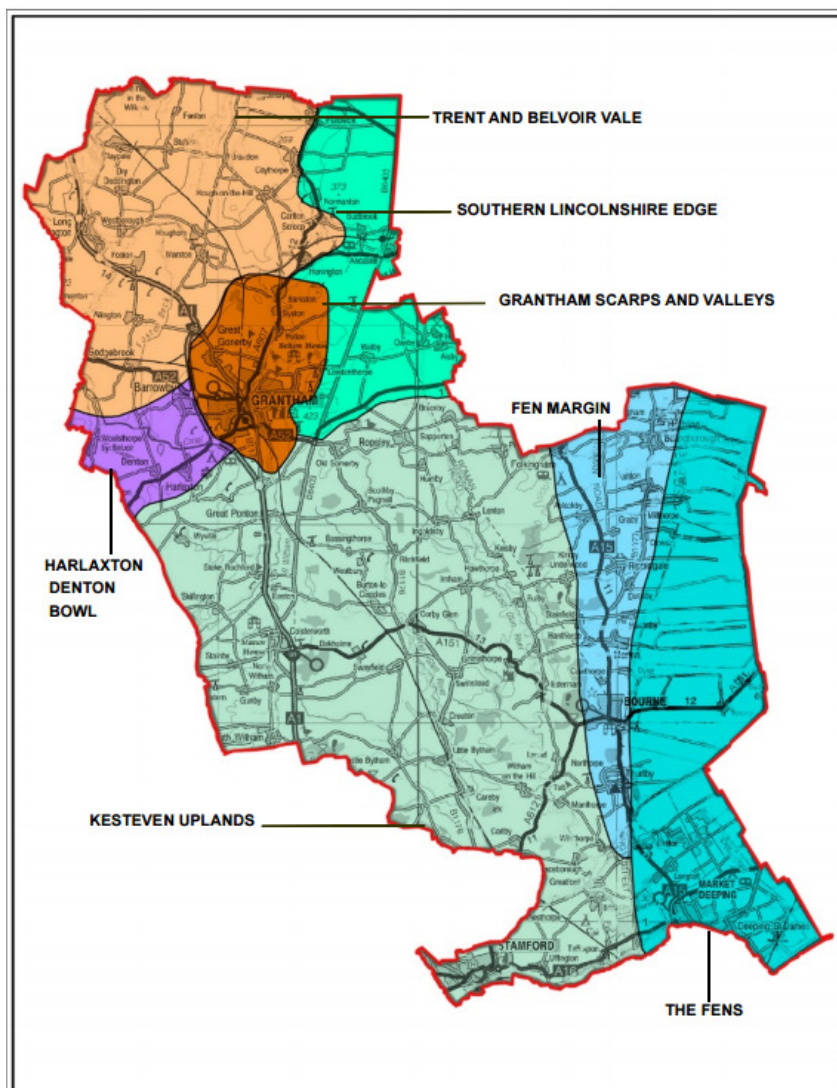


*South Kesteven Landscape Character Assessment (LCA) (2007)*

The South Kesteven LCA covers 1 of the Natural England National Character Areas (NCAs):

- Kesteven Uplands (NCA 75)

The area has then been broken down further into 7 District Character Areas. Stamford is located entirely with the Kesteven Uplands National Character Area (as illustrated in Figure 13 of the report, reproduced below).



Topography plays an important role in determining landscape character across South Kesteven. The central part of the District is characterised by higher land, typically between 100m and 140m above ordnance datum(AOD). This area corresponds with the Natural England 'Kesteven Uplands' character area.

### Kesteven Uplands Key Characteristics

- A relatively unified, simple, medium-scale agricultural landscape, with a high proportion of historic woodland.
- Undulating landform based around the valleys of the Rivers Witham and East and West Glen and the Welland to the south.
- Picturesque villages built of local limestone, with Collyweston slate roofs to the south, and pantiles to the north.
- High concentration of houses and parks, with areas of farmland under estate management.
- A dispersed, nucleated settlement pattern, mostly following the river valleys.
- Enclosed mostly by hedgerows, with hedgerow trees.
- Modern human influences include airfields and the A1 Great North Road.

The settlement edges are typically varied, often with lower density development. Some properties are set within large gardens, which allow trees to develop providing a softer edge and transition to the often wooded landscape.

The River Welland runs to the east through Stamford creating a valley to the very south of the character area. The underlying limestone geology provides free drainage over much of the area. The rivers themselves are mostly small in scale.

Landscape sensitivity to new employment or residential proposals is likely to be medium to high because of the high proportion of valuable landscape elements and relatively undisturbed character. The strong landscape pattern including many woodlands could, however, in places be beneficial in assimilating new development.

A number of key landscape management objectives include:

- Protect and improve field boundary condition.
- Protect existing hedgerow trees.
- Plant new hedgerow trees.
- Maintain important grassland areas.
- Protect important and distinctive woodland cover.
- Protect historic parkland.
- Protect field trees, particularly in parkland and in large arable fields.
- Use of limestone for new construction in the villages and countryside.
- Use of new planting to minimise the visual impact of major roads and industrial buildings.
- Pay special attention to sensitive spaces around the edge of historic towns such as Stamford.

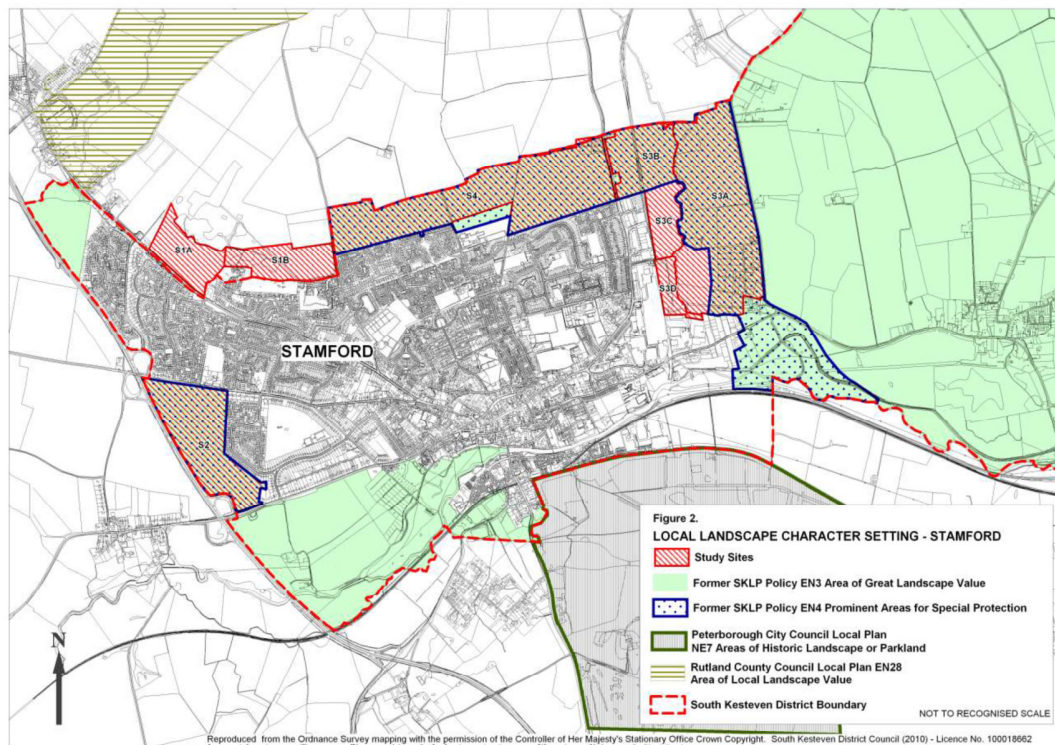
- Maintain open areas that extend into the towns and villages.

Settlement comprises a network of small clustered villages dispersed through the area. The landscape is medium to large in scale, with relatively simple regular fields, frequently enclosed by hawthorn hedgerows. The villages with their church towers and spires are noticeable in the views across the landscape and provide character.

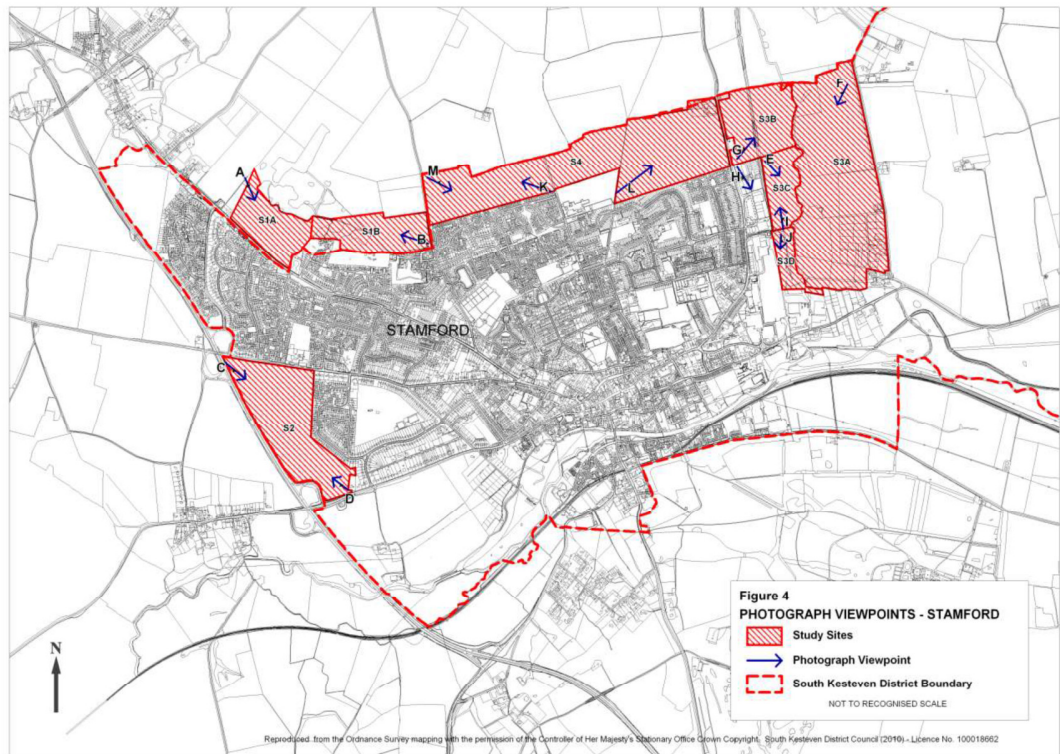
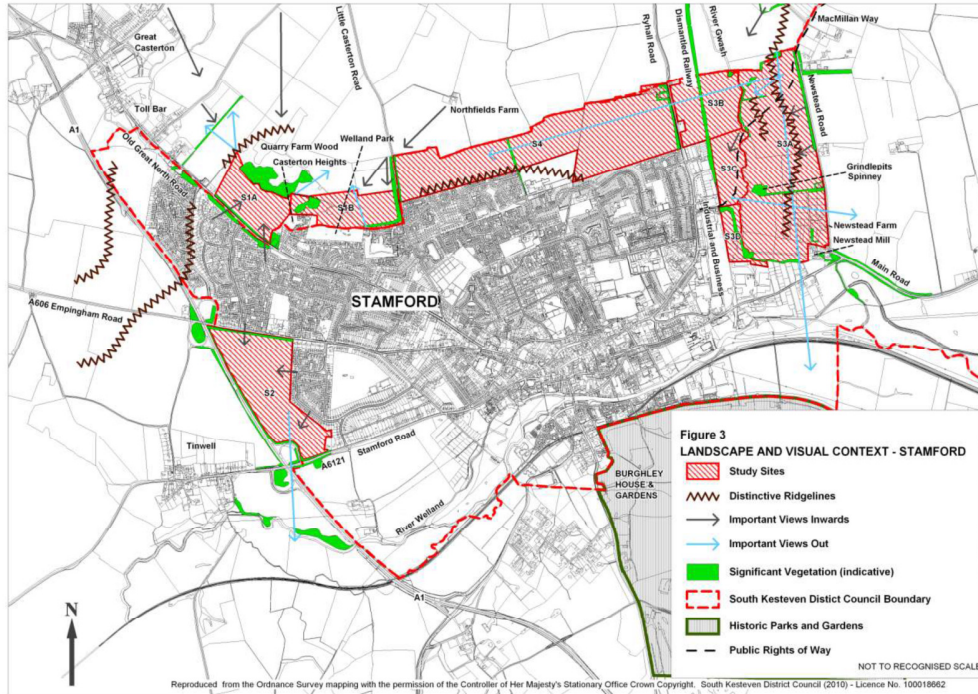
Landscape sensitivity to new employment and residential proposals is likely to be medium. Whilst the landscape itself contains relatively few sensitive features, there is little structure to help assimilate new development. Woodlands and trees in the landscape are typically associated with the settlement, so new development assimilated within existing settlement edges, could be mitigated by appropriate landscape proposals in keeping with the established character.

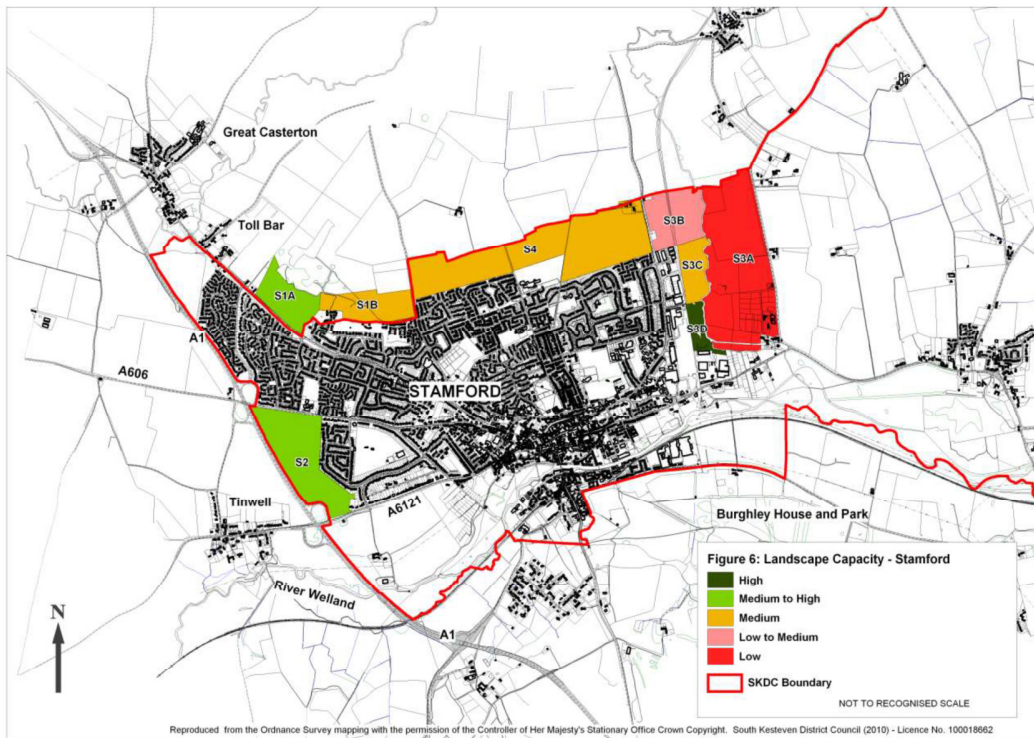
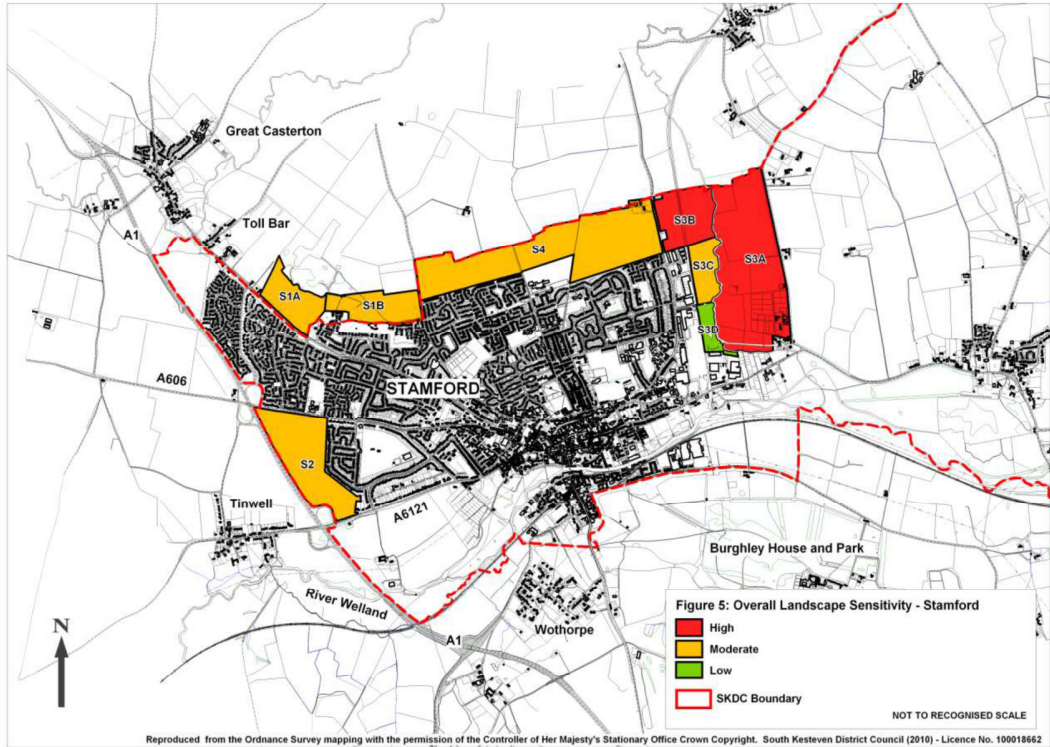
*South Kesteven Landscape Sensitivity and Capacity Study 2011*

Sites S1, S2, S3 and S4 on the northern, western and eastern edges of Stamford lie within the Kesteven Uplands Landscape Character Area.









Site S1 (North of Old Great North Road) assessment and analysis:

- Adjacent to the north-western built-up edge of Stamford, immediately north of the Old Great North Road and west of Little Casterton Road, within the administrative boundary of Rutland County Council.
- The site comprises relatively flat agricultural land but has a peri-urban characterisation with the adjacent housing on high ground, the old Great North Road to the south and the BP filling station to the west.
- The site is relatively well enclosed and self-contained due to the screening effect of surrounding vegetation.
- Part of the site (S1B) has an unsettled character due to its location on the edge of the built up area and close to on-going construction.
- Development of this site would be a continuation of pattern of housing developments adjacent to the site.
- The gap between Quarry Farm Wood and the petrol filling station / car sales site would need to be handled sensitively, but a well-designed development, sensitive to the location, could provide an attractive entrance to Stamford from the west. This could be achieved by incorporating a sensitively designed landscape scheme alongside the ridge line.
- Development could be set back off the Great North Road into Site S1A, leaving space for a belt of planting / mounding along the road side to mirror that on the south side of the road. This would help reduce the impact of any development and retain the well vegetated character along this section of the road, as a transition between the town and countryside to the west.

Site S1A development potential:

- Landscape and settlement character sensitivity low to moderate.
- Visual sensitivity moderate.
- Overall moderate landscape sensitivity.
- Low to moderate landscape value.
- *Medium to high capacity* for Site S1A to accommodate development. Residential development or conventional larger scale buildings associated with employment uses or similar, but not tall structures are considered appropriate on Site S1A. Development should be set back into the site avoiding the more sensitive western ridge, where mitigation planting would be appropriate. A dense belt of planting along the frontage with the Old Great North Road would mirror that on the south side of the road and provide a transition between town and country as well as a softened approach into Stamford from the west.

Site S1B development potential:

- Landscape and settlement character sensitivity moderate.
- Visual sensitivity moderate.
- Overall moderate landscape sensitivity.



- Low to moderate landscape value.
- *Medium capacity* for Site S1B to accommodate proposed development. Modern housing development is considered appropriate within Site S1B, which would be in keeping with existing and future housing under construction on higher ground immediately to the east and south. No specific mitigation is considered necessary other than hedgerow planting on the northern site boundary in keeping with the character of the landscape.

Site S2 (Empingham Road) assessment and analysis:

- Lies on the western edge of Stamford immediately east of the A1 trunk road. The northern boundary is defined by the A606 Empingham Road and the southern boundary by the A6121 Stamford Road.
- To the east is a modern housing development including Lonsdale Road, Exeter Gardens and other smaller estate roads. Main transport corridors adjoin the site on three sides, including two junctions off the A1.
- The site comprises one relatively flat arable field, bounded by hedgerows and trees including dense planting on the A1 cutting slopes.
- The site has an indistinctive urban edge character, derived more from its setting on the built up edge of Stamford than by its location within the Kesteven Uplands Landscape Character Area. There are no distinctive landscape features or elements.

Site S2 development potential:

- Landscape and settlement character sensitivity low to moderate.
- Visual sensitivity moderate.
- Overall moderate landscape sensitivity.
- Low to moderate landscape value.
- *Medium to high capacity* for Site S2 to accommodate housing development. Modern housing is considered the most appropriate type of development within Site S2, which would be in keeping with existing housing on ground at a similar height immediately to the north and east. Conventional larger scale building associated with employment uses or similar, but not tall structures. No specific mitigation is considered necessary since the young planting along the western site boundary will provide a soft planted varied settlement edge. There should be an appropriate buffer between employment development and housing.

Site S3 (Newstead) assessment and analysis:

- Site S3 is a relatively large site representing an extension of the town at its extreme north-eastern corner, lying between Ryhall Road, an industrial estate and a disused railway line in the west and Newstead Road to the east.
- The River Gwash runs north-south through the site and along its southern boundary.

- The site is divided into a number of medium sized arable or grassland fields except in the south-western corner which comprises scrubland with tipping characteristic of a disused industrial site.
- Site S3 has been sub-divided into four sites: Site S3A, Site S3B, Site S3C and Site S3D.
- Site S3A although flatter and having previously been allocated for employment development in the Local Plan, the south-western corner gently rises from the River Gwash and is considered important to the setting of the town in providing an important break between town and countryside. Thus development on Site S3A would be isolate from the town and would detract from settlement form and pattern.
- Site S3B lies between Ryhall Road and the River Gwash. It has a distinctive rural landscape character, and high scenic and amenity value enjoyed by dog walkers and others using the southern boundary and dismantled railway. Site S3B is considered important to the setting of the town by providing a distinctive break between town and countryside and thus landscape and settlement character sensitivity is high.
- Development of Site S3A and Site S3B would form an unacceptable intrusion into open countryside, isolate from the town and with a negative effect on landscape character and settlement form and pattern.
- The Macmillan Way long distance footpath continues across Site S3C. The site also provides an important amenity for dog walkers and other using Lincolnshire County Council way marked footpaths which run across the site and continue along the dismantled railway and the river.
- Development on Site S3C is likely to have a neutral effect on landscape character and settlement form and pattern, whereas employment development on Site S3D could have a positive effect on landscape character.

Site S3A development potential:

- Landscape and settlement character sensitivity high.
- Visual sensitivity high.
- Overall high landscape sensitivity.
- Landscape value high.
- *Low capacity* for Site S3A to accommodate housing development.

Site S3B development potential:

- Landscape and settlement character sensitivity moderate to high.
- Visual sensitivity moderate to high.
- Overall high landscape sensitivity.
- Moderate landscape value.
- *Low to medium capacity* for Site S3B to accommodate development.

Site S3C development potential:

- Landscape and settlement character sensitivity moderate.
- Visual sensitivity moderate.
- Overall moderate landscape sensitivity.
- Low to moderate landscape value.
- *Medium capacity* for Site S3C to accommodate development.
- Employment development as previously allocated in the Local Plan would seem more appropriate in this location than residential development. Mitigation planting by way of riverside planting along the eastern site boundary would in time provide a varied and soft planted edge to any new development.

Site S3D development potential:

- Landscape and settlement character sensitivity low to moderate.
- Visual sensitivity low.
- Overall low landscape sensitivity.
- Low landscape value/
- *High capacity* for Site S3D to accommodate development.
- Employment development as previously allocated in the Local Plan would seem more appropriate than residential development on Site S3D. Mitigation planting by way of riverside planting along the eastern site boundary would in time provide a varied and soft planted edge to any new development.

Site S4 (Land North of Stamford between Little Casterton Road & Ryhall Road) assessment and analysis:

- The most northerly extent of current built development in Stamford lies immediately to the south of the site, and the District boundary to the north.
- The site comprises three medium scale agricultural fields falling west to east and south to north.
- Relatively tall roadside hedges with trees provide some enclosure to the east and west, but low hedges with few trees along the northern boundary provide an open aspect in this direction.
- Two footpaths cross the site from south to north providing access to the countryside from the town. These, together with the permitted circular routes around the edge of the site make it popular area with local dog walkers.
- Development of the site would be a continuation of the historical pattern of growth northwards and eastwards, on lower lying ground than existing housing to the south.

Site S4 development potential:

- Landscape and settlement character sensitivity moderate.
- Visual sensitivity moderate to high.
- Overall moderate landscape sensitivity.
- Moderate landscape value.
- *Medium capacity* for Site S3B to accommodate development.
- Modern housing development is considered appropriate within Site S4, which would be in keeping with residential use immediately to the south and southwest. Mitigation should include sensitive, appropriate layout and design, including landscape treatment, to provide a varied, 'softer' settlement edge than is currently the case.

*Rutland's County Council's Landscape and Capacity Study (2010)*

Site Stamford A:

- Distinct ridgelines and important local views into and out of this site.
- Indistinct urban edge character
- Moderate visual sensitivity due to visibility in views from the south and south-east.
- Has a moderate landscape sensitivity and a medium-high landscape capacity.
- The site would be suitable for residential or retail development, provided that it was set back away from the western ridge and well mitigated by appropriate planting to the ridge and site boundaries.

Site Stamford B:

- Distinct ridgelines and important local views into and out of this site.
- Has a moderate landscape and visual sensitivity, with a medium landscape capacity.
- It has a common combination of landscape elements and generally unremarkable character and visibility in close distance views from the north-east and into and out of Stamford.
- The site would be suitable for residential development due to the adjacent housing developments to the east and south, with hedgerow planting to strengthen the existing landscape character.

*Rutland's County Council Landscape and Sensitivity and Capacity Study Land Around Local Service Centres (2012)*

Site Ryhall 1:

- There is a distinct landscape character which provides a positive setting to the settlement of Ryhall and there are important views both into and out from the village.
- The site has a high landscape sensitivity due to the presence of distinct landscape elements that contribute positively to character.

- The site has a moderate to high visual sensitivity and a low landscape capacity due to the land intervening in important views of the countryside from the village, with the land forming an important setting to the village.

Site Ryhall 10:

- This site has an unremarkable landscape character and some important views into the countryside.
- It has a moderate landscape and visual sensitivity, with a medium landscape capacity.

Site Ketton 3:

- This site is too distant from our study area to be relevant to this study.

Site Ketton 7:

- This site is too distant from our study area to be relevant to this study.

Site Rutland 10

- Moderate landscape sensitivity due to common landscape elements and general unremarkable character.
- The site has a moderate visual sensitivity due to the land intervening in important views of the countryside from the village, with the land forming an important setting to the village.
- Medium capacity to accommodate development.

### **Ecology**

*Lincolnshire Biodiversity Action Plan 2011-2020 (3<sup>rd</sup> edition) (2011)*

The Lincolnshire BAP raises awareness of biodiversity issues by focusing on species and habitats with local relevance. The BAP is a mechanism to enable national targets to be delivered at a local level. The BAP identifies local priorities for biodiversity conservation, and works to deliver agreed actions and targets for priority habitats and species and locally important wildlife and sites. The BAP contains 6 Habitat Actions Plans and 1 Species Action Plan in Lincolnshire for priority habitats and species.

Due to the fertility of its soils Lincolnshire is a principally agricultural county, dominated by intensive arable cultivation in large fields, frequently without connecting hedgerows. The historic loss of biodiversity in Lincolnshire has been more significant than in much of the UK.

Defra's 2009 June Survey estimated that 81% of the county is farmed, and that 71% of the county is ploughed annually (arable, horticulture and temporary grassland) – compared to 39% for England. Consequently availability of semi-natural habitat within the county is below the national average, and there is a need for better delivery for biodiversity and habitat connectivity within the farmed environment – particularly boundary/linear habitats (usually hedges and ditches) which surround most farming systems.

Development should contribute towards "Life on the Verge initiative" which identifies roadside verges currently supporting BAP priority grassland, and verges where it is most likely that restoration of stretches of continuous habitat would be successful. Information is informing

management and restoration work. The initiative was extended to the Wolds following success in the Southern Lincolnshire Edge and Kesteven Uplands.

Stamford Community Orchard Group is working to preserve Stamford's old orchards, establish new orchards, and rediscover old apple varieties.

#### *Stamford Extended Phase 1 Habitat Survey (2009)*

A compartment to the north-west of Stamford and by the large village of Great Casterton was surveyed for its landscape and habitats. It covers an area of approximately 70ha. The majority of the area is a former quarry and is dominated by large arable fields with open and extensive areas of grassland bounded by hedgerows. The compartment is at the eastern boundary of the Rutland Plateau within the Gwash Valley sub-section.

The compartment is currently under a management plan for nature conservation, specifically targeted towards enhancing habitats for the population of great crested newts on-site and creating species-rich grasslands. Three non-statutory sites of nature conservation interest fall within the compartment boundary, two at District level importance and one at parish level importance.

#### **Green Infrastructure**

##### *South Kesteven Green Infrastructure Strategy (2009)*

The South Kesteven Green Infrastructure Strategy (2009) provides a district-wide framework for assessing the contribution made by accessible greenspace to the overall network of green infrastructure and develops principles for developing & managing green infrastructure assets. It also provides a framework for a future more detailed study which will identify green infrastructure in the Grantham area, where major growth is planned.

The Strategy maps the Green Infrastructure network in the District and its accessibility. Stamford has the following Green Infrastructure Sites:

- Local Wildlife Site within Central Stamford and to the south-east.
- Scheduled Ancient Monuments to the north-west of Stamford and to the east of Stamford.
- Conservation Areas in south central Stamford and to the east of Stamford.
- Various footpaths connecting Stamford with the surround area.
- Existing cycle networks connect Stamford to the north.
- Various Local Public Open Spaces lie within Stamford.
- An Accessible Woodland to the east.
- Open Access Land and County Park to the south-east.
- Deciduous woodland networks surrounding Stamford around the south.

A future proposed National Cycleway Connection is planned within Stamford to connect it to nearby towns. Since Stamford is tucked into the southern corner of the district, creation of good circular routes to encourage exploration and enjoyment of local landscapes will involve partnership working with the adjacent districts of Rutland and Peterborough.



## **Flood Risk**

### *South Kesteven Water Cycle Studies (Jan 2011 and Nov 2011)*

The Water Cycle Study says that it assumes all development within Stamford would discharge to the Great Casterton WwTW. However, Stamford WwTW, which lies outside of the study area, could also treat flows from the proposed 814-1038 houses, particularly if these were located to the south of Stamford.

There are thin areas of Flood Zones 2 and 3 associated with the channel of the River Welland, although the majority of the town lies within Zone 1. Flood risk should therefore not be a major constraint to development.

Large parcels of land have been proposed for development in the north west and north east of Stamford. New infrastructure would be required should any development from Stamford need to be connected to Great Casterton WwTW.

Stamford has been identified as an area where there are sewer complexities that could affect the growth strategy. Anglian Water has confirmed that Stamford has a reasonably complex sewer network consisting of both foul only and combined sewers, and various network overflows.

### *Strategic Flood Risk Assessment (2009)*

The study compared historic flooding records with surface flood modelling and showed that at Lambeth Walk there are historic problems with pluvial flows and inadequate drainage coincide with modelled area of flooding. At Essex Road there are historic problems with pluvial flows and inadequate drainage coincides with the upper end of an area of flow convergence in the modelling. Finally at Northumberland Avenue historic incidences of drainage being impeded by clay soils coincide with small areas of pooling in the modelling.

The SFRA states that a majority of future development is not likely to be within fluvial flood risk areas and those which are partially within Flood Zones 2 or 3, the sequential test approach should be able to steer the majority of development into Flood Zone 1.

The study recommends that all new developments should aim to reduce runoff to Greenfield rates and details of the disposal of surface water should be included with all planning applications.

### *Strategic Flood Risk Assessment (2011)*

The level 2 SFRA builds upon the flood risks identified in the 2009 study and includes high level risk assessments for various areas of the district, including Stamford. The SFRA sets out the requirements for undertaking site specific flood risk assessments within Stamford and should be utilised during the production of these documents.

The study outlines the recommended requirements for site specific Flood Risk Assessments within Stamford. The SFRA recommends that in line with PPS25 (now, the NPPF) all sites greater than 1 hectare in size should undergo a site specific FRA and further recommends that any sites greater than 0.25 hectares should include a drainage assessment.

The SFRA outlines large areas of Functional Floodplain existing both upstream (west) and downstream (east) of the town centre, with a narrow zone extending through the town.

## **Retail**

### *South Kesteven Retail Needs and Town Centre Study (2010)*

The Retail Needs and Town Centre Study was commissioned to identify future retail need and capacity across the district; taking into account growth and redevelopment opportunities and market trends. The key objectives of the study were to:

- assess the future need and capacity for retail, leisure and other town centre uses, distributed by town centre for the period up to 2026;
- assess existing supply and demand for retail, leisure and other main town centres uses and the role played by each of the centres;
- assess future demand and the potential future role and capacity within existing centres;
- review the existing hierarchy and identify any deficiencies in the existing network including, where appropriate, the scope for extending the primary shopping area and/or town centre;
- assess the role, vitality and viability of the designated centres; identification of the centres where development will be focused, as well as the need for any new centres of local importance, and strategies for developing and strengthening those centres; and
- identify sites for accommodating future development and opportunities for growth of existing centres.

Stamford Town Centre is the second largest town centre in South Kesteven but only performs a local shopping function with a more limited range of comparison goods retailers compared to Grantham. It is a medium sized historic market town and the primary shopping streets include High Street, Ironmonger Street and St Mary's Street. The centre primarily serves the day-to-day shopping and service needs of local residents although the out-of-centre Morrisons and Waitrose attract shoppers from further afield. This historic fabric and high quality Medieval and Georgian architecture of Stamford also attract a strong tourist trade.

The representation of uses within Stamford broadly reflects the national average with a comparable percentage of comparison, convenience, A1 service and A3/A5 uses. The percentage of A2 service is higher than the national average. The percentage of vacant units is lower than the national average. Retail yields are lower in Stamford than Grantham which suggests that the property market is slightly stronger in Stamford. Stamford also achieves a fairly high rental level which suggest that demand for retail premises is strong and of high quality.

The high level of tourism in Stamford has led to a higher proportion of independent retailers and specialist boutiques. Stamford has a good range of service uses with all categories represented. The entire lengths of the High Street and Ironmonger Street have been designated as pedestrian only areas with vehicles permitted for access only. The overall environment of Stamford town centre is very good.

The projection for floorspace to accommodate new Class A1 to A5 uses in Stamford could be up to 9,400 sq m gross by 2016 increasing to 17,300 sq m gross by 2021. The reoccupation of vacant floorspace is unlikely to reduce this projection significantly.

The study states that the long term forecasts up to 2021 and 2026 may be more susceptible to change, due to unforeseen circumstances; and that the implications of major retail development within and surrounding the District should also be monitored and the effects proposals may have on the demand for additional development in South Kesteven District should be considered carefully.

The limitations of this study are that it pre-dates the NPPF and extended Permitted Development Rights; and needs to be updated in light of the role of online retail and the impact of competitors in

neighbouring authorities. The Study recommends that “this retail/leisure capacity study should be updated in 4-5 years’ time [i.e. 2014-2015] and the floorspace projections rolled forward”.

## Appendix C: Letter and pro-forma sent to national stakeholders

Dear Sir/Madam,

### **SOUTH KESTEVEN LOCAL PLAN –StamfordCapacity study and growth assessment**

AECOM has been commissioned by South Kesteven District Council to undertake a capacity study and growth assessment for Stamford. The context for this study is an 'Objectively Assessed Housing Need' figure for South Kesteven of around 685 new homes per year between 2011 and 2036 (SKDC Strategic Housing Market Assessment, 2014). (This figure does not represent the level of housing that will be set in the Local Plan, it is simply an estimate of housing need).

The study's objective is to establish the potential capacity and limits to housing and employment growth in and around Stamford (including on land outside South Kesteven District), including, where relevant, suitable mitigation measures. Based on the evidence gathered, including from this consultation exercise, the study will recommend which areas and/or directions for growth would be most suitable and deliverable. This will form part of the evidence base for future Local Plan documents and may be used to inform the Council's response to planning applications.

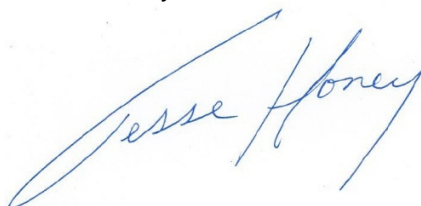
An important element of the study is to engage with sub-regional, regional and national stakeholders to test their views on the relative merits of the six strategic directions for growth extending outwards from the urban edge (please see map attached). This requires an understanding of the constraints and opportunities which each location presents.

We are therefore seeking your professional views on the six indicative / potential directions for growth (please see form attached) and asking for any specific technical information that you or your organisation may have and that we might find useful. In particular we would like to know about constraints, opportunities and requirements relevant to the potential growth areas. Please add as much text as you consider necessary in the last two columns and on additional pages.

We would very much appreciate a response as soon as possible, but by (i.e. in two weeks' time) at the latest. With this in mind, responses by email would be preferred.

If you require any further information please do not hesitate to contact me. In the meantime, thank you again in advance for your assistance with this important study.

Yours sincerely,



**Jesse Honey**  
**Assistant Project Manager**  
**AECOM**

Potential direction for growth	Broad geographical area	Please indicate the suitability of housing /employment growth in this location relative to other directions. Please give a score of 1, 2 or 3, where 1 = favourable, 2 = neutral and 3 = unfavourable	Reason(s) for judgement	Any other relevant information you have on this location e.g. any particular constraints, opportunities or requirements relevant to this potential growth direction
A				
B				
C				
D				
E				

Potential direction for growth	Broad geographical area	Please indicate the suitability of housing /employment growth in this location relative to other directions. Please give a score of 1, 2 or 3, where 1 = favourable, 2 = neutral and 3 = unfavourable	Reason(s) for judgement	Any other relevant information you have on this location e.g. any particular constraints, opportunities or requirements relevant to this potential growth direction
F				



## Appendix D: Calculating residential density at a neighbourhood scale

AECOM has carried out research over a number of years into residential densities at a number of spatial scales. In order to explain the approach taken to density in this report, some context is required.

The thirty dwellings per hectare often used as a default density in town planning studies was originally formulated (within the now-rescinded PPG3) based on a policy context of recycling relatively small parcels of urban brownfield land. As originally defined in Annex C of PPG3 the 30 dwellings per hectare measurement covered 'net' densities, in other words:

- access roads within the site;
- private garden space;
- car parking areas;
- incidental open space and landscaping; and
- children's play areas where these are to be provided.

They did not include land for other uses that can be provided alongside housing to ensure that development offers a sustainable mix of uses, including:

- Rail, tram, guided bus or other public transport infrastructure
- Community facilities (hospitals, schools, community centres)
- Local shopping precincts
- Major open space such as parks and nature reserves
- Major roads
- Other non-domestic buildings (places of worship, leisure facilities and so on)

This study seeks to identify the larger-scale, often greenfield sites that can help to deliver the new housing needed in Stamford into the future. If these larger sites are to be built as genuinely sustainable neighbourhoods, they will need to include some or all of the uses in the second set of bullet points above.

At the scale of an entire town or city in England, land for enough other uses is required for densities to drop well below the 30-dwelling per hectare mark, even in smaller towns. Here are some examples from previous AECOM research:

:

- Buxton, Derbyshire: Town density:19.16 dph
- Chichester, Sussex. Town density:13.08 dph
- Witney, Oxfordshire: Town density: 15.74 dph
- Grantham, Lincolnshire: Town density 19.23 dph
- Kendal, Cumbria: Town density:15.74 dph
- Stratford-upon-Avon, Warwickshire: Town density: 15.19 dph

The average density for a medium-sized, free-standing town in England therefore, seems to be in the range 10-20 dph. This density reflects the numerous non-residential uses required for the town to function as a service centre.

Densities are slightly higher when suburban areas only are assessed- it is the non-residential town centre uses that reduce the densities in the examples above. A fully sustainable residential neighbourhood, including employment land, health and education facilities, retail areas, open space and public transport infrastructure is likely to offer a density of between 20-30 dwellings per hectare, and this is indeed backed up by AECOM's past

research into sustainable suburban locations across England. Research indicates that the average density of suburban Middle Super Output Areas (MSOAs) in England is in the range of **25** dwellings per hectare, and this has been used as an indicative density figure for new residential neighbourhoods in this report.

**However**, only at a later stage will site-specific densities be able to be applied, based on detailed contextual analysis for each site. There are many factors affecting the densities of new urban areas, and many will be at too local a level (e.g. subtle changes in height of land across the site, the proposed location of local facilities within the red line and so on) for a strategic study like this report to cover accurately.

Nevertheless, the indicative density that has been applied should form a firm, evidence-based starting point for the eventual development of sustainable suburban extensions that use land sustainably and efficiently, offer a wide range of local services and can support public transport while also reducing the need to travel.

## About AECOM

AECOM (NYSE: ACM) is a global provider of professional technical and management support services to a broad range of markets, including transportation, facilities, environmental, energy, water and government. With approximately 45,000 employees around the world, AECOM is a leader in all of the key markets that it serves. AECOM provides a blend of global reach, local knowledge, innovation, and collaborative technical excellence in delivering solutions that enhance and sustain the world's built, natural, and social environments. A Fortune 500 company, AECOM serves clients in more than 100 countries and has annual revenue in excess of \$6 billion.

More information on AECOM and its services can be found at [www.aecom.com](http://www.aecom.com).

6-8 Greencoat Place  
020 7798 5000  
[www.aecom.com](http://www.aecom.com)