



Stamford Gateway

Welcome to today's public consultation event regarding a nine-hectare site that is located to the west of Stamford, adjacent to the A1.

The land currently has planning permission for an employment-led development (predominantly industrial, storage and distribution uses). CEG's commercial agents have marketed this for over a decade, through A-boards, a press and online advertising campaign, brochure and direct approaches to the commercial market, but have not secured interest from end occupiers.

CEG is therefore preparing a planning application that instead reflects local needs. This will comprise; 250–300 homes, a care home, and a Local Centre which will provide shops, services and space for a new doctor's surgery and nursery. These will be complemented by public open spaces and landscaped areas.

This scheme responds to the region's existing over-supply of large-scale employment uses such as warehouses and distribution parks. It seeks to make better use of land that has already been considered appropriate for development and benefits from outline planning permission. This proposal will deliver homes, community facilities/jobs and will result in less traffic than the approved employment scheme.

South Kesteven Local Plan

South Kesteven is currently reviewing its Local Plan. This emerging plan allocates this land for residential development.

The emerging plan seeks to direct development towards the District's most sustainable locations, such as Stamford.

As part of the evidence base for the emerging plan, South Kesteven's Local Housing Need has been calculated and outlines the need to build 701 new homes each year, based on household formation projections and the current affordability of local housing.

This site, which is identified for future development, can provide a suitable and sustainable location to help meet local housing needs. It will also provide a range of new infrastructure and contribute towards education, health and transport improvements as required to accommodate the proposals.

Your Views

Your responses will help inform the planning application. CEG would welcome your feedback on the proposals and the types of facilities you feel are needed to the west of Stamford as part of the new Local Centre.

Please chat to the team and complete a comment form at today's event.

You can also comment by:

Email: Victoria.walker@ceg.co.uk

website: www.stamfordgateway.co.uk

ceg.co.uk

We don't just invest, we are invested.

Masterplan

Current Approved Masterplan



Approved employment buildings (predominantly industrial, storage and distribution)



Indicative New Masterplan

Benefits of the new proposal

- Less traffic and HGVs.
- Substantially smaller scale than the commercial development which already has planning.
- More fitting with the mainly residential character on Empingham Road.
- Significantly lower impact on the landscape and views, contained within existing tree belts/green spaces.
- New, accessible and multifunctional greenspace.
- Better connectivity via green corridors and paths enabling easy access for existing and new residents to the new facilities being provided.
- New trim trail, recreational facilities and better biodiversity across the site.

In designing the new proposals we also reviewed the responses to our previous public consultation in 2013 when respondents told us the priorities should:

- Ensure design is sensitive to neighbours.
- Deliver a mix of homes.
- Achieve a high quality design to reflect the town's architectural heritage.
- Minimise traffic movements through the town centre.
- Provide high quality employment space.
- Deliver future housing requirements in one location.



Key

- ① Access from Empingham Road
- ② Indicative Pedestrian Crossing
- ③ GP Surgery / Medical Centre
- ④ Local Centre
- ⑤ Care Home
- ⑥ Public Open Space
- ⑦ Trim Trail
- ⑧ Pumping Station

Site Uses

Facilities

The Local Centre will include the following to meet day-to-day needs of the new and existing residents, and reduce the need to travel:

- A children's day nursery
- A doctor's surgery subject to approval from the ICB
- A food store
- Local shops
- Food and drink outlets



Homes

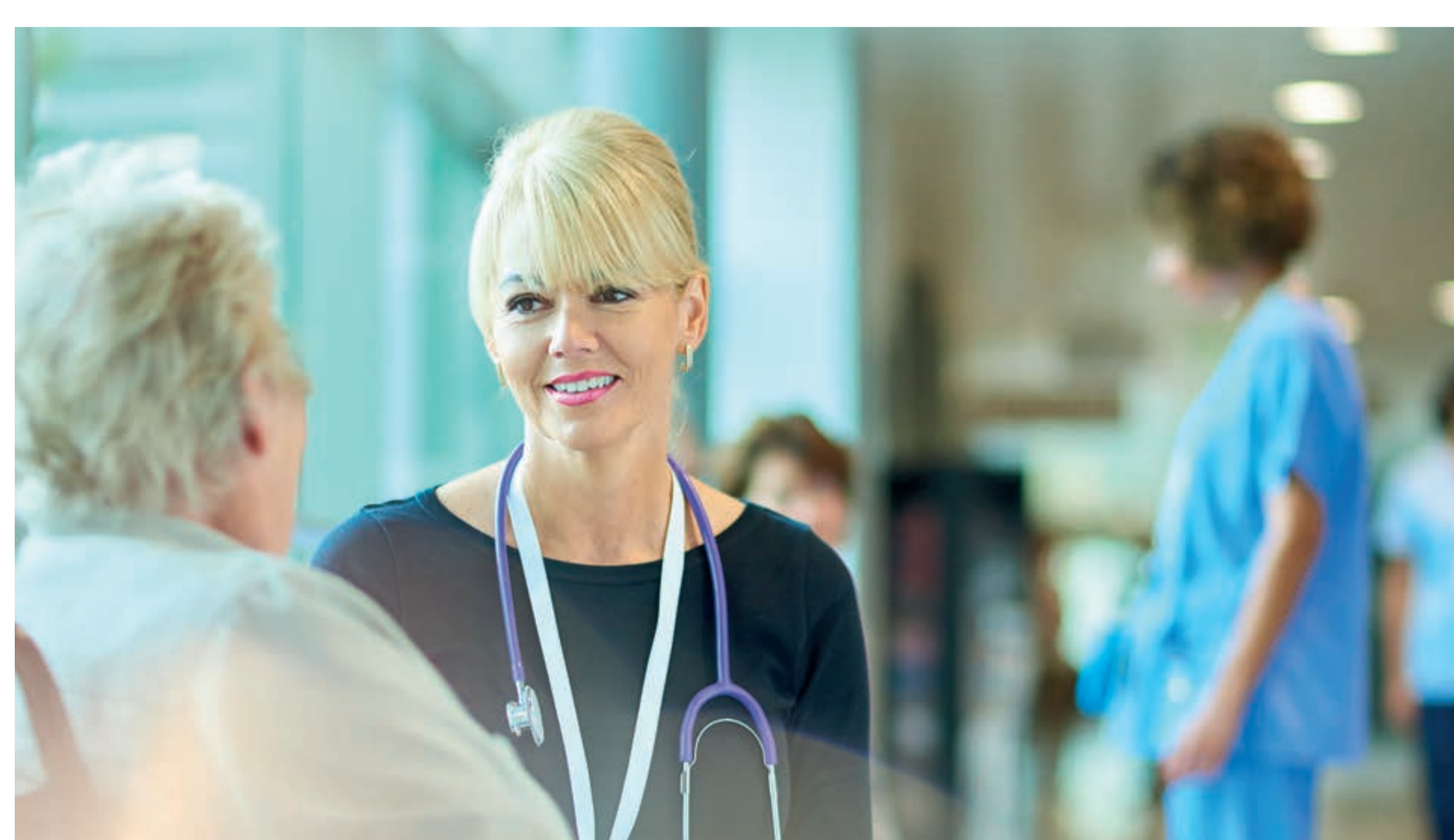
The site is capable of accommodating between 250 and 300 new homes. CEG is proposing a full mix for whole life living, offering a range of densities and tenures, including homes for first time buyers, growing families and retirement properties. This will also include affordable homes and the delivery of a care home of circa 70-beds which will help to meet identified shortfalls in social care provision.



Employment

The employment generating uses (nursery, care home, doctor's surgery, food store, shops, food and drink provision) are forecasted to generate 155 new jobs in the area and 78 indirect jobs.

Indirect jobs would be created as a result of the annual spend from new residents living within the new homes (circa £4million per year) as they invest in the local housing market, shops and services.



There will also be investment into existing primary and secondary education provision as required to accommodate the development.

Health and Wellbeing

We are keen to provide a doctor's surgery and we are actively engaging with the health authorities regarding its inclusion. The nature and size of the facility would be a decision for the local Integrated Care Board (ICB), and it would form part of the S106 legal agreement for a permission. Ultimately the ICB will determine whether it prefers a new health facility on the site or financial contributions towards expanding existing health provision in the local area. Should the latter be preferred, this space would be used for an alternative community facility.

As well as safe places to walk, cycle and play, a community plaza / gathering space close to the school is proposed as well as a trim trail around the site that could accommodate outdoor gym equipment. Together these are known to improve wellbeing and mental health.

The Planning Application

We are preparing an outline application which will include extensive documentation setting out technical solutions and mitigation measures to demonstrate that the development adheres to local and national policies, as well as creating a great place to live, work and visit. This includes:

Design and Access Statement

Setting out the site's constraints and opportunities; a series of design principles; the evolution of the design; and the illustrative masterplanning proposals.

Parameter plans

Setting out land use; access and movement; and building heights.

Green Spaces

A Green Infrastructure Plan and Strategy will form part of the planning application.

The proposals include:

Public Open Spaces (POS) and green corridors - These have been integrated into the proposals to link with the existing open spaces and play provision at Langton Walk adjacent to the site, as well as the wider town and countryside.

POS is proposed adjacent to the new local shops and opposite the Malcolm Sargent Primary School which could form a new community gathering space. Further POS is proposed at the heart of the development which could provide a quiet landscaped / sensory space for residents. There are additional areas of informal open space to the south of the development, as well as supplementary areas of linear green space.

Connecting the green spaces by footpaths and green corridors will enhance accessibility to both new and existing residents in the area.

Play areas - with a range of equipment.

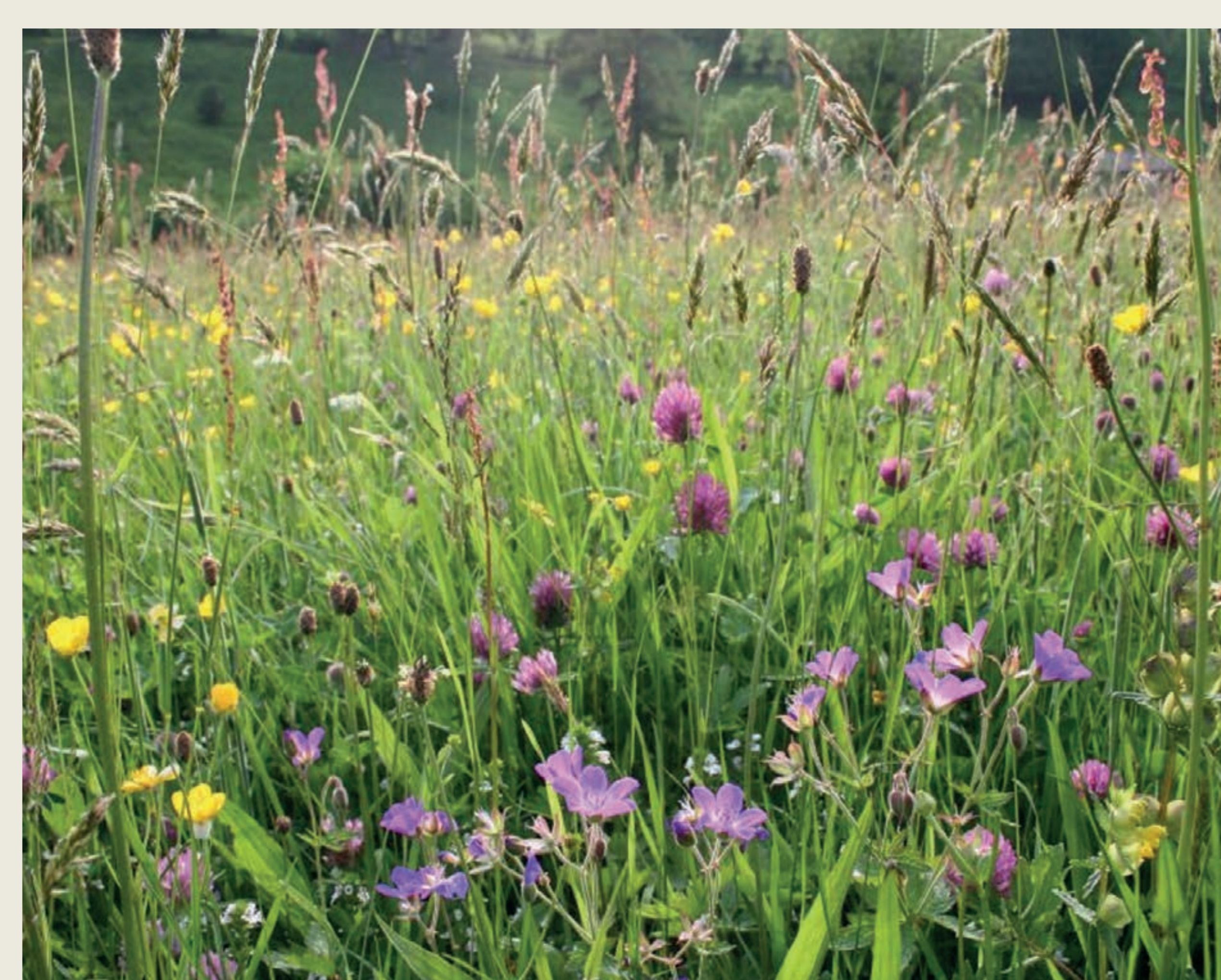
Trim Trail - a trail is proposed for recreation, movement and engagement with nature.

Planting - the Landscape Strategy will outline information about the retention of existing trees and shrubs and the new planting proposed across the site, as well as information about its future management.

The proposals will incorporate the existing woodland alongside the A1 and trees to the south of the site, providing a buffer and retaining the landscape structure.

Throughout the various areas of multifunctional, accessible green space there are opportunities to provide a wide variety of planting including native trees, hedgerows and shrubs, as well as areas of meadow grassland and a wildlife pond. Planting within the central open space could be designed to provide sensory gardens and spaces with a range of plants providing an array of colours, scents and textures.

In addition to areas of open space, there will be street trees, verges and rain gardens throughout the site, providing attractive neighbourhoods and benefits for biodiversity.

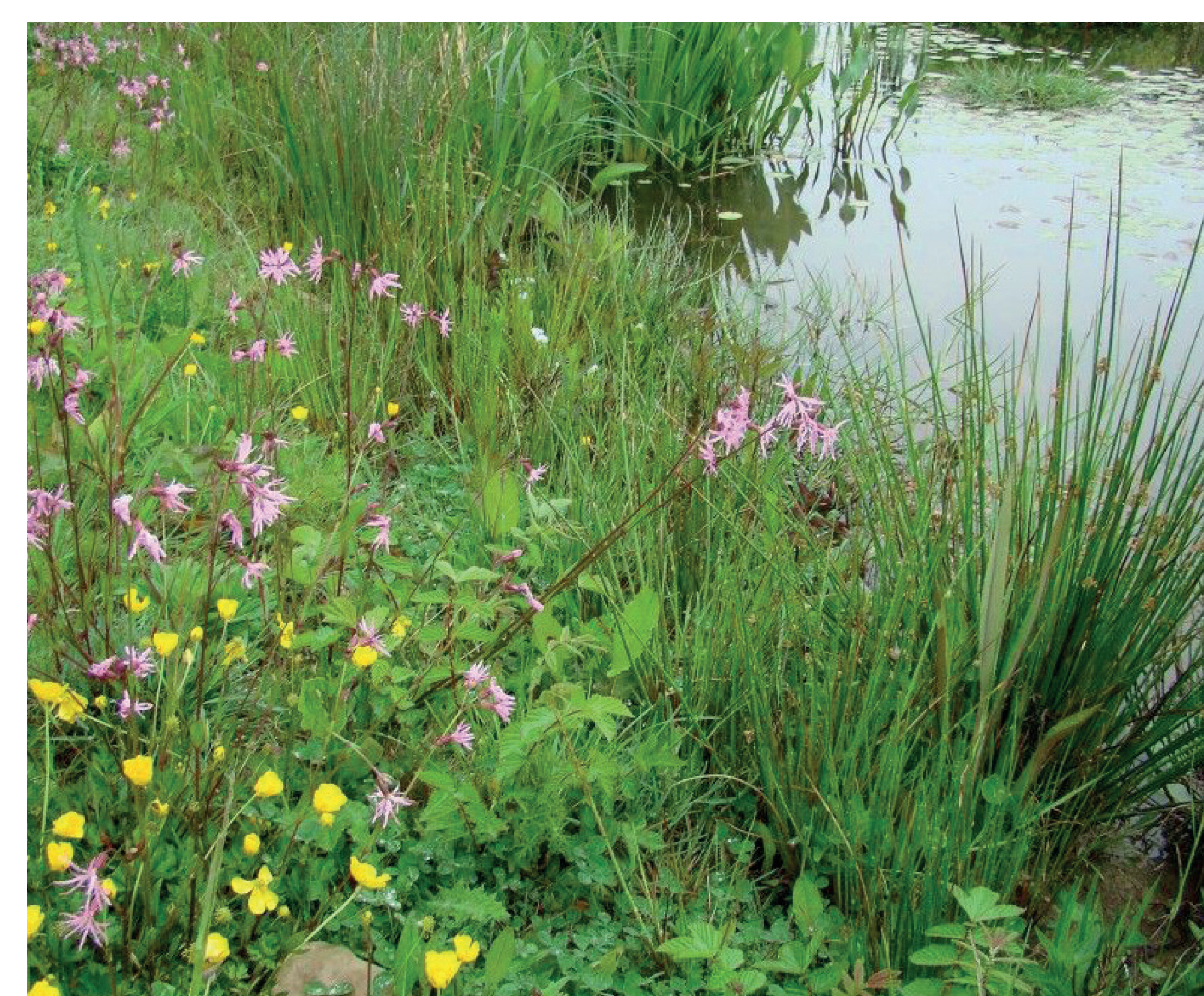


Ecology and Biodiversity

An Ecological Impact Assessment will include details of habitats and species and assess the effects of development and recommend mitigation/enhancement measures.

There will also be a Biodiversity Net Gain Assessment which will set out how the development can achieve a minimum of a 10% net gain of biodiversity on the site, or with suitable offsetting, through this development.

The proposals can provide enhancements for a wide range of species by delivering ecological valuable habitats supported by a management and maintenance strategy. The site is predominantly arable and there is scope to create habitats of ecological value that fit into the local area. This includes species-rich grasslands and enhancement of woodlands to protect existing species.



Sustainability

A sustainability and energy strategy will be submitted with the outline application. This will set out intended standards and measures which will be integrated into the development to facilitate the transition to a low carbon economy.

The development will seek to meet high standards of energy efficiency, integrating principles of sustainable design and construction and minimising environmental impacts with respect to energy use, water use, waste, pollution and transport.

Homes will be specified with high standards of fabric insulation and airtightness, along with effective services to ensure energy consumption via space heating is reduced. Renewable energy solutions such as solar panels and air source heat pumps are being considered to ensure the proposed development is future proofed for the longer term and ready to meet the Future Homes/Buildings Standard from 2025.



The Planning Application

Transport and Movement

Planning transport provision is an integral part of the scheme. A Transport Assessment and Travel Plan will be included within the application. The Transport Assessment will determine the effect of the development-related trips on the local transport network identifying where, if necessary, any mitigation/improvements are needed. The revised scheme will result in with fewer trips than that of the consented employment-led scheme, with significantly less HGV movements and ultimately has a reduced highways impact.

The Travel Plan will include a comprehensive package of measures/initiatives to assist future residents to minimise the need to travel by single occupancy car, whilst encouraging sustainable travel.

The proposals will be designed to deliver the following:

Minimise the need to travel	Promote sustainable travel	Manage car demands
Safe, walkable neighbourhoods.	Walking and cycling paths throughout the site connecting to new and existing provision.	EV charging provision.
On-site food store, shops, community facilities and services.	Empingham Road footpath/cyclepath improvements.	Car clubs/car share schemes.
Spaces for play, recreation and exercise.	A pedestrian crossing over Empingham Road to connect to the school, and to enable existing local residents in the area reach the new facilities on site.	A new junction onto Empingham Road sufficient to accommodate demand from the site whilst not impacting current movements.
Within walking distance to educational facilities.	Improvements to bus stops on Empingham Road and enhanced services.	Few vehicular trips will need to travel through the town centre given the site's location relative to the A1.
High quality digital connectivity to enhance the opportunity to work from home.		

Noise and Air Quality

The noise sources identified at the site are the A1 to the west, and Empingham Road to the north.

Mitigation in the form of orientating gardens on the screened side of dwellings, some acoustic barriers and a suitable glazing and ventilation scheme will be integrated into the proposed development to ensure that acceptable noise levels are achieved at the proposed homes.

During the operational phase, plant equipment associated with the Local Centre will generate noise, however appropriate mitigation will be put in place to reduce any adverse impacts.

A Noise Impact Assessment will accompany the outline planning application and will confirm the mitigation measures on site.

Current air quality monitoring data and Defra background data suggest air quality within Stamford and the surrounding road network are within the current air quality objectives.

An Air Quality Assessment will accompany the outline planning application and will measure the effects of the proposals and provide details of any required solutions as part of the sustainable transport provisions.



Flood Risk, Drainage and Utilities

A review of flood risk constraints to the site indicate that there is a low level risk of flooding from river or sea, surface water, groundwater, reservoirs and large waterbodies, and sewers. The outline planning application will be accompanied by Flood Risk Assessment (FRA) that will assess the risk of flooding from all sources.

Surface water from the proposed development will drain via infiltration soakaway Sustainable Drainage Systems (SuDS), with surface water runoff being managed within the site through the use of permeable block paving, swales, rain gardens, and household soakaway systems.

The use of multiple SuDS integrated across the proposed development will manage surface water runoff, whilst providing sufficient water quality treatment, amenity and biodiversity benefits throughout the development.

Both foul water and potable water networks will be modelled by Anglian Water, with any reinforcements that need to be carried out to support the new homes being undertaken as required. Due to the site topography, a pumped solution will be required for foul flows. An appropriate allowance for a standoff from the site's pumping station to any dwellings has been allowed for within the masterplan layout.

The outline planning application will be accompanied by a Utility Assessment which will obtain and appraise all existing utilities record information in the vicinity of the site to ensure existing utility assets are coordinated with as far as practicable. The assessment will also include the anticipated utility requirements for the proposed development and evidence that the required infrastructure is deliverable without adversely impacting the local utility networks. This will include provision for electricity, potable water, high speed broadband, telephone and foul water connections for example.

Next Steps

Please review the information, chat to the team at today's event and complete a comment form so CEG can consider your feedback as we prepare an outline planning application. Once we submit the application, there will be further consultation undertaken by the Local Planning Authority. Please keep an eye on our website www.stamfordgateway.co.uk for updates.