

27 November 2024

Policy H2 (page 91):

I object to this policy. The arguments presented to support site H2 are flawed. The Plan fails to take sufficient note of the impact on neighbouring areas of South Kesteven. The Plan is not justified as alternative sites (Woolfox, St George's Barracks) are available. The Plan it is not consistent with national policy: the NPPF requirements for developments to result in "*safe communities*" is not met, the proposed development is not "*well located and designed*", and is not "*supported by the necessary infrastructure*". The Plan will have a negative impact on sustainability. Please see the following paragraphs for an explanation of these points.

(a) The draft states (p 91) that the land is required "*to achieve a comprehensive and sustainable development*" but the whole Stamford North development will *not* be sustainable. There is insufficient infrastructure to support a development of 2000 houses which is a huge increase in relation to the present size of Stamford.

(b) The distributor road will not divert all traffic away from the town centre. It is naive to assume that the already crowded streets (e.g. Scotsgate, St. Mary's Street, Wharf Road, Town Bridge, St. Martins, St Paul's St / Ryhall Rd roundabout) will not be overwhelmed.

(c) The east-west link road will be used as a bypass but the proposed road is not designed as - a modern bypass; it runs through the proposed development with many houses having their access directly from the street. There will be no clear separation of vehicles, pedestrians (including children going to school), and bicycles. It is naive to think that HGVs going to and from the commercial businesses on Ryhall Road will not use the road as a route to and from the A1. The NPPF requirement for developments to result in "*safe communities*" is not met.

(d) The A1 by Stamford is not fit for purpose, with outdated dangerously short and narrow slip roads and poor links to the A606. Traffic leaving the A1 for the A606 at peak times often backs up on the slip road and the inside lane; how dangerous is that! Sidney Farm lane joins the slip road at a T-junction with fast traffic leaving the A1 approaching from the right around a hidden corner. The whole road is unacceptably dangerous at present; the increased traffic from the combined development will exacerbate this.

(e) The Local Plan does not address the impact of traffic going to and from the Stamford North link road on neighbouring S.K.D.C residents and children using this route every day to and from Casterton College. It does not deal with the knock-on effect of HGVs from the link road using Arran Road and Sidney Farm Lane; HGVs over 7.5t are currently banned from using the latter as a through route.

(f) The Plan does not address the negative impact the additional traffic in Stamford will have on existing public transport. Public service buses have difficulty navigating through the narrow streets, tight bends, parked vehicles and the overall congestion. Public transport must be frequent, reliable and on time or fewer people use it. It is a key component of the move towards sustainability and this will be compromised by increase congestion.

All the above throw doubt on the sustainability credentials of the Stamford North + Quarry Farm plan. This is a case where the 'duty of cooperation' should be put aside; the whole cross

border development is poorly conceived and from its inception has ignored the limits imposed by Stamford's geography, heritage and special circumstances. As the Local Plan notes on page 69 "*The NPPF advises plan makers that the supply of a large number of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided that they are well located and designed, and supported by the necessary infrastructure and facilities*". The proposed Stamford North + Quarry Farm development is *not* "well located and designed" and is *not* "supported by the necessary infrastructure".