

## **Back ground paper: Potential development zones around Stanwick**

This document is for information only. The zone numbers are arbitrary and no weight should be applied to them.

Any development proposals should comply with the relevant planning policies including Stanwick Neighbourhood Plan 2016-2031. Reference should also be made to Stanwick Parish Council's Supplementary Planning Policy for sustainability and mitigating the effects of climate change and Stanwick Parish Council's Green Strategy.

Stanwick does not have a current Parish Plan

There are no formally designated conservation areas in Stanwick

Village wide constraints are detailed in a separate briefing paper

Notes: NP= Stanwick Neighbourhood Plan

SPD = Supplementary Planning Policy

ENC = East Northants Council

<b>Zone</b>	<b>Location</b>	<b>Owner</b>	<b>History</b>	<b>Constraints</b>	<b>Mitigation</b>
1	West of Mallows Grange to A45	Was B Letts of Finedon	ClassQ have presented a potential development plan for this location to the Parish Council Minute 21.104 refers (Oct 2021)	<ul style="list-style-type: none"> <li>• Road Access</li> <li>• Pedestrian access</li> <li>• Loss of view</li> </ul>	<ul style="list-style-type: none"> <li>• Aris Lane brought up to an adoptable standard. <u>Reason:</u> to reduce motorised traffic and support walking and cycling</li> <li>• Zebra Crossing changed to toucan crossing. <u>Reason:</u> improve public safety and traffic calming</li> <li>• Aris Lane made the main access route with traffic light controlled access onto Raunds Road with pedestrian crossing <u>Reason:</u> Minimise additional traffic movements on existing village areas</li> <li>• Extra outdoor recreational space to agree expectations (refer to ENC Open Space SPD 2011)</li> </ul>
2	Land south of Stanwick Pocket Park between	Investment company based in Panama	Sold by Taylor Wimpey at the same time as Stanwick Parish	<ul style="list-style-type: none"> <li>• Road access onto Raunds Road and/or Courtwood (access is</li> </ul>	<ul style="list-style-type: none"> <li>• Pedestrian access to school with path created in school field.</li> </ul>

Zone	Location	Owner	History	Constraints	Mitigation
	Raunds Road and Courtwood Title number NN299494	(London contact address) Land Registry title docs from 2017 held on file	Council purchased the land that is now Parish Fields (2009)	<ul style="list-style-type: none"> <li>at the top of Courtwood)</li> <li>No footpath on south side of Raunds Road</li> </ul>	<ul style="list-style-type: none"> <li>Village 'car park' created on Raunds Road access <u>Reason</u>: reduce parking constraints on the centre of the village.</li> <li>Public recreation space developed within site. <u>Reason</u>: loss of current informal public recreation space</li> <li>Zebra Crossing changed to toucan crossing <u>Reason</u>: improve public safety and traffic calming</li> </ul>
3	Lane east of Parish Fields (towards parish boundary), from Raunds Road to East Street	Multiple individual owners	<p>Land sold off (legally) to individual plot holders with the expectation of future development gains</p> <p>Area designated in Stanwick NP as a buffer zone to prevent coalescence with Raunds</p>	<ul style="list-style-type: none"> <li>No footpath on south side of Raunds Road</li> <li>No footpath on Chelveston Road</li> <li>Chelveston Road is not suitable for increased traffic volumes</li> <li>Loss of wildlife habitat</li> <li>The Avenue/Church Street not suited to increased traffic volumes (impact on school safety)</li> </ul>	<ul style="list-style-type: none"> <li>Zebra Crossing changed to toucan crossing <u>Reason</u>: improve public safety and traffic calming</li> <li>Wildlife corridors and open spaces <u>Reason</u>: to mitigate loss of current habitat</li> <li>Financial support &amp; projects at Parish Fields and throughout village to improve biodiversity <u>Reason</u>: to mitigate loss of current habitat</li> </ul>
4	Land north of Raunds Road to east of Mallows Grange Title no NN126905	Maypine Homes (as at 2018)	<p>'Land banked' speculatively by developer. Has become self-set wood land.</p> <p>Area designated in Stanwick NP as a buffer zone to prevent coalescence with Raunds</p>	<ul style="list-style-type: none"> <li>Buffer zone to prevent coalescence with Raunds</li> <li>Self-set woodland and wildlife habitat</li> </ul>	
5	Land south of Chelveston Road & west of cemetery	Peterborough Diocese	Rented out by the Diocese for agricultural purposes	<ul style="list-style-type: none"> <li>No footpath on Chelveston Road</li> <li>Chelveston Road is not suitable for increased traffic volumes</li> </ul>	<ul style="list-style-type: none"> <li>Drainage improvements to deal with surface water run off onto Chelveston Road <u>Reason</u>: residential amenity and road safety</li> </ul>

Zone	Location	Owner	History	Constraints	Mitigation
				<ul style="list-style-type: none"> <li>• Loss of agricultural land</li> <li>• Adjacent to working farm</li> <li>• Impact on Stanwick cemetery</li> <li>• The Avenue/Church Street not suited to increased traffic volumes (impact on school safety)</li> <li>• Flood risk from field run off</li> </ul>	
6a	Land east of Needham Road Title No NN252574	Taylor Wimpey (2018)	This zone is one field that is split between two owners that operate from the same location. See Land Registry plans	<ul style="list-style-type: none"> <li>• Land locked between 6b and A45</li> <li>• Cannot be developed in isolation</li> <li>• Access to A45 would not be permitted</li> <li>• Dolben Avenue not suitable for increased traffic volumes due to on street parking.</li> <li>• Self-developed wildlife area</li> <li>• Within SSSI buffer zone</li> <li>• Loss of view</li> <li>• Resident amenity living next to A45 that is due to be dualled</li> <li>• Loss of recreation area (walking, bird watching)</li> </ul>	<ul style="list-style-type: none"> <li>• Off road parking created on Dolben Avenue. <u>Reason:</u> improved traffic flow</li> <li>• Traffic control at junction of Dolben Avenue and Mansfield St. Reason: Already an area of accidents and near misses</li> <li>• Wildlife corridors and open spaces <u>Reason:</u> to mitigate loss of current habitat</li> <li>• Financial support &amp; projects at Parish Fields and throughout village to improve biodiversity <u>Reason:</u> to mitigate loss of current habitat</li> <li>• Public recreation space developed within site. <u>Reason:</u> loss of current informal public recreation space</li> </ul>

Zone	Location	Owner	History	Constraints	Mitigation
				<ul style="list-style-type: none"> <li>Impact 'setting' of the village</li> </ul>	
6b	Land east of Needham Road Title No 252357	Melbourne Investments Ltd (2018)	Field immediately adjacent to Needham Road & Dolben Avenue A housing association previously expressed interest in building 50 homes at this location	<ul style="list-style-type: none"> <li>Dolben Avenue not suitable for increased traffic volumes due to on street parking.</li> <li>Self-developed wildlife area</li> <li>Within SSSI buffer zone</li> <li>Loss of view</li> <li>Resident amenity living next to A45 that is due to be dualled</li> <li>Loss of recreation area (walking, bird watching)</li> <li>Impact 'setting' of the village</li> </ul>	<ul style="list-style-type: none"> <li>Off road parking created on Dolben Avenue. <u>Reason:</u> improved traffic flow</li> <li>Traffic control at junction of Dolben Avenue and Mansfield St. <u>Reason:</u> Already an area of accidents and near misses</li> <li>Wildlife corridors and open spaces <u>Reason:</u> to mitigate loss of current habitat</li> <li>Financial support &amp; projects at Parish Fields and throughout village to improve biodiversity <u>Reason:</u> to mitigate loss of current habitat</li> <li>Public recreation space developed within site. <u>Reason:</u> loss of current informal public recreation space</li> </ul>
7	Land east of A45 to West Street & Dolben Avenue	7a Stanwick Hotel 7b Mr G Twell (Redlands Farm)	Gladmans planning application for 230 houses rejected by ENC & at Appeal. (14/01954/OUT) Strong objection movement within village lead to creation of the Stanwick Village Residents Group.	<ul style="list-style-type: none"> <li>Poor pedestrian access to Stanwick School</li> <li>Large development at this location would create a 'dormitory'</li> </ul>	
8	Land east of Higham Road		Agricultural/paddock land	<ul style="list-style-type: none"> <li>No pavements on Higham Road &amp; road is not wide enough to accommodate inclusion of footpaths</li> <li>Loss of agricultural land</li> </ul>	

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9	Land west of Higham Road	Purchased from farmer by resident	Previous owner had put this piece of land forward for development of 80 houses under SHLAA and was categories as a 'C' (not sustainable development)	<ul style="list-style-type: none"> <li>• No pavements on Higham Road &amp; road is not wide enough to accommodate inclusion of footpaths</li> <li>• Loss of agricultural land</li> <li>• Loss of wildlife habitat</li> </ul>	
10	Land south of West St & east of A45	Farmers in Raunds	Agricultural land used for horse and sheep grazing	<ul style="list-style-type: none"> <li>• Loss of agricultural land</li> <li>• Poor pedestrian access to village centre on West Street</li> <li>• Create a 'dormitory' on edge of the village and would not be 'inclusive'</li> <li>• Poor road access location between Stanwick Hotel access bend and A45 roundabout junction</li> <li>• Loss of setting for Grade II (?) Stanwick Hall</li> </ul>	
11	Spencer Parade Brownfield site	Hawkes Technical	Commercial site in the centre of Stanwick. Potential for development in the event of factory closing down. Site could include village centre parking and 'village green'. Historic site of Stanwick House	<ul style="list-style-type: none"> <li>• Site in use for business</li> <li>• Road access onto Spencer Parade</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic management on to Spencer Parade <u>Reason:</u> traffic safety and traffic calming.</li> <li>• Pedestrian crossing <u>Reason:</u> public safety for traffic movement within Stanwick especially of children</li> <li>• Provision of public parking <u>Reason:</u> relieve parking congestion in centre of the village</li> </ul>

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					<ul style="list-style-type: none"> <li>• Retain stone wall as part of Stanwick history</li> <li>• Footpath to side of the site to be brought up to adoptable standard and adopted by Highways <u>Reason</u>: to reduce reliance on cars.</li> <li>• Provide public EV points <u>Reason</u>: to support Green Strategy &amp; climate change mitigation</li> </ul>
12	Church Street Blands Yard	Stanwick Properties Ltd	Area of commercial units	<ul style="list-style-type: none"> <li>• Retain as commercial units to support employment opportunities</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>
13	Stanwick Hall Villa Lane	Mr S Russell	Grade II* listed building, significantly renovated since current owner purchased in 2007 and subject to BBC documentaries (Restoration Home). Surrounding field was designated as an important open space in the 1996 Local District Plan. Stanwick NP	<ul style="list-style-type: none"> <li>• Neighbourhood Plan Policy HTG 3</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
14	Orchard Farm East Street	Mr P Brown	Last remaining farm within the village confines & as such is historically important Owner wants the site protected from development on his death.	<ul style="list-style-type: none"> <li>• Loss of agricultural land and environmentally important trees</li> <li>• East Street is not suitable for increased traffic volumes</li> <li>• East Street does not have any pavements and is not suitable for pavements to be installed</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>

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				<ul style="list-style-type: none"> <li>• Loss of wildlife habitat</li> </ul>	
15	South of Chelveston Road. Known as The Dixie	Owners live locally	<p>Land has been used as an unauthorised tip leading to complaints to Environmental Services</p> <p>Land has been subject to planning applications that was refused.</p> <p>02/00714/OUT   Dwellinghouse and garage</p> <p>The old buildings are home for Barn Owls and possibly bats</p> <p>It was previously been suggested that this location would be good for small industrial units</p>	<ul style="list-style-type: none"> <li>• Loss of wild life habitat</li> <li>• No pavement on Chelveston Road</li> <li>• Chelveston Road (&amp; onward movement to A45 via The Avenue &amp; Church Street) is not suitable for increased traffic volumes</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
16	Land north of Chelveston Road & east of The Avenue 'Brookview'	Ella	<p>Land is being used as padlock and stabling</p> <p>Planning application for a bungalow was refused</p> <p>04/01616/OUT   Erection of bungalow   Land East Of The Avenue (Planning appeal 05/00004/REF dismissed)</p>	<ul style="list-style-type: none"> <li>• Loss of agricultural land</li> <li>• Natural geography means there is a steep gully that the brook runs through. This is good habitat and drainage</li> <li>• In open countryside</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
17	Stanwick Garage Brownfield site		<p>Site operating commercially as a car wash, body shop and sales forecourt</p> <p>Historically there were fuel pumps (tanks may still be underground)</p>	<ul style="list-style-type: none"> <li>• The ground may be classed as contaminated and require cost prohibitive cleansing to allow residential dwellings.</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
18	Land south of West Street		<p>This area was retained when Stanwick Hall was sold to Mr Russell in 2007 with the owners offering is as development land.</p>	<ul style="list-style-type: none"> <li>• There is no pedestrian footpath at this location.</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>

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			It is a woodland area that hasn't been managed for a number of years. Storms brought down trees onto the road. Recently, Northants Highways have required them to cut back the area adjacent to verge.	<ul style="list-style-type: none"> <li>The road access onto West Street would have poor visibility.</li> </ul>	
19	Church Street Red brick buildings Brownfield site	Stanwick Properties Ltd	Red brick buildings, historical/industrial legacy. Rented out to Acorn Nursery and Raunds Electrical. Parish Council objected to the nursey being opened on grounds of lack of parking for staff and users.	<ul style="list-style-type: none"> <li>No off road parking facilities</li> <li>Offers employment opportunities</li> <li>No outside space</li> <li>Opposite Stanwick School main entrance &amp; traffic congestion can be a safety hazard for those attending the school</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
20	Dolben Ave between No 20 and No 30	To be determined. Enquiry sent to ward councillors. The site is not registered at HM Land Registry.	A planning application from 1953 shows 4 houses at this location. Local intel offers two explanations 1) the houses were built and burnt down, never replaced; 2) the houses were never built, possibly as an access to allow development behind. Raunds Urban District Council appears to have built the houses on Dolben Avenue as council houses. Raunds UDC was replaced by East Northants Council in 1972, and with the re-organisation, the local council housing stock was transferred. In 1992, ENC transferred it	<ul style="list-style-type: none"> <li>The site is currently used as unofficial allotment gardens.</li> <li>On-street parking congestion is an issue on Dolben Avenue.</li> <li>Location is close to junction with Mansfield Street and site frontage is used for on street parking.</li> </ul>	<ul style="list-style-type: none"> <li>Part of the site may be better used to provide off street parking, suitably configured to prevent anti-social behaviour.</li> <li>Site could be used for 2 bedroom 'starter' homes in terrace formation with off road parking provided. Side access must be provided to rear of property to allow for property maintenance and waste bin storage.</li> <li>Opportunity for social housing</li> <li>Any development should be designed in keeping with surrounding (1950s) style properties to blend with the street scene.</li> </ul>

Zone	Location	Owner	History	Constraints	Mitigation
			Council housing stock to housing associations.		