



ALLISON  
HOMES

# Land at Quarry Farm



Artist impression of Quarry Farm development

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Creating a community of up to 650 homes, publicly accessible park for leisure and wildlife, a local centre to include community facilities, and associated infrastructure as part of the Stamford North Sustainable Urban Extension.

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# Economic, Social and Environmental Benefits



**84 acres**  
of new publicly  
accessible Parkland

Biodiversity Net Gain of  
**over 15%**

**New local centre**  
up to 3,000m<sup>2</sup> of floor space for a  
range of uses including community,  
medical & retail

Creation of multiple  
**play areas &  
playgrounds**

Retention of the existing  
**15 acre**  
woodland



Up to **650** new  
homes  
allocated in Rutland County  
Council's Draft Local Plan

Multiple  
**walking &  
cycling** routes

Over  
**£7m**  
Community Infrastructure  
Levy Contribution

Facilitate a  
**new link road**  
through Stamford North



**30%** affordable housing  
(minimum)

Support the  
employment of around  
**2,000** people

Gross Development  
Value of circa  
**£240m**

**£7.8m**  
in tax revenue including  
over £700,000 in  
Council Tax revenue

**Energy efficient**  
homes built to the latest  
building regulations including  
EV charging to every home



# Our Vision

Quarry Farm will be a community of up to 650 new homes on the north-west of Stamford that will help meet local housing needs identified in the draft Rutland County Council Local Plan.



Quarry Farm forms a key part of the Stamford North Sustainable Urban Extension (SUE). In total, the SUE will create 2,000 new homes across two key sites – Quarry Farm (Rutland County Council) and Stamford North (South Kesteven District Council) – that have been allocated in the SKDC Local Plan and RCC draft local plan, delivered in phases over the next 10-15 years.

Quarry Farm will deliver up to 650 much-needed new one to five-bedroom sustainable and energy efficient homes, including 30% affordable homes. It will also:

- ❁ Create a new 84-acre publicly accessible community park (currently privately owned with limited, informal, permissive access) to support leisure and wildlife, ensuring the space supports biodiversity and becomes more inclusive and accessible.
- ❁ Retain the existing 15-acre woodland and proposed improvements to existing scrubland and agricultural areas to support leisure and biodiversity.
- ❁ Facilitate the delivery of a significant new link road around Stamford that will serve both Monarch Park and Stamford North and alleviate pressure on local road networks – developed and assessed using the latest modelling from Lincolnshire County Council’s Highways team.
- ❁ Contribute more than £7 million in Community Infrastructure Levy to support other local infrastructure needs.
- ❁ Create a new Local Centre, providing for a range of uses, which could support health, retail, and other community needs.
- ❁ Deliver significant biodiversity net gain onsite (over 15%).



# Housing Mix



All our homes will be built to modern sustainability and energy efficiency standards and built in a variety of sizes and styles to ensure local people can access the homes they need, whether they are first-time buyers, families, downsizers, or require wheelchair accessible homes.

At the detailed planning stage, we will include a variety of one-bedroom to five-bedroom homes in different sizes and styles. No less than 30% of these homes will be provided as affordable homes through registered housing providers, helping people who need access to homes the most. We know from our public consultation that affordable housing was among the highest priorities for local people.

Allison Homes look to accelerate the delivery of high-quality affordable homes in partnership with housing providers. Examples of local schemes include Elsea Park, Bourne and Whittlesey Green, Whittlesey in partnership with Accent Housing, and Manning Road, Bourne and Manthorpe, Grantham in partnership with Longhurst Group.

We are proposing to build the homes towards the southern edge of the site, on managed farmland fields, to create a natural extension to existing residential areas of Stamford. This also means that the existing green space and woodland areas, which are currently in private ownership, can be retained, improved and created into publicly accessible spaces – allowing the new and existing community to enjoy these green, open spaces in the future.



# Green Space, Leisure, and Wildlife



Artist impression of new parkland and homes at Quarry Farm looking South

Quarry Farm will create and establish an 84-acre publicly accessible community park – a substantial area of green open space that will support biodiversity, wildlife and accessible leisure for the new and existing community.

More than 60% of Quarry Farm will be dedicated to creating, retaining and improving green open space and parkland for the community to enjoy and access. This also means that the existing 15-acre woodland will be retained and managed. The proposed link road has been designed to support this retention.



## Green Space, Leisure, and Wildlife (continued)



While the community currently access the land, it is privately owned where an informal access and land-owner permission is in place. The land is a mix of agricultural fields, unmanaged scrubland and trodden walking routes.

Under our proposals, we intend to make a series of significant improvements, including:

- ❁ Establishing a publicly accessible 84-acre community park.
- ❁ Create a network of surfaced walking and cycling routes to improve inclusivity and accessibility.
- ❁ Retain the majority of existing hedgerows and trees (inc. 15-acre woodland).
- ❁ Create a new deciduous native woodland and establish tree management plans for existing woodland.
- ❁ Retain and enhance calcareous grassland, and create areas of natural grassland to encourage ground nesting birds and other wildlife.
- ❁ Retain and enhance the great crested newt ponds.
- ❁ Plant native species such as cowslip and flag iris to improve seasonal diversity.
- ❁ Create habitats including bird boxes, fenced areas to protect badger setts, bat boxes, insect hotels, hedgehog highways, retain the existing wildlife rich ponds and connectivity between ecological areas for amphibians and small mammals.

A Biodiversity Net Gain assessment has demonstrated that our proposals will lead to over 15% Biodiversity Net Gain on site.



## Green Space, Leisure, and Wildlife (continued)

Without formal or informal walking routes, it can also mean that habitats can be disturbed, especially by off-lead dogs. We plan to create a network of existing and new accessible paths that would orientate visitors around the park and allow them to get close up to nature. We envision imaginative wildlife/play discovery trails, exploration through areas of woodland, grassland and wetland plus viewing points across the park and its habitats. By managing the park more effectively and strategically in this way, it will help to improve habitats and biodiversity.

The park will also include improved leisure facilities, including:

- ❁ Walking and cycling routes.
- ❁ A large children's adventure play area adjacent to the woodland.
- ❁ A multi-use games area (MUGA) for netball, 5-a-side football, basketball and more.

We are also exploring opportunities for the park to be run and managed by a wildlife or charitable trust, or community organisation to secure its long-term stewardship and ensure it is continually improved.





Quarry Farm will also provide much more than homes and open space. It is expected to contribute over £7 million in Community Infrastructure Levy (CIL) to support local infrastructure needs, such as education, healthcare, libraries, highways, and other needed community assets.

The development is expected to generate more than £7.8million in tax revenue, and more than £700,000 in council tax revenue.

# Roads and Transport

## Link Road

Quarry Farm will also facilitate a vital new link road a crucial feature for both proposed Stamford North developments. Quarry Farm will be accessed from two access points, one via B1081 Old Great North Road at the site's western boundary and another from Little Casterton Road at its eastern boundary. These would connect with a main link road through the entire Stamford North Development. The link road has been designed to allow for the retention of the existing woodland and will be sympathetically landscaped.

## Transport Modelling

The link road, and its associated improvements, has been created in consultation with Rutland County Council and Lincolnshire County Council's highways teams, and using the latest, updated modelling from Lincolnshire County Council. Based on this modelling, the highways teams are confident that the link road will provide the necessary improvements to ease pressure on existing road networks.

## Old Great North Road

Access will be controlled by traffic lights and the junction widened to provide space for turning traffic. Pedestrian crossings would be provided, and safe, well-lit pavements and landscaped routes for cyclists and pedestrians will encourage the use of sustainable forms of transport. 3m of footway/cycleway will be provided along the site frontage, connecting with existing networks.

## Little Casterton Road

This would be a priority-controlled junction, encouraging drivers to travel through the site rather than diverting towards Stamford. Little Casterton Road, to the south of the junction, would be improved with new footway infrastructure to connect with existing facilities further south.

## Connectivity and Sustainability

The link road will be designed to accommodate a future bus service through the site to enable a bus service to regularly transport residents to and from Stamford town centre. New pedestrian and cycle connections will also link with existing routes and complement the proposed Green Wheel initiative that is planned for Stamford.





# Local Centre



Quarry Farm will create a 'local centre' that has been located to act as a focal point for the new community, bringing existing and new communities together, and act as a gateway to the community park.

The 'local centre' will be between the two housing phases, and service the day-to-day needs of residents and others living locally.

More than 3,000sqm of floor space will be created which can accommodate a variety of different needs, based on local demand and requirements, such as shops, healthcare services, cafes/restaurants, play facilities for children, or other community or business spaces.

The local centre will also provide opportunity for car parking for people accessing the facilities or making use of the community park.



# Timelines and Next Steps





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Allison Homes is an award-winning, local homebuilder with a number of developments across the Eastern and East Midlands regions, including Rutland and South Kesteven, employing a variety of local people and contracting with a range of local businesses.

We are committed to building long-term, trusting relationships with our communities, buyers, and partners by creating great places to live.

In 2022, Allison Homes relaunched under a new management team, backed by investment. We have set our ambition to build 2,000 much-needed new homes across the UK each year by 2027, across the Eastern, East Midlands and South West regions.

Since then, we have also launched Allison Partnerships – a new division specifically dedicated to accelerating the delivery of affordable homes across our region, in partnership with registered housing providers, such as Longhurst Group.

We are currently building new communities at Oakham, Wittering, Market Deeping, Corby Glen, Manthorpe and Bourne.

In total, we are delivering over 1,650 new homes across Rutland and South Kesteven, providing much needed new family homes and affordable housing in areas which need growth.

We are committed to engaging and working with local residents and stakeholders throughout our developments. Through building trust, we can produce high quality homes and communities that everyone can be proud to call their home.

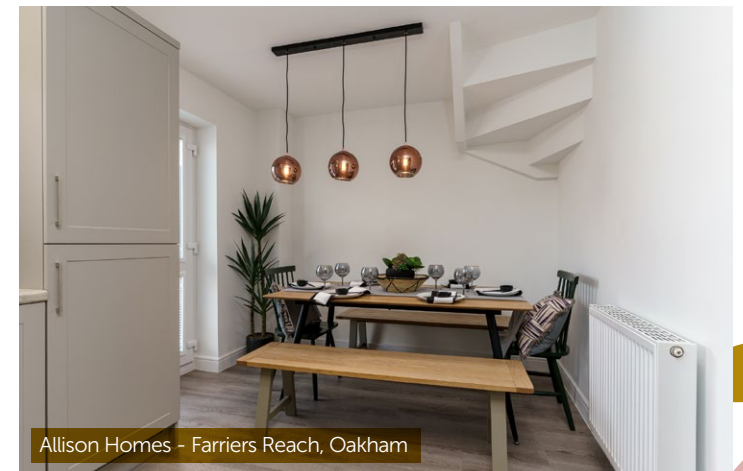
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