



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

3 July 2025



S25/0258

Proposal:	Application for the approval of reserved matters relating to appearance, landscaping, layout and scale for a mixed-use development comprising light industrial units (Use Class E(g)), Offices (Use Class E(g)), convenience store (Use Class E(a)), café (Use Class E(b)) and 23 residential dwellings (Use Class C3) pursuant to outline planning permission S20/2056
Location:	Land to the north of Barnack Road Stamford
Applicant	Burghley Land Limited
Application Type:	Reserved Matters
Reason for Referral to Committee:	Application for the approval of reserved matters pursuant to an outline planning permission granted by Planning Committee
Key Issues:	<ul style="list-style-type: none"> • Compliance with the outline planning permission • Impact on the character and appearance of the area
Technical Documents:	<ul style="list-style-type: none"> • Design and Access Statement • Landscape Statement • Site Wide Design Statement

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Stamford St Mary's

Reviewed by:

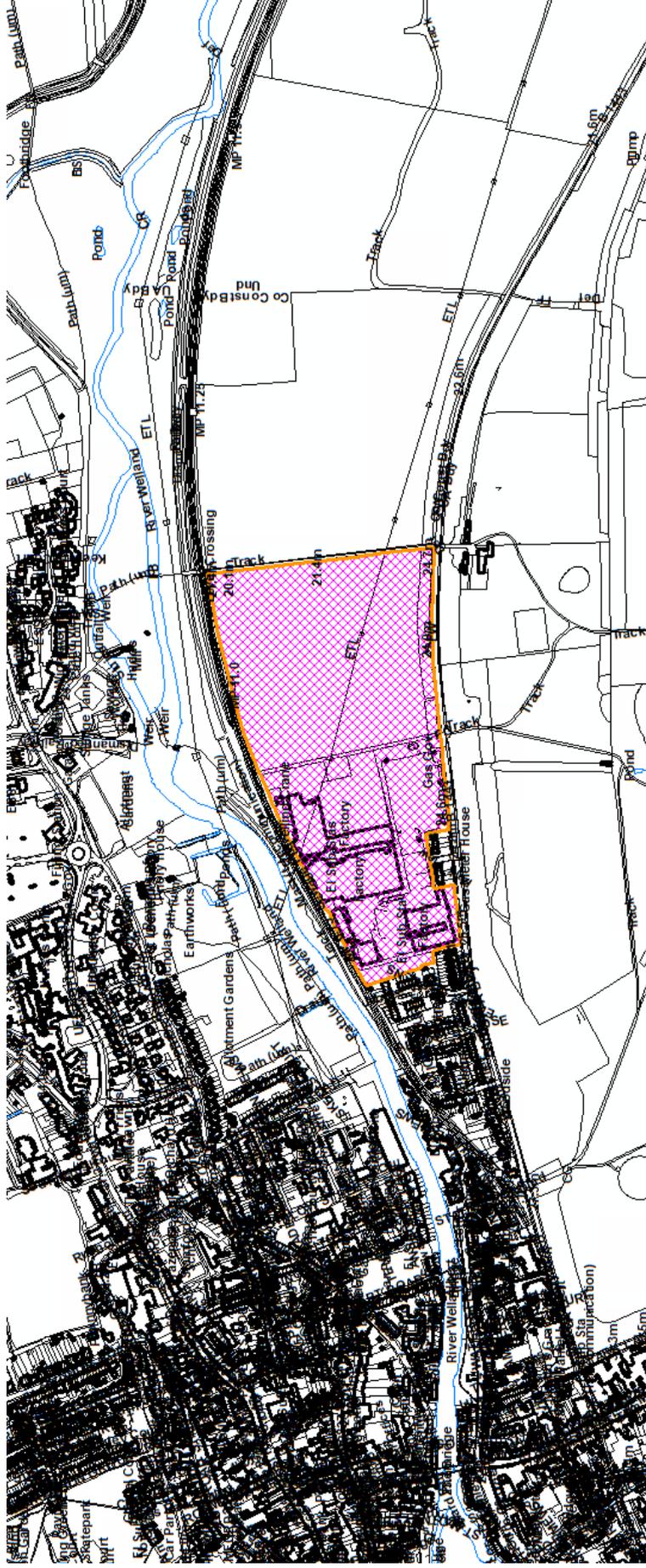
Phil Jordan, Development Management & Enforcement Manager

24 June 2025

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning & Growth to GRANT reserved matters consent, subject to conditions

S25/0258 – Land North of Barnack Road, Stamford



Key



Application
Boundary



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1 Description of the site

- 1.1 The proposed development site comprises an area of approximately 14.7 hectares of relatively low lying land located to the north of Barnack Road, on the south-eastern edge of Stamford, known as St. Martin's Park.
- 1.2 Outline planning permission was granted in February 2022 (LPA Ref: S20/2056) for a proposed development comprising of "Demolition of existing factory premises (excluding original factory building at southern edge of site [1904 building]). Erection of mixed-use development comprising: Class E development of offices and workshops (10,000m² (GIA)), local foodstore and café, c.190 dwellings, including 30% affordable housing (Class C3), a retirement village including ancillary facilities (Class C2), public open space including strategic landscaping at the eastern end of the site; and all associated infrastructure".
- 1.3 The current application forms one of three reserved matters applications currently subject of consideration by the Local Planning Authority, which collectively will deliver the St. Martin's Park development. The current site comprises of the proposed commercial land and local centre and is situated to the western end of the site, and partially within the centre, and is to be delivered on behalf of Burghley Land Limited. The proposed retirement village located within the central parcel of the site and is being delivered by Inspired Villages (LPA Ref: S25/0296), and the residential development is located on the eastern parcel of the site and is being delivered by Morris Homes (LPA Ref: S25/0959).
- 1.4 The site is relatively flat, with a hedge running north-south, separating the former Cummins Generators site to the west, from the undeveloped arable land to the east. There are few trees along the road frontage of the former factory site, and more along the frontage of the field. On the eastern side of the site, there is another hedgerow with a public bridleway running adjacent to the boundary, but outside the application site. High voltage electricity power links cross the site on pylons.
- 1.5 Along the northern boundary of the site runs the railway line on a low-level embankment, with some open land around the River Welland valley and Hudds Mill beyond. Beyond that, the land rises towards the eastern part of the town around Priory Road and Uffington Road.
- 1.6 Barnack Road runs to the south of the application site, with the wall of the Burghley House Estate on the opposite side, which marks the boundary between South Kesteven District and Peterborough City Council's administrative boundaries. The extensive Burghley Parkland rises and extends to the south, and the application site wraps around a small number of residential dwellings on its Barnack Road frontage.
- 1.7 At the western side, the site abuts the residential area of Edgar Gardens, with mainly residential development extending further west into the St. Martin's area of Stamford. Barck Road connects with Water Lane and St. Martin's High Street, which leads into the town centre.
- 1.8 Within the local area, there are a large number of heritage assets of varying types, importance and sensitivity. They include:
 - Burghley House (Grade I Listed building) – 1km to the south
 - Burghley House parkland (Grade II* Registered Park and Garden) – opposite the site
 - Remains of and wider site of St Leonards Priory (Grade I Listed Building and Scheduled Monument) – north of River Welland

- Hudds Mill and Millhouse (Grade II Listed buildings) – north of the River Welland
- Stamford Conservation Area

2 Description of the proposal

- 2.1 The current application seeks the approval of reserved matters relating to appearance, landscaping, layout and scale for a mixed-use development comprising light industrial units (Use Class E(g)), Offices (Use Class E(g)), convenience store (Use Class E(a)), café (Use Class E(b)) and 23 residential dwellings pursuant to outline planning permission S20/2056.
- 2.2 The current application is the result of positive engagement between the Applicant's and the Council's Design PAD service prior to the submission of the application, particularly in ensuring that the proposed development scheme appropriately considers SuDS treatments from the outset and that the proposed parking requirements are met for all potential users.
- 2.3 The application submission has been accompanied by a Design and Access Statement, Landscape Strategy and Site Wide Design Statement, together with Proposed Site Plans, Elevation Plans and Floor Plans, which indicate that the development would consist of the following:
- 7,350 sq. metres of office space
 - 2,760 sq. metres of light industrial space
 - 410 sq. metre local convenience store
 - 270 sq. metre café
 - 23no. apartments
- 2.4 Access to the site is to be taken via 4 points of vehicular and pedestrian access from Barnack Road, which were approved as part of the outline planning permission.
- 2.5 The proposed light industrial units are located on the western side of the site together with three of the office buildings, the convenience store and the café, the remainder of the office space is situated on the eastern parcel of the site (centrally within the overall site) and contains the 23 apartments at first and second floor level, as part of a series of mixed-use buildings.
- 2.6 The commercial uses on the western part of the site are distributed amongst 8no. buildings, which includes the reimagination of the 1904 factory building in the south-western corner of the site. The buildings are arranged to provide a strong frontage onto the primary access road from Barnack Road, which culminates in a feature square positioned at the end of the road, which includes the café use. The proposed local convenience store forms one of the two buildings flanking the main access road from Barnack Road. Proposed areas of parking, for staff and delivery vehicles, is situated to the rear of buildings, and the layout includes a circular walk to along the northern boundary of the site, which ties in with an overall circular route around the whole St. Martin's Park development. A further pedestrian access is proposed on the western boundary, which links the development to the existing residential estates.
- 2.7 The proposed light industrial buildings are intended to be simple structure comprising of simple form units with pitched roof and utilising corrugated metal panels.
- 2.8 The proposed office buildings are designed to be 3-storey and are arranged to have a hierarchy of façade importance. For example. Building 1 is positioned on the western side

of the primary entrance and therefore has a strong southern gable end fronting onto Barnack Road and has a strong north-south emphasis through the composition of its 3-bay form on the eastern elevation. The building has an elaborate brick cornice and frieze details to further emphasise its importance.

- 2.9 Building 2 contains the local convenience store and therefore is designed to have a strong southern gable with single large central aperture, but also the north-eastern elevation of the building is intended to be the entrance to the convenience store and therefore has been designed to be single storey with double ridge to emphasise its different use from the main office building.
- 2.10 The 1904 building which previously occupied the site was initially intended to be retained and converted as part of the outline planning permission. However, further investigations highlighted that the structural stability of the building was compromised and therefore, prior approval was granted for the demolition of the structure. Notwithstanding this, the current application proposes the delivery of a purpose-built structure which matches the scale, position and character of the building. The new structure would include a central atrium over two floors and would include 6 large arched apertures on the southern elevation facing Barnack Road. The proposed building is intended to provide flexible floor space for a range of light industrial uses.
- 2.11 The proposed local centre / mixed use area is positioned centrally within the site, separated from the primary commercial development area by the proposed retirement village. The centre comprises of 4 no. buildings, which are all mixed use in form, fronting directly onto the primary road and design in scale and appearance to reflect a local high street. The buildings are proposed to incorporate a variety of architectural detailing and materials, as well as variations in scale and materials to reflect the incremental development of a high street. For example, buildings incorporate pre-cast stone features with brick infill panels, feature archways and chimneys, quoins, windows surrounds, string courses and parapet walls and finishes.
- 2.12 The buildings are proposed to utilise traditional materials including coursed limestone, rubble stone, red or buff brick, painted brickwork or wood floated lime render or through colour render. Timber weatherboarding is also featured on some properties.
- 2.13 As referenced above, the proposed landscaping strategy includes the formation of a commercial feature square at the end of the main street, the square is designed to reflect the architectural design and character of the surrounding buildings and therefore incorporates hard landscaping on varying levels together with large specimen feature trees, which frame the space and ensure it forms a focal point within the development.
- 2.14 A rural walk is provided along the northern boundary of the site, which extends into the open spaces of the remaining parcels of the St. Marins Park development, it comprises of a permeable footpath passing through wildflower meadow and wildlife corridors.

3 Relevant History

Application Ref	Description of Development	Decision
S20/2056	Demolition of existing factory premises (excluding original factory building at south western edge of site). Erection of a high quality mixed use development comprising; Class E development of offices and workshops (10,000m2 (GIA)),	Approved Conditionally 28.02.2022

	local foodstore and café; c190 dwellings including 30% affordable housing (Class C3); a retirement village including ancillary facilities (Class C2); public open space including strategic landscaping at the eastern end of the site; and all associated infrastructure. Means of access provided off Barnack Road through adaptation of existing vehicular access points as necessary. Secondary pedestrian and cycle access via Edgar Gardens	
S22/1827	Prior Notification for the proposed demolition of the building at the south-western corner of the St Martin's Park development (known as the '1904 building')	Prior Notice Approved Conditionally 07.10.2022
S25/0697	Submission of details reserved by Conditions 20 (Additional Access), 25 (Surface Water), 27 (Landscape and Environmental Management Plan) and 33 (Foul Drainage) of planning permission S20/2056	Pending Consideration

4 Policy Considerations

4.1 South Kesteven Local Plan 2011-2036 (Adopted January 2024)

Policy SD1 – The Principles of Sustainable Development in South Kesteven

Policy EN1 – Landscape Character

Policy EN2 – Protecting Biodiversity and Geodiversity

Policy EN4 – Pollution Control

Policy EN5 – Water Environment and Flood Risk Management

Policy EN6 – The Historic Environment

Policy DE1 – Promoting Good Quality Design

Policy SB1 – Sustainable Building

Policy ID2 – Transport and Strategic Transport Infrastructure

4.2 Stamford Neighbourhood Plan (Made July 2022)

Policy 3 – Housing type and mix on new developments

Policy 10 – Character Areas

Policy 11 – Sustainable transport

4.3 Design Guidelines for Rutland and South Kesteven Supplementary Planning Document (Adopted November 2021)

4.4 National Planning Policy Framework (NPPF) (Published December 2024)

Section 2 – Achieving sustainable development.

Section 4 – Decision-making

Section 5 – Delivering a sufficient supply of homes

Section 6 – Building a strong, competitive economy

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well-designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

Section 16 – Conserving and enhancing the historic environment

4.5 **South Kesteven Local Plan Review 2021 – 2041 (Regulation 18 Draft)**

5 Representations received

5.1 **Anglian Water**

5.1.1 No comments to make.

5.2 **Barnack Parish Council**

5.2.1 No comments received.

5.3 **Environment Agency**

5.3.1 No comments to make.

5.4 **The Gardens Trust**

5.4.1 No comments to make.

5.5 **Historic England**

5.5.1 No comments to make.

5.6 **Lincolnshire County Council (Highways and SuDS)**

5.6.1 No objections.

5.6.2 The principles of safety and capacity were determined at the outline application, and it was concluded that the development could be accommodated on the highway network, subject to appropriate mitigation.

5.6.3 Lincolnshire County Council does not consider that the most appropriate forms of SuDS drainage have been proposed for the site. However, as Lead Local Flood Authority, we do not consider that this proposal would increase flood risk in the immediate vicinity of the site and the on-site drainage proposals will manage surface water effectively.

5.7 **Lincolnshire Fire and Rescue**

5.7.1 Lincolnshire Fire and Rescue requires the installation of one fire hydrant conforming to BS750-2012 within 90m of each of the premises entrance in respect of this application to be provided at the developer's expense. Fire hydrant acceptance testing will be carried out by a Hydrant Inspector on completion and a standard hydrant marker plate will be fitted nearby. Following adoption, the Fire Service will be responsible for the ongoing maintenance and repairs for the lifetime of the hydrant.

5.8 **Lincolnshire Police Crime Prevention Officer**

5.8.1 No objections.

5.9 **Lincolnshire Wildlife Trust**

5.9.1 No comments to make.

5.10 **Ministry of Defence – Defence Infrastructure Organisation**

5.10.1 No comments received.

5.11 **Network Rail**

5.11.1 No objection subject to conditions.

5.12 **Peterborough City Council**

5.12.1 No objection, subject to consideration of the following:

- The quantum of parking needs consideration and justification. The current arrangement of numerous surface level car parks is heavily land intensive and to the detriment of both natural habitats and the edge of town / countryside setting.
- Active travel measures such as bus stops and routes, as well as dedicated cycle lanes need more regard. In general, these should be promoted much more throughout the masterplan.
- A central green amenity or a couple of pocket parks within the built up area for public and residential use could be given consideration. These would add both social and environmental value. Such amenities, as opposed to the green buffer areas around the peripheries of the scheme, would be more likely to be visited, be better overlooked and be more conducive to community events as well as other activities. It is appreciated that the green buffer around the site might be required for other reasons.
- The new residential and commercial development will largely be set back behind a proposed landscape buffer, the front building line of the development largely following the line of existing C20 houses which front Burghley Road (Barnack Road). The new residential homes and commercial uses, fronting Barnack Road will be limited to 3 storeys in height and have a traditional appearance, using contextual materials.
- New solar panels are indicated in the section drawings. It is important to ensure that no new solar panels or other external services and plant could spoil the traditional appearance of the properties fronting onto Barnack Road are resisted in order to preserve the setting of the listed parkland. The neighbouring authority may wish to consider removing permitted development rights for such additions. If solar panels are located on buildings set back from the street frontage, these should be flush with the roofs pitch, a dark matte colour to match the roof covering proposed in order to mitigate their visual impact.

5.13 **SKDC Conservation Officer**

5.13.1 No objections.

5.13.2 The masterplan proposal is for a mixed development, comprising residential development with up to 190 units, a retirement village with up to 150 units, a commercial development, convenience store and café. Details regarding the proposed design, landscaping, layout and scale has now been provided. The current proposal is regarding the industrial / commercial development and mixed-use development.

5.13.3 A green buffer with tree lines, shrub and footpaths is retained to the south of the site, along Barnack Road, providing substantial screening to the designated park and garden. It is noted that the trees will be kept at a height of at least 20m, which will provide screening to the 2.5 to 3 storey structures.

5.13.4 The industrial section takes inspiration from the historic structures, which were intended to be retained but were not structurally viable. The structures proposed are of a varied design, but still complement each other. Whilst clearly reflecting the industrial use, they are not considered to be at odds with the residential development proposed to surround them. The

proposed mix of materials of brick, corrugated iron and stone detailing is in keeping with the original material on site and the wider site context.

5.13.5 The landscaping provides a good mixture of greenspace, walkways and parking, which is set within courtyards to reduce clutter of the main streets, which all adds positively to the site. The rural walkway to the north of the industrial section provides a great buffer with trees screening the buildings from the Scheduled Monument, whilst also providing additional recreational space.

5.13.6 The mixed use area, lining the approach road to the residential area as well as the open space, provides a pleasant streetscape with its mixture of detached buildings and terraces. The variety in the designs for these buildings also provides a piecemeal development feeling to the site, which matches the historic development observed on Stamford's high street. The addition of a communal garden, hedges, fruit trees and the use of mixed material further adds to the positive appearance of this section.

5.13.7 The scheme of works presents a great attention to detail, with a high-quality design which compliments the surrounding streetscene. Based on the design, scale and landscaping provided, the proposal is not considered to cause harm to the designated heritage assets.

5.14 **SKDC Environmental Protection**

5.14.1 No comments to make.

5.15 **SKDC Urban Design Officer**

5.15.1 No objections.

5.15.2 The urban form and architecture reflect strongly the character of Stamford. The industrial buildings reflect those that existed before. The green edges have responded to the river, PRow, countryside and green spaces beyond the site.

5.15.3 Although the built environment characterises much of the site, there has been some integration of street trees and some roadside swales, along with green spaces within the layout in addition to around the edges.

5.15.4 The site has good permeability and connectivity, a cycle route along the southern edge and connection to the PRow. Streets are designed with pedestrians and ease of crossing in mind along with slow vehicle speeds.

5.15.5 A very well designed local centre, designed as a feature square and high street and parking hidden at the rear. A good mix of uses across the site when also considering the facilities in the retirement living area, and the employment / non-residential uses too.

5.16 **St. Martins Without Parish Council**

5.16.1 No comments received.

5.17 **Stamford Civic Society**

5.17.1 No objections.

5.17.2 We welcome the attention to scale and layout given to the scheme and compliment the Applicant's on the high quality design which is appropriate to this important gateway to the town. We consider that all three reserved matters application should be considered as a single development, as set out within the masterplan. We consider it is also important that the three sites are developed concurrently.

5.18 **Stamford Town Council**

5.18.1 No objection.

5.19 **Welland & Deepings Internal Drainage Board**

5.19.1 No comments to make.

5.20 **Wothorpe Parish Council**

5.20.1 No comments received.

6 Representations as a Result of Publicity

6.1 The application has been advertised in accordance with the Council's Statement of Community Involvement and no letters of representation have been received.

7 Evaluation

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this case, the Development Plan comprises of the following documents:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020); and
- Stamford Neighbourhood Plan 2016-2036 (Made July 2022).

7.2 The Local Planning Authority also have an adopted Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021), and this document is a material consideration in the determination of planning applications.

7.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2024) are also a relevant material consideration in the determination of planning applications.

7.4 It is also appreciated that the Local Planning Authority are also in the process of conducting a Local Plan Review. The initial Regulation 18 consultation on the draft Plan was carried out between February and April 2024 and a further Regulation 18 consultation on proposed housing and mixed-use allocations is due to commence in July 2025. At this stage, the allocations and policies contained in the Local Plan Review can be attributed very little weight in the determination of planning applications. However, the updated evidence base which accompanies the Local Plan Review is a material consideration and must be taken into account.

7.5 **Compliance with the Outline Planning Permission**

7.5.1 As referenced above, the current application seeks the approval of reserved matters relating to appearance, landscaping, layout and scale for the erection of a mixed-use development comprising light industrial units, offices, convenience store, café and 23 residential dwellings pursuant to outline planning permission S20/2056.

7.5.2 Application Ref: S20/2056 was granted in February 2022 and provided outline planning permission for a proposed development comprising of "Demolition of existing factory premises (excluding original factory building at southern edge of site [1904 building]). Erection of mixed-use development comprising: Class E development of offices and workshops (10,000m² (GIA)), local foodstore and café, c.190 dwellings, including 30% affordable housing (Class C3), a retirement village including ancillary facilities (Class C2),

public open space including strategic landscaping at the eastern end of the site; and all associated infrastructure". As such, the current reserved matters application would fall within the description of development permitted by the outline planning permission.

7.5.3 Similarly, Condition 16 of the outline planning permission limits the development to the following uses and the maximum levels of each:

- Housing within Class C3 – up to 190 units
- Retirement village within Class C2 – up to 150 units of accommodation together with communal facilities buildings
- Commercial development within Class E(g) – up to 10,000 sq. metres of gross internal floorspace, consisting of around 7,500 sq. metres within Class E(g)(i) and (ii) and around 2,500 sq. metres within Class E(g)(iii).
- Convenience store within Class E(a) – up to 400 sq. metres gross internal floorspace
- Café within Class E(b) – up to 280 sq. metres gross internal floorspace.

7.5.4 As detailed above, the current application proposes the following uses:

- 7,350 sq. metres of office space
- 2,760 sq. metres of light industrial space
- 410 sq. metre local convenience store
- 270 sq. metre café
- 23no. apartments

7.5.5 In view of the above, it is Officer's assessment that the quantum and mix of uses proposed would fall within the scope of uses permitted by Condition 16 of the outline planning permission.

7.5.6 In addition, Condition 13 of the outline planning permission requires all reserved matters applications to be in broad compliance with the Land Use Parameters and Height Parameters Plans submitted as part of the outline application, as well as the approved Design and Placemaking Code. Officers have reviewed the submitted scheme against the approved Parameters documents and are satisfied that the current proposals fall within the scope of the agreed parameters.

7.5.7 Furthermore, Condition 32 requires reserved matters applications to include details of the location, design and equipment installed in a Locally Equipped Area for Play. Condition 34 requires at least 10% of all dwellings to be designed to accessible and adaptable standards set out in Part M4(2) of the Building Regulations. It is Officer's assessment that these conditions are more appropriately addressed as part of the reserved matters application relating to the residential (Use Class C3) part of the wider development, which has been submitted on behalf of Morris Homes.

7.5.8 In this regard, it is acknowledged that the current reserved matters application forms only part of the wider development proposals. As such, a key consideration is ensuring that the current application does not prejudice the delivery of a comprehensive and high-quality development across the whole St. Martin's Park site.

7.5.9 In this respect, Officers have reviewed the submitted scheme and are satisfied that it is in accordance with the requirements of the outline planning permission and allows for the

delivery of a comprehensive development as a whole. Consequently, the proposed scheme is acceptable in principle, subject to detailed design considerations.

7.6 Meeting All Housing Needs

7.6.1 As part of the outline planning permission, the Section 106 Agreement secured 30% of the residential dwellings (Use Class C3) as affordable housing, with details of the number, location, size, type and tenure of all affordable housing provided to be agreed through the submission of an Affordable Housing Scheme. This Scheme is currently pending consideration by the Local Planning Authority (LPA Ref: S25/0808).

7.6.2 In terms of the mix of property types and sizes to be provided across the development, Policy H4 (Meeting All Housing Needs) requires all major proposals for residential development to provide an appropriate type and size of dwellings to meet the needs of current and future households of the District.

7.6.3 Similarly, Policy 3 of the made Stamford Neighbourhood Plan seeks a mix of 1-, 2- and 3-bed properties, as well as supporting the needs for first time buyers, young families and accommodation for older people.

7.6.4 In this respect, the 2023 Local Housing Needs Assessment advises that the following housing mix should be provided for the period to 2041:

Number of bedrooms	Market	Affordable Ownership	Affordable Rent
1 bedroom	1% – 5%	10% - 15%	30% to 35%
2 bedrooms	30% – 35%	40% - 45%	45% to 50%
3 bedrooms	45% - 50%	30% - 35%	20% to 25%
4 bedrooms	10% - 15%	5% - 10%	1% to 5%
5+ bedrooms	1% - 5%	1 to 5%	

7.6.5 In comparison, the submitted reserved matters applications would provide the following housing mix:

Number of bedrooms	Market	Affordable Ownership	Affordable Rent
1-bedroom	4	0	10
2-bedrooms	42	8	16
3-bedrooms	49	14	5
4-bedrooms	20	0	4
5+ bedrooms	18	0	0

7.6.6 In respect of the above, it is Officers' assessment that the proposed housing mix would be broadly in accordance with the mix recommended within the LHNA and would provide a range of property types and sizes, including a range of affordable ownership and affordable rental opportunities.

7.6.7 Taking the above into account, it is Officers' assessment that the application proposals would be in accordance with Policy H4 of the adopted Local Plan, Policy 3 of the made Neighbourhood Plan and Section 5 of the National Planning Policy Framework.

7.7 **Impact on the character and appearance of the area**

7.7.1 As outlined above, Condition 13 of the outline planning permission requires all reserved matters applications to be in broad compliance with the Land Use Parameters Plan (Appendix 1) and Height Parameters Plan (Appendix 2). Similarly, the application is also required to be in broad accordance with a detailed Street and Placemaking Code approved as part of the outline planning permission.

7.7.2 The current application scheme has been the result of extensive pre-application engagement between Officers, Consultees and the Applicant's through the Council's Design PAD process. This has included detailed consideration of the development of the site as a whole and ensuring that the three land parcels are appropriately integrated to ensure a co-ordinated and comprehensive approach. This has resulted in the scheme incorporating SuDS details as far as possible.

7.7.3 In relation to the above, the Council's Principal Urban Design Officer has been formally contacted on the application scheme and has confirmed that they are supportive of the scheme. Furthermore, the submission has been assessed using the Building for Healthy Life metric and this confirms that the scheme performs highly against this nationally accredited metric.

7.7.4 It is Officer's assessment that the proposed site layout is consistent with the details approved by the Land Use Parameters Plan and the Street and Placemaking Code. The scheme does have good permeability as a whole and allows for cyclists and pedestrians to be a focus of the streetscene. The proposed local centre included within the current application has been well-designed to include a feature square and high street, whilst also providing sufficient and convenient parking provision to the rear of the built form.

7.7.5 The comments from Peterborough City Council in relation to the scheme are noted. Whilst the measures raised by PCC would be in accordance with the general principles of good design, it is also a key requirement of national and local planning policy that development should be appropriate for its context. In this respect, it is Officers' assessment that the urban form strongly reflects the close-knit character of Stamford and therefore, this has been appropriately balanced against the desire to provide increased SuDS and street trees.

7.7.6 In respect of the scale and appearance of the building, it is Officers' assessment that the scale of development is consistent with the parameters contained within the Building Heights Parameters Plan and is appropriate for the context of the area. Furthermore, the overall appearance and architectural detailing is reflective of Stamford town centre, and the variation in designs also reflects the piecemeal nature of the evolution of Stamford town centre. It is Officers' assessment that the proposed palette of materials is appropriate for the character of the area. However, conditions are recommended to require the submission of a formal sample of the proposed external materials to ensure that the final materials selection is appropriate for the delivery of a high-quality development.

7.7.7 With regards to the proposed landscaping details, the submitted Plans demonstrate the implementation of the proposed linear park along the northern boundary of the site, which forms a circular loop around the whole site and provides an attractive walking area for future residents of the site. Similarly, the scheme also includes part of the central green lung which

culminates in the local centre forming part of the current application. The proposed planting scheme is reflective of the proposed soft landscaping character areas, which include the “rural walkway” and “mixed-use gardens” referenced above.

7.7.8 Conditions on the outline planning permission secure the implementation of the landscaping, protection of all landscaping for a period of 5 years as well as the requirement for the submission of a Landscape and Ecological Management Plan. Therefore, it is not necessary to replicate these conditions.

7.7.9 Taking the above into account, it is Officers assessment that the application proposals would provide an appropriate appearance, layout, landscaping and scale which ensures that the development delivers a high quality development which is appropriate for the character and appearance of the area and would enhance the streetscene. As such, it is Officers position that the application proposals would accord with Policy DE1 of the adopted South Kesteven Local Plan, the made Stamford Neighbourhood Plan, the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework, subject to the imposition of conditions.

7.8 **Impact on heritage assets**

7.8.1 With regard to the impact of the development on heritage and archaeology, the proposed development site itself does not contain any designated heritage assets (Listed Buildings or Scheduled Ancient Monuments), and the site is not located within either of the Stamford Conservation Areas. However, it is appreciated that there are a large number of designated assets within the surrounding area, including Burghley House Registered Park and Garden which is located immediately opposite the site.

7.8.2 In this regard, the Council’s Conservation Officer has been consulted on the application and has confirmed that they have no objections. They have confirmed that there would be no harm to the setting or significance of any designated heritage assets.

7.8.3 Similarly, Historic England and the Gardens Trust have been consulted and neither party has raised any objections.

7.8.4 Furthermore, it is noted that Peterborough City Council have raised concerns about the potential for solar panels or external services to be installed on properties fronting onto Barnack Road, due to the potential harm to the setting of Burghley House Registered Park and Garden.

7.8.5 Condition 31 of the outline planning permission requires the submission of a detailed scheme of climate mitigation measures prior to the commencement of any building operations on each phase. Details submitted pursuant to this condition will identify any external services to be provided as part of the delivery of the scheme. Notwithstanding this, it is appreciated that Part 14: Renewable Energy of the General Permitted Development Order allows for the installation of solar panels and air source heat pumps on domestic and non-domestic properties without the need for express planning permission, subject to compliance with a number of conditions. Whilst the concerns of Peterborough City Council are noted, the Case Officer notes that there are existing residential properties fronting onto Barnack Road, which have not had any permitted development rights removed, and therefore could reasonably install external services without the need for planning permission from the Local Planning Authority. As such, it would not be reasonable to remove permitted development rights for the proposed development.

7.8.6 Therefore, the application proposals would not have any unacceptable adverse impacts on any designated heritage assets. As such, the application would be in accordance with Policy EN6 of the Local Plan, Section 16 of the Framework and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.9 **Impact on neighbouring amenity**

7.9.1 In assessing the application proposals against the standards set out within the adopted Design Guidelines SPD, it is Officers' assessment that the proposed layout would ensure adequate separation distances between the proposed new built development would ensure that all properties benefit from an appropriate level of privacy and outlook.

7.9.2 In respect of the relationship between the application proposals and the existing residential properties fronting onto Barnack Road and at Edgar Gardens, it is noted that the proposed development in the north-west corner of the site is sufficiently separated from the existing dwellings to ensure that it meets the relevant standards within the Design Guidelines. In respect of the proposed development at the south-western corner of the site, adjacent to dwellings fronting onto Barnack Road, it is noted that the proposed development would fall breach the standards set out within the Design Guidelines SPD. Notwithstanding this, it should be noted that the application proposals would provide either the same, or betterment, when compared to the relationship with the previous factory building of the Cummins Generators site. The proposed re-building of the 1904 building would be on the same footprint as the previous historic building and, therefore, would not result in any additional harm to the relationship between site and the adjacent residential properties. Similarly, the proposed Office Building 2 would be positioned further away from the terrace of dwellings fronting onto Barnack Road immediately at the frontage of the site. Taking the above into account, it is Officers assessment that the application proposals would not give rise to any unacceptable impacts on the neighbouring residential amenity by way of loss of privacy, overshadowing or outlook.

7.9.3 In respect of the impacts of construction activities on the amenity of existing residential properties, it is appreciated that the application site is located immediately adjacent to existing dwellings, and therefore, there is the potential for short-term impacts on residential amenity as a result of noise, dust and vehicle movements associated with the construction of the development. In this regard, it is noted that Condition 22 of the outline planning permission requires the submission of a detailed Construction Management Plan and Method Plan prior to any development on each phase of the site. As such, it is not necessary to replicate this condition as part of the current application.

7.9.4 Furthermore, in relation to the interrelationship between the operational activities of the proposed commercial premises, and the existing and proposed dwellings, it is appreciated that the operational activities, including the loading and unloading of delivery vehicles, could impact on the occupation of the proposed dwellings. In this regard, Condition 26 requires the submission of a detailed scheme of noise mitigation, which specifically requires measures to address the relationship between the proposed commercial development and any residential amenity.

7.9.5 Taking the above into account, it is Officers' assessment that, subject to the conditions imposed on the outline planning permission, the proposed development would not give rise to any unacceptable adverse impacts on residential amenity by virtue of privacy, light or overshadowing and would not have any unacceptable noise or lighting impacts. Therefore, the proposed development would accord with Policy DE1 of the adopted Local Plan, the

made Stamford Neighbourhood Plan, the Design Guidelines SPD, and Section 12 of the Framework.

7.10 **Access, Parking and Highways Impact**

7.10.1 As detailed above, access to the site has been agreed as part of the outline planning permission, which identifies that access to the site is to be taken via Barnack Road through the formation / adaptation of four points of vehicular access and the provision of an additional point of pedestrian / cycle access from Edgar Gardens.

7.10.2 The outline planning permission includes a number of conditions relating to access and highways impacts, as follows:

- Condition 18 requires the implementation of the access works together with the proposed pedestrian access from Edgar Gardens.
- Condition 20 requires details of four additional points of pedestrian and cycle access to be provided on the site.
- Condition 21 requires the implementation of a package of off-site highways improvement works, including the provision of new bus stops and improvements to existing bus stops.
- Condition 23 requires the submission of a Travel Plan, which includes measures to encourage sustainable travel options.

7.10.3 In addition, the Section 106 Agreement completed as part of the outline planning permission also secured a number of financial contributions to off-site highways improvements and monitoring of the travel plan.

7.10.4 Lincolnshire County Council (as Local Highways Authority) have been consulted on the application and have raised no objections. As part of their formal comments, they have confirmed that the proposed development is not expected to give rise to any concerns in relation to highways safety and capacity.

7.10.5 Taking the above into account, it is the Case Officer's assessment that the application proposals would not give rise to any unacceptable adverse impacts on highways safety and / or capacity and provides an appropriate level of parking. As such, the application proposals are assessed as being in accordance with Policy ID2 of the Local Plan, the made Stamford Neighbourhood Plan and Section 9 of the National Planning Policy Framework.

7.11 **Flood Risk and Drainage**

7.11.1 Condition 25 of the outline planning permission requires the submission of a surface water drainage scheme prior to the commencement of development. The Local Planning Authority are currently in receipt of an application pursuant to this condition (LPA Ref: S25/0697). Whilst this application is subject to a separate decision, the details have been considered alongside the current reserved matters applications.

7.11.2 Lincolnshire County Council (as Lead Local Flood Authority) have been consulted on the application and have raised no objections. It is noted that they have advised that they do not consider the most appropriate SuDS solution has been proposed as part of the scheme, and similarly the Council's Urban Design Officer has acknowledged that it would be preferable for additional swales to be included in the scheme. However, all parties have accepted that these measures would not be compatible with a layout which advocates for a close-knit structure which is more appropriate for the site's Stamford location. As such,

having regard, to the balance of these factors, it is the Case Officer's assessment that the application scheme includes the best SuDS solutions whilst also retaining an appropriate form of development for the area.

7.11.3 Therefore, it is the Case Officer's assessment that the application proposals would not give rise to any unacceptable risk of flooding. Consequently, the application would accord with Policy EN5 of the adopted Local Plan and Section 14 of the National Planning Policy Framework.

7.12 **Other Matters**

7.12.1 It is noted that Lincolnshire Fire and Rescue have objected to the proposals on the basis a fire hydrant is required to be provided as part of the development in accordance with the obligations of Building Regulations.

7.12.2 As indicated above, measures of fire safety, including the provision of fire hydrants, is secured via Approved Document B of the Building Regulations and, therefore, is not a matter which is required to be addressed as part of the planning application. An informative is proposed to be included on the decision notice, which highlights the requirements of the Building Regulations to the applicant.

8 **Crime and Disorder**

8.1 It is concluded that the proposals would not result in any significant crime and disorder implications.

9 **Human Rights Implications**

9.1 Article 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is concluded that no relevant Article of the Act will be breached in making this decision.

10 **Planning Balance and Conclusions**

10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this case, the principle of development has been established as part of the outline planning permission. As such, the current application falls to be assessed in the context of the compliance with the conditions and obligations of the outline planning permission, including ensuring that it does not prejudice the delivery of a co-ordinated and comprehensive development on the whole, as well as the compliance with the adopted Development Plan.

10.2 In this context, it is Officer's assessment that the detailed design and landscaping proposal respond positively to the site's context and the surrounding built form. The proposed development is appropriate for the site's location within Stamford and would not prejudice the delivery of a comprehensive development as a whole. It is Officer's assessment that the scale and appearance of the development would be consistent with the parameters approved as part of the outline planning permission.

10.3 Furthermore, it is Officer's assessment that having regard to the previous form of development on the site, the proposed scheme would not result in any unacceptable impacts on the amenity of neighbouring land uses.

10.4 Taking the above into account, it is Officer's assessment that the application proposals would accord with the provisions of the outline planning permission and the adopted

Development Plan when taken as a whole, and there are no material considerations which indicate that reserved matters consent should be withheld.

11 Recommendation

- 11.1 To authorise the Assistant Director – Planning & Growth to GRANT reserved matters consent, subject to the proposed schedule of conditions detailed below.

Schedule of Condition(s)

Approved Plans

- 1) The development hereby permitted shall be carried out in accordance with the following list of approved plans:

- a. Application Document Schedule (Dated 10 February 2025)

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

During Building Works

Design Quality and Visual Impact

Materials Sample

- 2) Before any works above foundation level of any building hereby permitted are begun, a detailed specification of the materials (including the colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted Local Plan.

Before the Development is Operational

Design Quality and Visual Impact

Materials Implementation

- 3) No building forming part of the development hereby permitted shall be first occupied / brought into use, until that building has been completed in accordance with the approved external materials details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted Local Plan.

Standard Note(s) to Applicant

- 1) In reaching the decision, the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with Paragraph 38 of the National Planning Policy Framework (2024).
- 2) The Applicant's attention is drawn to the comments received from Lincolnshire Fire and Rescue in relation to the provision of fire hydrants within the development.

Appendix 1 – Land Use Parameters Plan



Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.
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- Commercial land use
- Residential and retirement living land use
- Indicative location for mixed commercial and residential land use
- Green space / structural landscaping land use
- Vehicular, cycle and pedestrian access point
- Primary pedestrian and cycle access point
- Secondary pedestrian and leisure cycle access point



Rev	Date	Description	Initials
PROJECT		St Martin's Park Stamford	
TITLE:		Land use parameters	
SCALE:		1:1000 @A1	
DATE:		June 2020	
DRAWING No:		6178/PL 03	
DRAWN BY:		FC	

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Appendix 2 – Height Parameters Plan



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- Site boundary
- Max 3 storey development
Indicative ridge height 12.0m above finished ground level
- Max 2.5 storey development
Indicative ridge height 12.0m above finished ground level
- Max 2.5 storey development
Indicative ridge height 10.9m above finished ground level
- Max 2 storey development
Indicative ridge height 10.9m above finished ground level
- Existing building height to be maintained

Note: Sketch layout is for illustrative purposes only



Rev	Date	Description	Initials
PROJECT		St Martin's Park Stamford	
TITLE:		Height parameters	
SCALE:		1:1000 @A1	
DATE:		June 2020	
DRAWING No:		6178/PL 04	
DRAWN BY:		PC	

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Site Location Plan



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— Application Boundary



Rev	Date	Description	Initials
PROJECT		St Martin's Park Stamford	
TITLE:		Burghley Land Ltd Application Boundary	
SCALE:		1:1000 @A1	
DATE:		250204	
DRAWING No:		6178/PL 18	
DRAWN BY:		CT	

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Combined Masterplan



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- Site boundary
- Existing buildings
- Proposed buildings
- Street
- Traffic calmed area
- Footway / footpath
- Court / parking
- Green space
- Front garden
- Rear garden
- Attenuation area

M	07.02.20	Outbuilding updates	PC
S	01.01.20	Landscape updates	CT
K	20.01.20	St Martin's Homes and Hospital village building programme	CT
J	19.12.19	St Martin's Homes and Hospital village updates	CT
M	11.09.19	St Martin's Homes and Hospital village updates W/P	PC
U	11.09.19	Residential area (St Martin's Homes) updated	PC
F	06.07.19	St Martin's Homes Masterplan updated	SA
B	11.06.19	Hospital Village & St Martin's Homes Masterplan updated	SA
H	10.04.19	All areas updated	PC
C	18.07.17	Hospital Village Masterplan Updated	SA
B	07.07.17	St Martin's Homes Masterplan Updated	SA
S	12.06.17	Adam Masterplan Updated	SA
Rev	Date	Description	Initials

PROJECT: St Martin's Park
 Stamford

TITLE: Combined Masterplan

SCALE: 1:1000@A1

DATE: 18/07/2022

DRAWING No: 6178/001M

DRAWN BY: SA

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Proposed Site Layout



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 The site walls other than the Planning Application perimeter.
 All dimensions must be checked by the contractor before commencing work on site.
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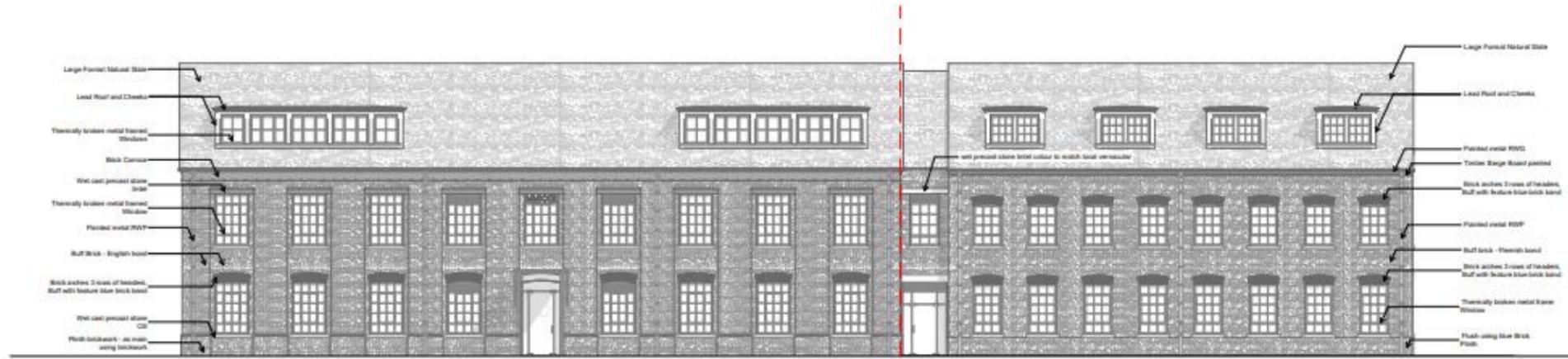


PLANNING

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 Rev. Date Description
 PROJECT St Martin's Park Commercial Area
 TITLE Proposed Site Plan
 SCALE 1:500 @A0
 DATE 01/2022
 DRAWING No. 6159-ADAM-00-XX-DR-A-0111
 DRAWN BY: 012

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Proposed Elevations



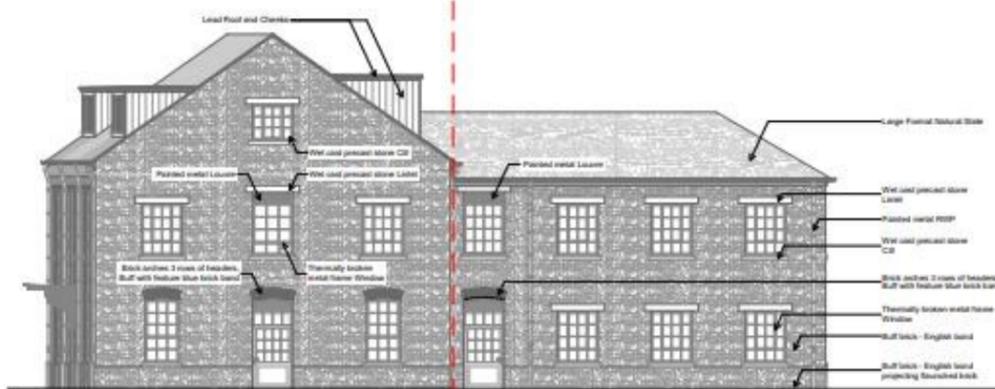
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East (Front) Elevation 2-2

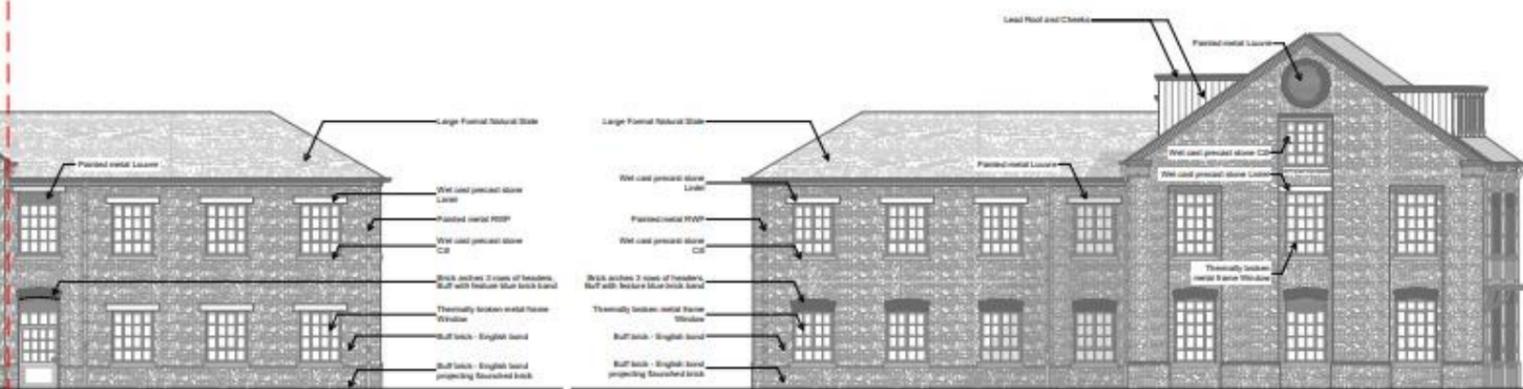


West (Rear) Elevation 1-2

West (Rear) Elevation 2-2



North (Side1) Elevation 2-1



North (Side1) Elevation 2-2

South (Side2) Elevation

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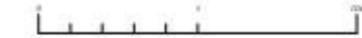
PLANNING

01	TBC	SK	
Rev	Date	Description	Initials
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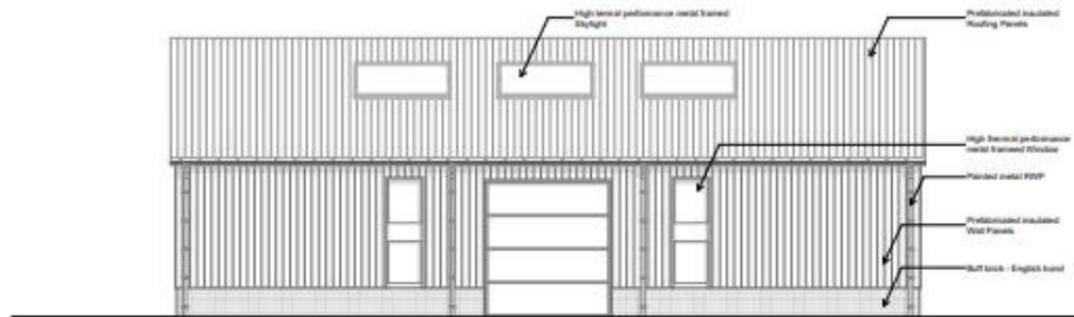
TITLE: Office Building 1
 Proposed Elevations
 SCALE: 1:100 @A1
 DATE: February 2025
 DRAWING No: 6259-ADAM-F1-XX-DR-A-0301
 DRAWN BY: BP

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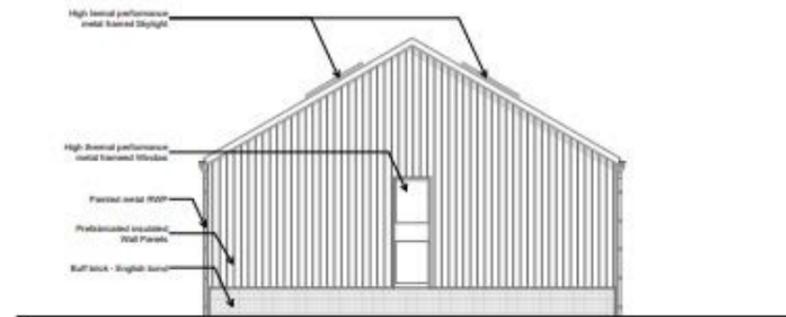
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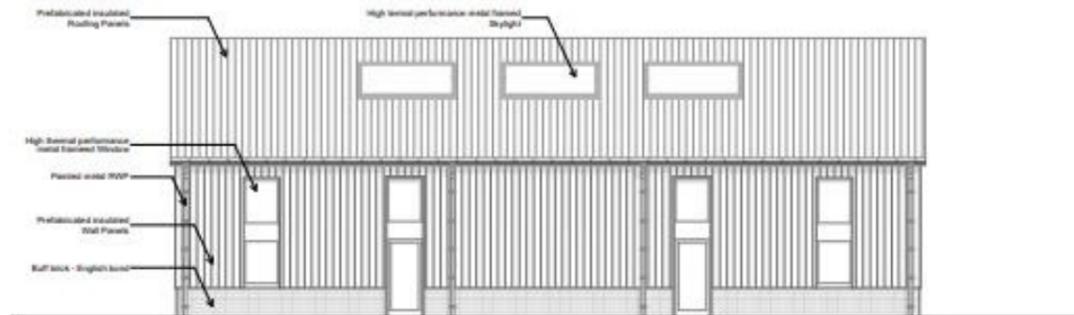
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 For dimensions see Drawings 0201 and 0151



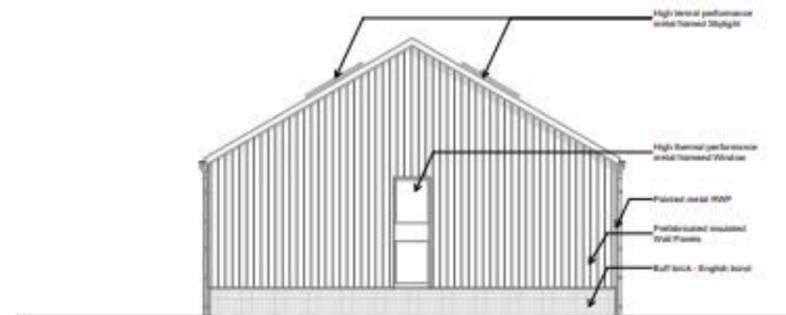
East (Front) Elevation



South (Side2) Elevation



West (Rear) Elevation



North (Side1) Elevation

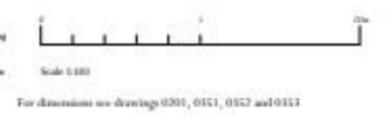
PLANNING

01	TBC	SK	
Rev	Date	Description	Initials
PROJECT		St Martin's Park Commercial Buildings	
TITLE:		Light Industrial Building 4 Proposed Elevations	
SCALE:		1:100 @A1	
DATE:		February 2025	
DRAWING No:		6259-ADAM-L4-XX-DR-A-0301	
DRAWN BY:		SK	



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G-West (Front) Elevation

West (Front) Elevation



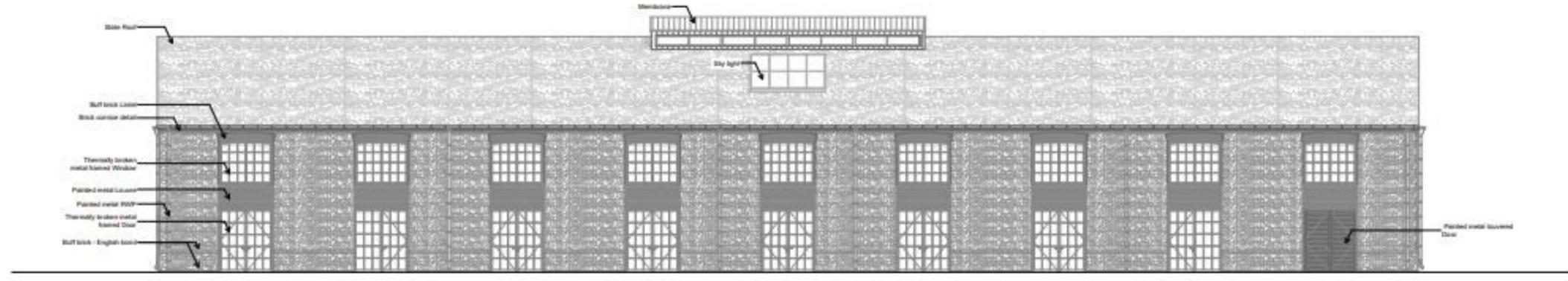
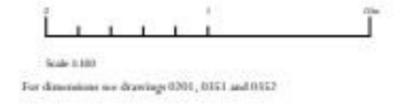
G-North (Side2) Elevation

PLANNING

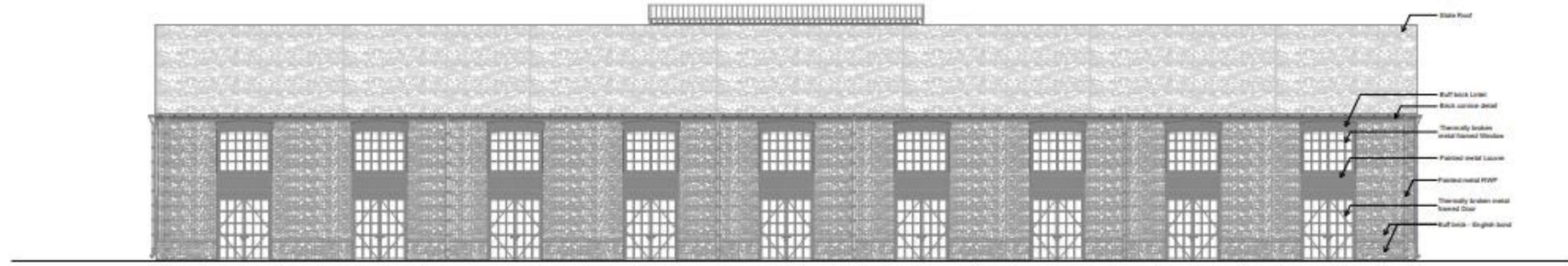
01	TBC	SK	
Rev	Date	Description	Initials
PROJECT		St Martin's Park Commercial Buildings	
TITLE:		Mixed-use Buildings G,H & J Proposed Elevations MU - GHJ 1/2	
SCALE:		1:100 @A1	
DATE:		February 2025	
DRAWING No:		6259-ADAM-M4-XX-DR-A-0301	
DRAWN BY:		SK	

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East (Front) Elevation



West (Rear) Elevation



South (Side2) Elevation



North (Side1) Elevation

PLANNING

01	TBC		SK
Rev	Date	Description	Initials
PROJECT		St Martin's Park Commercial Buildings	
TITLE:		1904 Building Proposed Elevations 1904	
SCALE:		1:100 @A1	
DATE:		February 2025	
DRAWING No:		6259-ADAM-NF-XX-DR-A-0301	
DRAWN BY:		SK	

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CGI View of the proposed commercial square

