



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

3 July 2025



### S25/0259

Proposal:	Application for the approval of reserved matters relating to appearance, landscaping, layout and scale for the erection of 167 dwellings (Use Class C3) pursuant to outline planning permission S20/2056
Location:	Land to the north of Barnack Road, Stamford
Applicant	Morris Homes 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"> <li>• Compliance with the outline planning permission</li> <li>• Impact on the character and appearance of the area</li> </ul>
Technical Documents:	<ul style="list-style-type: none"> <li>• Design Statement</li> <li>• LEAP Landscape Maintenance Statement</li> <li>• Site Wide Design Statement</li> <li>• Landscape Management Plan</li> </ul>

#### Report Author

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**Corporate Priority:**

**Growth**

**Decision type:**

**Regulatory**

**Wards:**

**Stamford St Mary's**

**Reviewed by:**

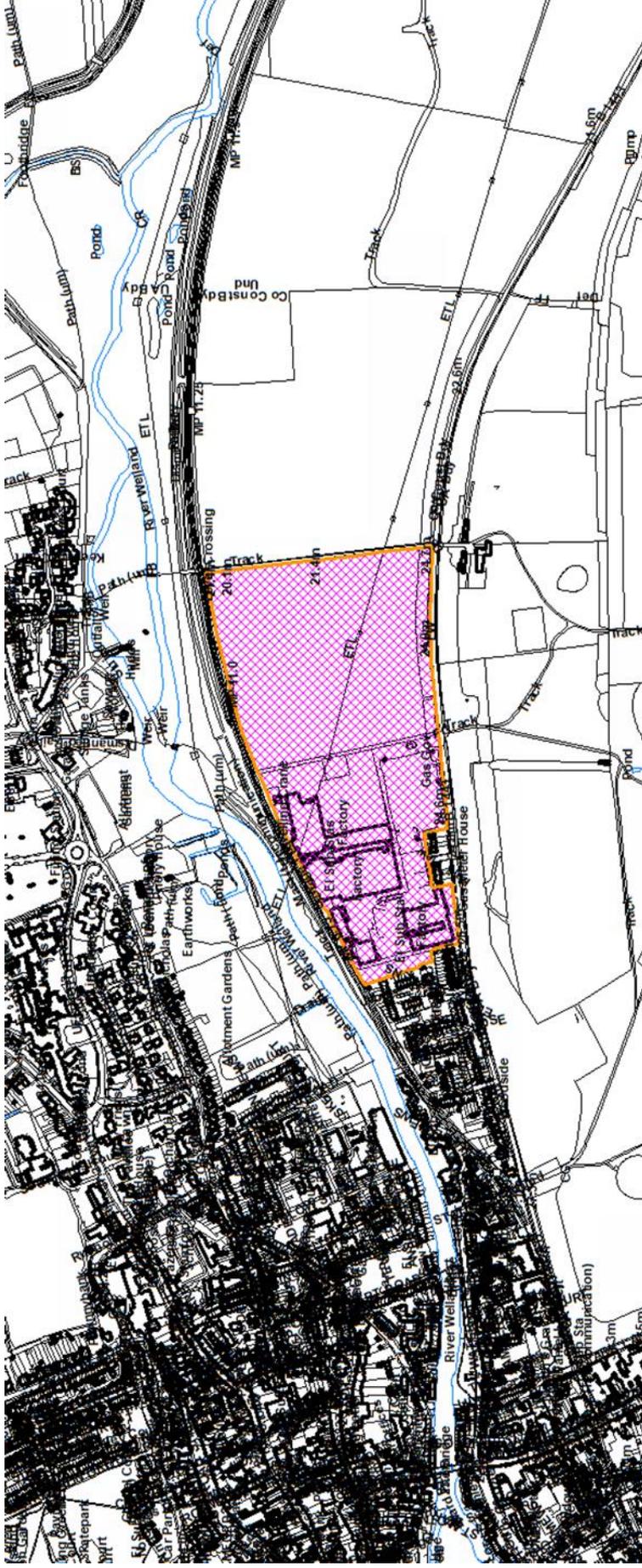
Phil Jordan, Development Management & Enforcement Manager

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

# S25/0259 – Land north of Barnack Road, Stamford



Key



**Application  
Boundary**



# 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 the southern edge of the site [1904 building]). Erection of mixed-use development comprising: Class E development of offices and workshops (10,000m<sup>2</sup> (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 strategy 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 to consideration by the Local Planning Authority, which will collectively deliver the St. Martin's Park development. The current site comprises of the proposed residential dwellings and strategic landscaping and is situated at the eastern end of the site, and is to be delivered by Morris Homes Limited. The proposed commercial land and local centre is located on the western and central parts of the site, and is being delivered by Burghley Land Limited (LPA Ref: S25/0258). Whilst the proposed retirement village is located centrally within the site and is to be delivered by Inspired Villages (LPA Ref: S25/0296).
- 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 of the application site. High voltage electricity power lines 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. Barnack 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, layout, landscaping and scale for the erection of 167 dwellings (Use Class C3) 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. This has given particular regard to ensuring that the current application forms part of a comprehensive and co-ordinated development of the St. Martin's park development as a whole.
- 2.3 The application submission has been accompanied by a Design Statement, Landscape Management Plan 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:
- 2.4 The proposed development would provide 167 dwellings, which would consist of the following housing mix:
- Market Housing (117 dwellings)
    - 30 x 2-bed dwelling (apartments, mews and semi-detached dwellings)
    - 51 x 3-bed dwelling (detached dwellings and mews)
    - 20 x 4-bed dwelling (detached dwellings)
    - 18 x 5-bed dwelling (including detached dwellings)
  - Affordable Housing (50 dwellings)
    - 9 x 1-bed dwellings (including maisonettes and apartments)
    - 18 x 2-bed dwellings (including mews and apartments)
    - 19 x 3-bed dwellings (including mews and semi-detached dwellings)
    - 4 x 4-bed dwellings (including mews)
- 2.5 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. The current reserved matters application also proposes 2 additional points of pedestrian and cycle access along the eastern boundary to provide direct links between the proposed development site and the public bridleway which runs along the eastern boundary but is situated outside of the application site.
- 2.6 The proposed dwellings have been arranged in a perimeter block layout throughout, and includes a number of key focal plots and landmark buildings positioned at key points throughout the site. The development has been designed with a number of character areas, which is reflective of the principles established by the Design and Placemaking Code approved as part of the outline planning permission; with these character areas reflective of their location within the site and the interrelationship between the various uses which form the overall development.

- 2.7 The proposed dwellings would be predominantly 2-storey with a number of 2.5 storey dwellings at key locations, such as on the eastern boundary of the development and adjacent to the local centre. The proposed dwellings would be constructed with a range of rubble and ashlar stone, red and buff brick and would include ivy coloured through render on focal plots. The use of materials is also distributed throughout the site in a manner consistent with the various character areas.
- 2.8 Dwellings fronting onto Barnack Road are similar in design to those used in the Morris Homes development at Cecil Square in Stamford. The buildings are to be built from Rubble stone and include local detailing such as small parapets, high quality quoins detailing, and flush casement windows with surrounds. Boundaries to dwellings include a mixture of vertical railings and hedge planting, as well as low level frontage walls.
- 2.9 Parking courts are proposed throughout the development with the aim of reducing the visibility of cars within the streetscene. Parking spaces are to be marked by block paving with buff textured tarmac drives.
- 2.10 The scheme also includes a number of elements of the strategic landscaping approved as part of the outline planning permission. For example the mature woodland belt along the Barnack Road frontage of the site is to be retained and supplement with native parkland tree species to form a tree lined avenue with footpath and cycleway.
- 2.11 The Main Street within the site includes a number of street trees planted within a swale, which link through the site connecting the Central Greenway with the Play Park on the eastern boundary. The Main Street also includes a playpark with a mixture of timber play equipment and curved wooden benches.
- 2.12 The eastern parkland runs from Barnack Road up to the northern boundary, where it links into the northern landscaping to the railway line. Within this area, the existing trees are to be supplemented with additional parkland tree planting to form a green buffer to the edge of the site. A further native species hedge is to be planted along the internal boundary of the public open space to screen any parking from the open space and public right of way.

### 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 (10,000m <sup>2</sup> (GIA)), 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	Approved Conditionally 28.02.2022
S22/1827	Prior Notification for the proposed demolition of the building at the south-	Prior Notice Approved Conditionally

	western corner of the St Martin's Park development (known as the '1904 building')	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 objections.

5.1.2 Given the location with the SPZ1 of a sensitive groundwater source for public water supply, any infiltration SuDS must be accompanied by a hydrogeological risk assessment confirming that the proposed drainage system does not pose an unacceptable risk to the

source of public water supply. This assessment must also consider the potential contaminative inputs into the SuDS system and the system's ability to suitably attenuate these contaminants.

## 5.2 **Barnack Parish Council**

5.2.1 No comments received.

## 5.3 **Gardens Trust**

5.3.1 No comments to make.

## 5.4 **Historic England**

5.4.1 No comments to make.

## 5.5 **Lincolnshire County Council (Highways & SuDS)**

5.5.1 No objections.

5.5.2 Following on from the outline consent, the site is now divided into three parcels. These proposals by Morris Homes take account of the requirements of the outline and approved Design Code, Place Making Guide and Master Plan, in conjunction with the other parts of the development.

5.5.3 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.

5.5.4 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.

## 5.6 **Lincolnshire Crime Prevention Officer**

5.6.1 No objections.

## 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 Wildlife Trust**

5.8.1 No comments received.

## 5.9 **Ministry of Defence – Defence Infrastructure Organisation**

5.9.1 No objections

## 5.10 **Network Rail**

5.10.1 No objections.

## 5.11 **Peterborough City Council**

5.11.1 No objection, subject to consideration of the following:

- The triple tandem parking spaces are concerning. This should be revisited with the aim of removing at least one of the tandem parking bays.

#### 5.12 **SKDC Conservation Officer**

5.12.1 No objections.

5.12.2 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.

5.12.3 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.

5.12.4 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.

5.12.5 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.

#### 5.13 **SKDC Environmental Protection Officer**

5.13.1 No comments to make.

#### 5.14 **SKDC Principal Urban Design Officer**

5.14.1 No objections.

5.14.2 The urban form and architecture reflect strongly the character of Stamford. The green edges have responded to the river, PRow, countryside and green spaces beyond the site.

5.14.3 Although the built environment characterises much of the site, there has been some integration of street trees and roadside swales along with greenspaces without the layout in addition to around the edges.

5.14.4 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 with slow vehicle speeds.

5.14.5 There is a comprehensive approach and thought to front boundary treatments with different approaches on different streets and all high quality.

5.14.6 The dwellings have a clear Stamford influenced urban form and street character. Dwellings are set forward on plots and less driveway or frontage parking. The rear parking areas have been well designed, with natural surveillance from integrated properties fronting them in most cases.

5.14.7 The scheme demonstrates high quality, traditional architecture that reflects the Stamford character. High quality materials are also proposed.

#### 5.15 **St Martins Without Parish Council**

5.15.1 No comments received.

## 5.16 **Stamford Civic Society**

5.16.1 No objections.

5.16.2 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.

## 5.17 **Stamford Town Council**

5.17.1 No objection.

5.17.2 We have concerns about the safety of the railway cross. With so many more people potentially using the crossing, there should be, as a minimum, warning lights if not a footbridge.

## 5.18 **Wothorpe Parish Council**

5.18.1 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 167 dwellings (Class C3) pursuant to outline planning permission.
- 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 (10,000m<sup>2</sup> (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 erection of 167 dwellings (Class C3). A further 23 dwellings are proposed as part of the Burghley Land Limited application (Ref: S25/0258), which results in a total quantum of 190 residential dwellings. As such, it is Officers’ assessment that the quantum of development proposed falls within the limits of Condition 16 of the outline planning permission.
- 7.5.5 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 and approved as part of the outline planning application, as well as the approved Design and Placemaking Code. Officers’ have reviewed the submitted scheme against these approved documents and are satisfied that the current proposals are consistent with the approved details.
- 7.5.6 Furthermore, Condition 32 requires reserved matters applications to include details of the location, design and equipment to be installed in a Locally Equipped Area of Play together with details of a maintenance plan. In this regard, the current application proposes the delivery of a LEAP within a park located on the Main Street. The proposed LEAP is to include a timber climbing frame, timber bouncing flower, timber jumping disk, twin seesaw, large play boulders, and curved timber benches. The application has also been accompanied by a LEAP Maintenance Schedule (Barnes Walker) (Dated February 2025), which outlines the management arrangements for the LEAP and the wider Park. It is Officers’ assessment that the design of the proposed LEAP would ensure that there is a range of play opportunities for young people, whilst also enabling the LEAP to integrate positively into the wider streetscene.

7.5.7 In addition, Condition 34 also 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. The submitted Design Statement and Housetypes confirms that this requirement is being delivered in full as part of the current application.

7.5.8 As outlined above, it is appreciated 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 allows for a comprehensive and co-ordinated development across the whole of the 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 high quality, comprehensive development. 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:

<b>Number of bedrooms</b>	<b>Market</b>	<b>Affordable Ownership</b>	<b>Affordable Rent</b>
<b>1 bedroom</b>	1% – 5%	10% - 15%	30% to 35%
<b>2 bedrooms</b>	30% – 35%	40% - 45%	45% to 50%
<b>3 bedrooms</b>	45% - 50%	30% - 35%	20% to 25%
<b>4 bedrooms</b>	10% - 15%	5% - 10%	1% to 5%
<b>5+ bedrooms</b>	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. As part of the consideration of the current proposals, key consideration has been given to the interface between the Morris Homes development and the other two land parcels, to ensure that the character areas seamlessly integrate across the land parcels, and that the permeability of the scheme is not compromised.

7.7.3 In relation to the above, the Council's Principal Urban Design Officer has been formally consulted on the application scheme and has confirmed that they are supportive of the scheme. Furthermore, the submission has been assessed using the Building for a 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 Street and Placemaking Code. The scheme has good permeability as a whole, and the use of rear parking courts and recessed garages will ensure that on-street parking and vehicles generally do not dominate the streetscene. The proposed LEAP is well-located to ensure that it provides a functional play space within close proximity to the proposed Local Centre and contributes to the character of the Main Street as a whole. The form of the Main Street in conjunction with the green corridor punctuating through the centre of the site ensures that the permeability is both north-south and east-west.

7.7.5 The comments from Peterborough City Council in relation to the tandem parking are noted. However, national planning policy requires development to make effective use of land, and it is a key policy obligation of national, local and neighbourhood planning policy that

development should be appropriate for its context. In this respect, it is the Case Officer's assessment that the use of tandem parking, including the minor use of triple tandem parking highlighted by Peterborough City Council, allows the development to have a close knit urban form, which reflects the character of Stamford, whilst also ensuring that the scheme provides adequate parking to serve the needs of future residents in a manner that does not dominate the streetscene. As such, it is Officer's assessment that in balancing these design considerations, the most appropriate design solution has been identified.

- 7.7.6 In respect of the scale and appearance of the proposed dwellings, it is Officer's assessment that the scale of development is broadly consistent with the parameters contained within the Building Height Parameters Plan and is appropriate for the context of the area. The use of 2.5 storey dwellings within the site has been justified to allow for the provision of focal plots and landmark dwellings, which contributes to the street hierarchy and allows for legibility of the site as a whole.
- 7.7.7 Furthermore, the overall appearance and architectural detailing is reflective of the prevailing form and morphology of the built environment within Stamford, and the variation in dwelling designs is in-keeping with the piecemeal evolution and extension of the town. It is Officer's 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 proposed external materials prior to development above foundation level to ensure that the final material selection is appropriate and does not dilute the delivery of a high-quality development.
- 7.7.8 With regards to the proposed landscaping details, the submitted Plans demonstrate the proposed character areas, which vary alongside the built form; this contributes to the legibility of the scheme as a whole and the integration of the respective land parcels. It is Officers' assessment that the LEAP and eastern parkland ensures that there are a range of open space opportunities to serve all generations, as well as encouraging access to the PRoW thereby encouraging active travel. The proposed planting schedule also positively incorporates a mix of plant species and sizes.
- 7.7.9 Conditions on the outline planning permission secure the implementation of the landscaping, protection of all landscaping for a period of five years, as well as the requirement to submit a Landscape and Ecological Management Plan. Therefore, it is not necessary to replicate these conditions.
- 7.7.10 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 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 all new dwellings to ensure that all properties benefit from an appropriate level of privacy and outlook. Likewise, all new dwellings would benefit from an appropriate level of private amenity space.
- 7.9.2 Similarly, in respect of the relationship between the application proposals and the existing residential properties fronting onto Barnack Road, it is Officers' assessment that the scale of the dwellings proposed in this location, coupled with the separation distances, would ensure 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 proposed dwellings, and the operational activities of the commercial premises proposed as part of the wider St. Martin's Park development, it is appreciated that the operational activities of these uses, including the loading and unloading of vehicles and operation of machinery, could conflict with the occupation of the proposed dwellings. In this respect, Condition 26 of the outline planning permission requires the submission of a detailed scheme of noise mitigation, which specifically references the requirement to provide measures to address the potential conflict between commercial operations and residential amenity. It is noted that this condition also requires consideration of the potential impact of the proximity of the railway line on residential amenity of dwellings on the northern boundary.
- 7.9.5 Taking the above into account, it is Officers' assessment that, subject to 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 adverse noise or lighting impacts. Therefore, the proposed development would accord with Policy DE1 of the adopted Local

Plan, the made 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 It is noted that comments received from Stamford Town Council have requested the installation of warning signs or a footbridge across the railway line from the public bridleway that runs alongside the site. In this regard, the Section 106 Agreement secures a financial contribution of £80,000 towards upgrading the existing crossing system by means or a meerkat warning light system or any other form of equivalent works.

7.10.5 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.

7.10.6 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 16 June 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.  
 All areas shown are approximate and should be verified before forming the basis of a decision.  
 Do not scale other than for Planning Application purposes.  
 All dimensions must be checked by the contractor before commencing work on site.  
 No deviation from this drawing will be permitted without the prior written consent of the Architect.  
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 Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground condition is essential prior to work commencing.  
 Reassessment is essential when the ground conditions are apparent, and redesign may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.

- 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



Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.  
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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:		Morris Homes Application Boundary	
SCALE:		1:1000 @A1	
DATE:		250204	
DRAWING No:		6178/PL 20	
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	Marvin Homes and Imperial villages building programme	CT
J	19.12.19	Marvin Homes and Imperial villages updates	CT
M	11.09.19	Marvin Homes and Imperial villages updates W/P	PC
U	11.09.19	Residential areas (Marvin Homes) updated	PC
F	06.07.19	Marvin Homes Masterplan updated	SA
B	11.06.19	Imperial Villages & Marvin Homes Masterplan updated	SA
H	10.04.19	All areas updated	PC
C	18.07.17	Imperial Villages Masterplan Updated	SA
B	07.07.17	Marvin 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

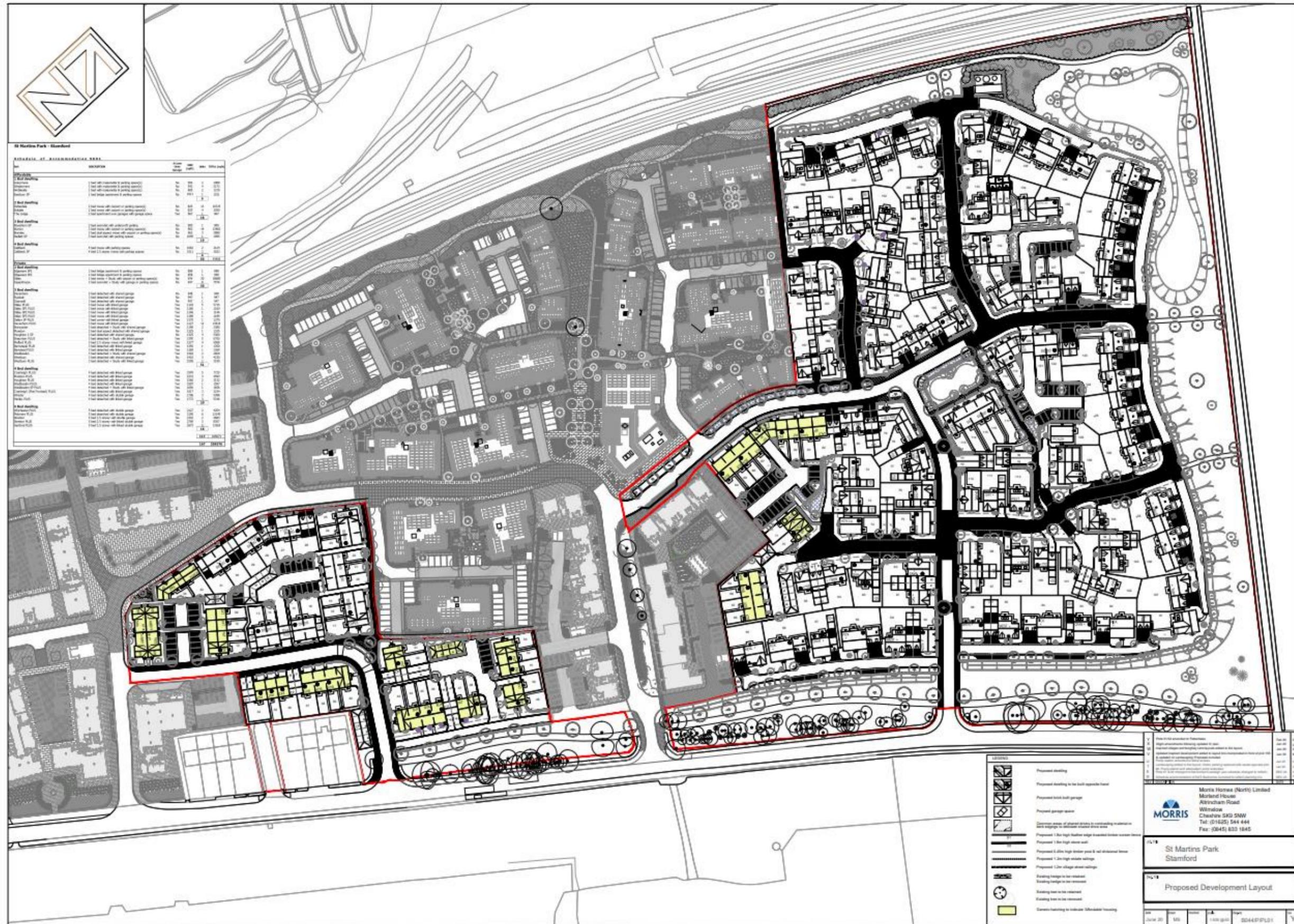
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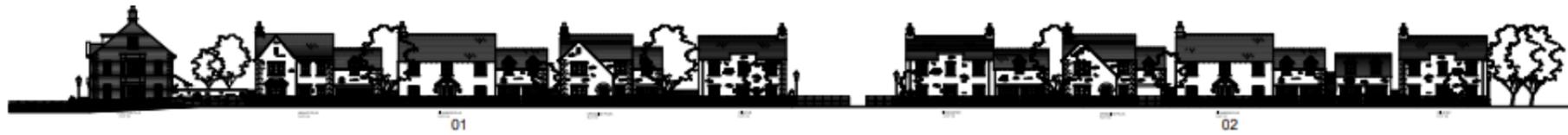
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Proposed Site Layout



Proposed Elevations



NORTH STREET  
SECTION 01



NORTH STREET  
SECTION 02



D	UPDATED TO SUIT COMMENTS RECEIVED	17.10.24	RDL
C	UPDATED TO SUIT COMMENTS RECEIVED	10.09.24	RDL
B	UPDATED TO SUIT COMMENTS RECEIVED	14.08.24	RDL
REV	DESCRIPTION	DATE	BY
Morris Homes (Group) Limited Morland House Altrincham Road Winslow Cheshire SK9 5NW Tel: (01625) 544 444 Fax: (01625) 833 1045			
Job Title <b>STAMFORD ST. MARTIN'S PARK</b>			
Drawing Title <b>NORTH STREET STREET SCENES</b>			
08.12.22	SK	MF	1:100 @ A1
Project: STAMSC02N0103			Rev: 0



STREET SCENE 1  
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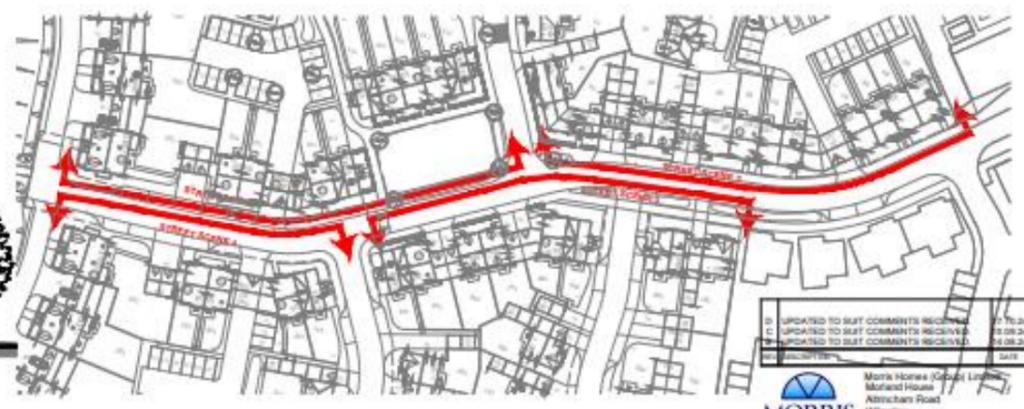
STREET SCENE 2  
 GALTON SP PLUS PLOT 79 MELFORD PLUS PLOT 80 MELFORD PLUS PLOT 81 CALDBECK PLUS -AFF PLOT 82 CALDBECK -AFF PLOT 83 PATTERDALE -AFF PLOT 84 PATTERDALE -AFF PLOT 85 EASTBURY SP -AFF PLOT 86 BUXTON -AFF PLOT 87 BUXTON -AFF PLOT 88 BUXTON -AFF PLOT 89 BUXTON -AFF PLOT 90



STREET SCENE 3  
 THE DAVENHAM PLOT 98 THE BRANCASTER PLOT 96 THE CAPESTRORPE PLOT 149 THE DEBLEY SP3 PLUS PLOT 148 MELFORD PLUS PLOT 147 MELFORD PLUS PLOT 148 THE DEBLEY PLUS PLOT 146 THE CAPESTRORPE PLOT 144



STREET SCENE 4  
 THE CAPESTRORPE PLOT 131 THE DEBLEY PLOT 130 THE EDGEWARE SP1 PLOT 129 THE DEBLEY PLOT 128 THE DEBLEY PLOT 127 STRETTON PLOT 143



01

02

03

04

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 DATE 15.07.24

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STAMFORD  
 ST. MARTIN'S PARK  
 MAIN STREET  
 STREET SCENES

NO.	DATE	BY	APP'D BY	SCALE	PROJECT	REV.
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**THE CRESCENT**  
SECTION 01



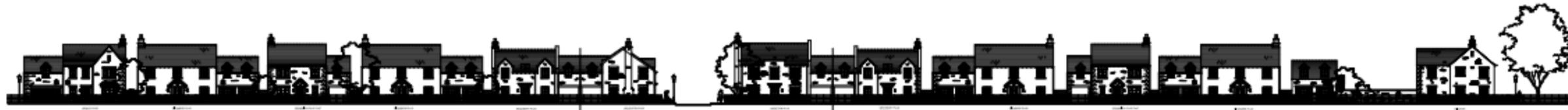
**THE CRESCENT**  
SECTION 02



**THE CRESCENT**  
SECTION 03



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E	UPDATED TO SUIT COMMENTS RECEIVED.	14.08.24	RDL
REV	DESCRIPTION	DATE	BY
<p>Morris Homes (Group) Limited Morland House Altrincham Road Wilmslow Cheshire SK9 5NN Tel: (01625) 544 444 Fax: (0945) 633 1045</p>			
<p>Job Title: <b>STAMFORD ST. MARTIN'S PARK</b></p>			
<p>Draw Title: <b>THE CRESCENT STREET SCENES</b></p>			
Date	Scale	Sheet	Page
10.08.24	SK MF	1:100 @ A1	STAMSCENE012 10 G



01

02

03



HENLEY PLUS  
PLOT 55

PICKMERE PLUS  
PLOT 56

CRANLEIGH PLUS FLAT  
PLOT 57

PICKMERE PLUS  
PLOT 58

WESTBURY PLUS  
PLOT 59

**BARNACK ROAD**  
SECTION 01



HOUGHTON PLUS  
PLOT 60

MORETON PLUS  
PLOT 61

WESTBURY PLUS  
PLOT 62

PICKMERE PLUS  
PLOT 64

**BARNACK ROAD**  
SECTION 02



CRANLEIGH PLUS FLAT  
PLOT 50

PICKMERE PLUS  
PLOT 62

WINTER  
PLOT 91

**BARNACK ROAD**  
SECTION 02



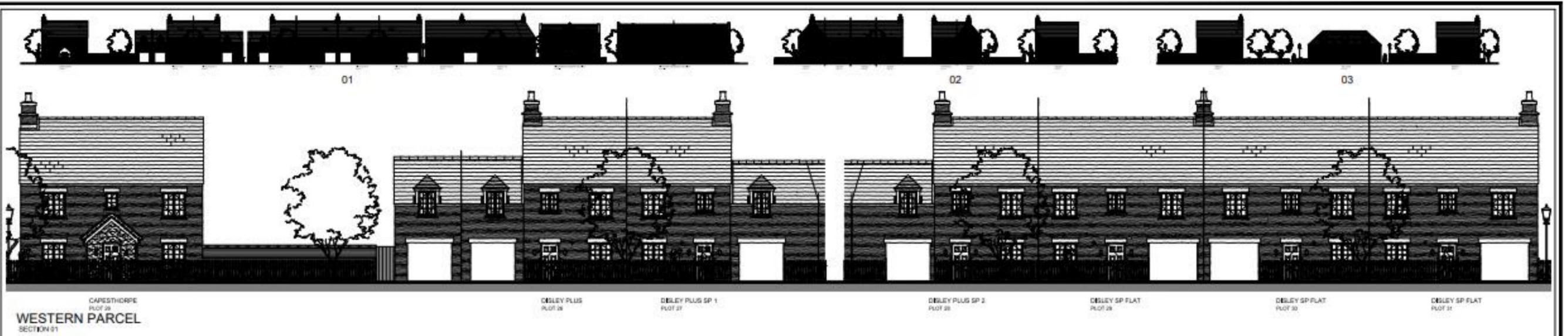
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A	UPDATED TO SUIT COMMENTS RECEIVED.	14.08.24	ROL

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Site Title  
**STAMFORD  
ST. MARTIN'S PARK**

Prop Title  
**BARNACK ROAD  
STREET SCENES**

Date	Drawn	Checked	Scale	Project	Rev
08.12.23	SK	MF	1:100 @ A1	STAMSCENES01	D



WESTERN PARCEL  
SECTION 01



WESTERN PARCEL  
SECTION 02



WESTERN PARCEL  
SECTION 02



WESTERN PARCEL  
SECTION 03



NO.	DESCRIPTION	DATE	BY
Morris Homes (Group) Limited Morland House Altrincham Road Wilmslow Cheshire SK9 2NW Tel: (01625) 544 444 Fax: (0945) 833 1845			
Job Title: <b>STAMFORD ST. MARTIN'S PARK</b>			
Day Title: <b>WESTERN PARCEL STREET SCENES</b>			
Scale	0:11.24	RD.	MP
Sheet	1160 @ A1	Region	STAMFORD/SP/03
Author		Check	A