



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

3 July 2025



S25/0296

Proposal:	Application for the approval of reserved matters relating to appearance, landscaping, layout and scale for the erection of 150 residential units (Use Class C2), together with ancillary care, communal and wellbeing facilities pursuant to outline planning permission S20/2056
Location:	Land to the north of Barnack Road, Stamford
Applicant	Senior Living (Stamford) 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"> • Planning Statement • Transport Statement • Design Statement • Site Wide Design Statement

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Stamford St Mary's

Reviewed by:

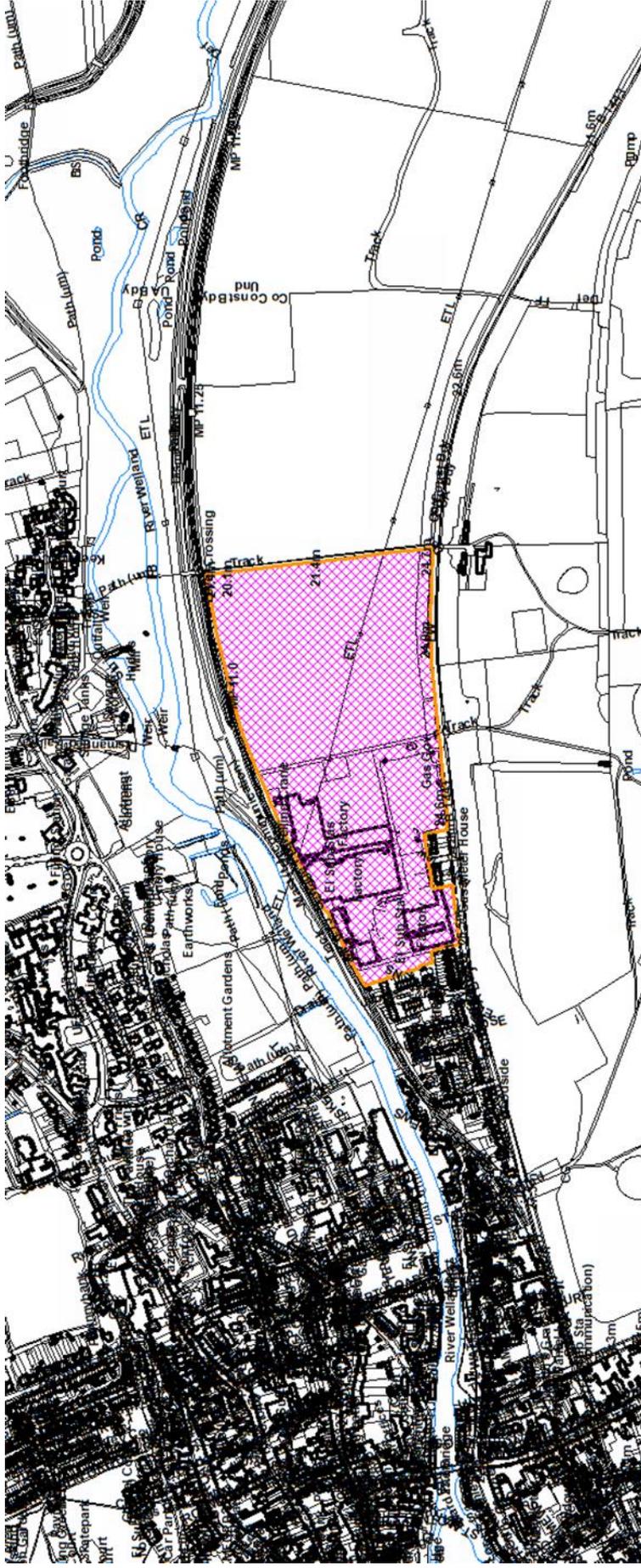
Phil Jordan, Development Management & Enforcement Manager

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

S25/0296 – 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 (10,000m² (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 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 retirement village and is situated within the centre of the site, and is to be delivered by Inspired Villages. The proposed commercial land and local centre is located on the western part of the site and is being delivered by Burghley Land Limited (LPA Ref: S25/0258). Whilst the proposed residential dwellings are located to the east of the site and is being delivered by Morris Homes (LPA Ref: S25/0259).
- 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 150 residential units (Use Class C2), together with ancillary care, communal and wellbeing facilities 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, Planning Statement 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 150 residential units (Class C2) forming an Integrated Retirement Community (IRC). The proposed dwellings would consist of the following mix:
- 6 x 1-bed apartment
 - 123 x 2-bed apartment
 - 8 x 2-bed cottage
 - 13 x 2-bed plus study cottage
- 2.5 The proposals also include the following ancillary and amenity facilities:
- Reception, Administration and Manager Offices
 - Bar, Restaurant and Private Dining
 - Kitchens and associated storage
 - Laundry room
 - Swimming Pool and changing facilities
 - Gymnasium and Fitness Studio
 - Treatment Rooms
 - Hairdresser
 - Staff Room and associated welfare facilities; and
 - Storage/Multi-Use space
- 2.6 These facilities are to be contained in a single "clubhouse" building located at the southern edge of the land parcel, with associated courtyard space immediately to the west, which is identified as the village square. Clubhouse facilities are designed to cater to the needs of occupants of the retirement village but will also be made available to the public, including future residents of the adjacent land parcels.

- 2.7 The proposed residential units are to be contained in a series of apartment buildings and semi-detached and detached cottages which are distributed around the site with associated parking. The land parcel is punctuated in the middle by the proposed village green (green lung) which extends from the northern landscape buffer zone through to the clubhouse.
- 2.8 The apartment blocks are a mix of 2- and 3-storey buildings, with the club house a 2-storey building with single storey rear extension. The proposed cottages, which are all situated to the north of the site are 2-storey in nature.
- 2.9 The clubhouse building is to be a mixture of buff brick a stone and contains detailing using the same materials palette. The building is chamfered where the road intersects. Windows and doors have a mixture of detailing, heads, cills or surrounds. Stone corbels and parapet copy details. Banding details are provided within the facades on larger elevations.
- 2.10 The clubhouse apartment building (the building closest to the facilities) has a varied materials palette of buff brick, render and stone detailing. The windows and doors have a variety of treatments, or alternatively have a simpler fenestration.
- 2.11 The village apartment buildings also have a varied material palette of red brick, buff brick, render and stone detailing, which are used to split the elevations by block to break up the visual massing of the buildings. The windows and doors vary in style, with some featuring detailed heads, cills or surrounds, while others are more streamlined. Dark window colours ensures that the focus is on the detailing rather than the colour of the windows to provide a degree of consistency. The facades of the building also include banding and faux feature windows, as well as Juliet balconies.
- 2.12 The cottages nearest the road frontages bordering the neighbouring land parcels have been designed with a visual link to the clubhouse building, but also the design of the buildings in the adjacent parcels. The palette is buff brick, slate roofs and stone detailing. Cottages in other parts of the site are red brick, slate roofs and stone detailing to the window heads and door surrounds.
- 2.13 Access to the site is to be taken via the Main Street serving the whole St. Martin's Park development. This Main Street is served via 4 points of vehicular and pedestrian access from Barnack Road, which were approved as part of the outline planning permission.
- 2.14 The scheme also includes the "village green" which extends from the northern landscape buffer through to the clubhouse. The planting within this area utilise native and ornamental species which contribute to the character area formed within the wider development.

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 ² (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	Approved Conditionally 28.02.2022

	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 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 & SuDS)

5.6.1 No objections.

5.6.2 The principal means of vehicular access is to be obtained via the shared spine road running east-west to the south of the parcel of the wider site, via a pair of simple priority junctions proceeding northward along secondary routes, the western of which will also provide a connection to the road abutting the western boundary.

5.6.3 The principles of highway 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.

5.6.4 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.

5.7 Lincolnshire Crime Prevention Officer

5.7.1 No objections.

5.8 Lincolnshire Fire and Rescue

5.8.1 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.

5.9 Lincolnshire Wildlife Trust

5.9.1 No comments received.

5.10 Ministry of Defence – Defence Infrastructure Organisation

5.10.1 No comments received.

5.11 Network Rail

5.11.1 No objections.

5.12 **Peterborough City Council**

5.12.1 No objections.

5.12.2 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 that could spoil the traditional appearance of the properties fronting Barnack Road are resisted in order to preserve the setting of the listed parkland. The Planning Authority may wish to consider removing permitted development rights for such additions to ensure against this. If solar panels are located on buildings set back from the street frontage, these should be flush with the roof 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 current proposal is regarding the retirement village set at the centre-north of the site. The buildings are to comprise a mixture of detached, semi-detached and three-storey apartment complexes including a central clubhouse, providing further amenities to the entire site. ON the approach from the main access route, the clubhouse is the focal point, set prominently at the junction. It also fronts a well-proportioned village square, which leads to a large, communal open greenspace. This leads to the northern belt of greenspace, leading along the entire length of the site and incorporates a footpath. The tree lines would provide screening to the north, minimising the potential visual impact on the nearby St. Leonards Priory Scheduled Monument.

5.13.3 With their scale and design, the larger apartment blocks, set to the west of the site, visually tie in with the commercial units set in the western extent of the masterplan site, while providing a visual and characteristic transition to the lower semi-detached and detached properties set within the north and east of the site.

5.13.4 The drawings illustrate the mixture of materials proposed, ranging from stonework, rustic, buff and blue engineering brick, which are in keeping with the wider area.

5.13.5 There are a substantially number of solar panels proposed, covering the flat roofs, and most south and east facing roof pitches with occasional west facing pitches. With the flat roofed buildings containing parapets, these solar panels, albeit set on the highest buildings would be visually well screened. It would be recommended for the solar panels on pitched roofs to be integrated into the roofscape.

5.13.6 The scheme of works presents a high quality design, integrating a significant amount of greenspace into the residential development, which complements the development and surrounding streetscene. It is noted that all three reserved matters should be considered as a single development, as set out in the masterplan, to ensure the high quality design presented is implemented cohesively throughout the site. Based on the design, scale and screening provided, the proposal is not considered to cause harm to the designated heritage assets in the surrounding area.

5.14 **SKDC Environmental Protection Officer**

5.14.1 No comments to make.

5.15 **SKDC Principal Urban Design Officer**

- 5.15.1 No objections.
- 5.15.2 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.
- 5.15.3 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.
- 5.15.4 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 with slow vehicle speeds.
- 5.15.5 The scheme includes a feature square with active edges and street surface material changes – a length of street with street surface changes, a green space / play area, and a feature space outside the retirement living area.
- 5.15.6 The scheme demonstrates high quality, traditional architecture that reflects the Stamford character. High quality materials are also proposed.

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 **Wothorpe Parish Council**

- 5.19.1 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 letters of representation has been received from 1 interested party; who has remained neutral. The representation has raised the following matters:
- Require the installation of bird swift boxes into the development.

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 detailed above, the current application seeks the approval of reserved matters relating to appearance, landscaping, layout and scale for the erection of 150 residential units (Class C2), together with ancillary care, communal and wellbeing facilities 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 erection of 150 residential units (Use Class C2), which are to form an independent retirement village, together with ancillary communal facilities which are to be contained in a central communal building. 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 The occupation of the retirement village is controlled by Schedule 6 of the Section 106 Agreement completed as part of the outline planning permission. This sets out that the retirement land must not be used for any other purpose than as a retirement village and that the units provided within this part of the site cannot be used for anything other than a Class C2 use. The Section 106 Agreement also explicitly defines the C2 units as the following:

“Means a continuing care unit (which may or may not be a dwelling) within Use Class C2 only for the provision of residential accommodation and care to people who are:

- (i) Over the age of 55 (and such persons living with them who are their spouse, civil partner, cohabitee or dependent); and*
- (ii) In need of care”*

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 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.

7.5.7 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 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 current application proposes a range of 1- and 2-bed residential units falling within Use Class C2 and forming a retirement village. The proposed scheme would therefore assist in meeting the needs for specialist accommodation within the District.

7.6.5 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, a key consideration has been the interface between the site and the other two land parcels, to ensure that there is integration across the land parcels, and also to the use and functionality of the village square positioned adjacent to the facilities building.

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 proposals. 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 proposed layout and orientation of buildings contributes to the formation of an attractive village square, and the position of the facilities building within the site means that it is conveniently located to ensure accessibility to all users, including occupiers of the adjacent land parcels. The position of the village green, and its connectivity to the northern buffer landscaping and footpath, ensures that the site is permeable on both axis.

7.7.5 In respect of the scale and appearance of the proposed buildings, it is Officers' assessment that the scale of development is broadly consistent with the parameters contained within the Building Heights Parameters Plan. The use of 3-storey buildings are situated along the western end of the Main Street, in close proximity to the commercial units provided as part of the Burghley Land Limited parcel, and therefore, assist in providing a transition between the character and form of the two parcels.

7.7.6 Furthermore, the overall appearance and architectural detailing of the built form is reflective of the prevailing form and morphology of the built environment within Stamford. The Design and Access Statement submitted as part of the application has demonstrated how this contextual analysis has strongly influenced the design process, and the characteristics of the built form. It is Officer's assessment that the proposal 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 well-planned and high-quality development.

- 7.7.7 With regards to the proposed landscaping details, the submitted Plans demonstrate proposals for a range of soft and hard landscaped areas, which ensures that the spaces are functional and fully accessible for all members of the community, whilst also creating attractive character areas, which contribute to the legibility of the St. Martin's Park development as a whole, and the integration of the respective land parcels with the northern landscaped area, which crosses all three parcels.
- 7.7.8 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.
- 7.7.9 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 It is noted that Peterborough City Council have raised concerns about the potential for solar panels or external services to be installed on southern facing roofscapes, and therefore potentially causing harm to the setting of Burghley House Registered Park and Garden and have recommended removing permitted development rights for such installations. Similarly, the Council's Conservation Officer has also alluded to a requirement for the installation of solar panels to be controlled to ensure that these are not installed in sensitive locations.
- 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 and SKDC's Conservation Officer are noted, the Case Officer acknowledges 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. In such circumstances, the installation of external services on these properties would cause the same level of impact on the Registered Park and Garden. As such, it is the Case Officer's assessment that it would not be reasonable to remove permitted development rights as part of the current proposals.

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 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 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.

7.9.3 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.

7.9.4 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 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.

7.12.3 In addition, it is also appreciated that comments received from members of the public have requested that all buildings on site are required to install 3 bird swift boxes to ensure the protection of endangered species. In this regard, Condition 27 of the outline planning permission requires the submission of a Landscape and Environmental Management Plan, which will ensure that the development maximises opportunities for biodiversity net gain. Similarly, Officers' note that the current landscaping proposals would deliver a substantial net gain on site compared to the previous land uses. As such, it is noted considered to be necessary to impose conditions require the installation of bird boxes.

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 List (Dated 19 June 2025) (Revision D)

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.
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 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



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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

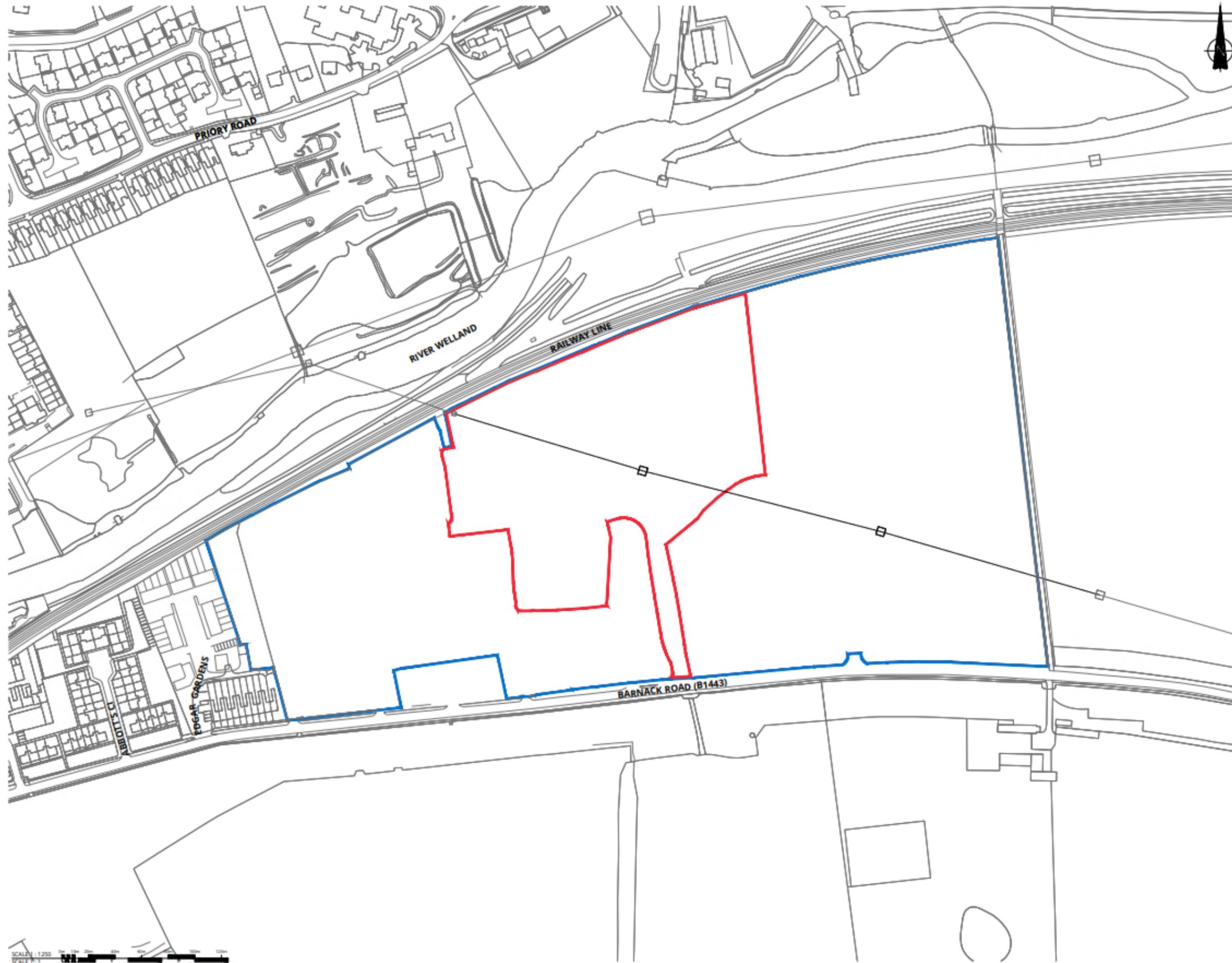


Rev	Date	Description	Initials
PROJECT		St Martin's Park Stamford	
TITLE:		Height parameters	
SCALE:		1:1000 @A1	
DATE:		June 2020	
DRAWING No:		6178/PL 04	
DRAWN BY:		PC	

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Site Location Plan



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DRAWING TO BE READ IN COLOUR

LEGEND

- BOUNDARY OF HYBRID APPROVAL REF (S20/2056)
- APPLICATION SITE BOUNDARY APPROVAL REF (S20/2056)

NOTE:-
THE SITE BOUNDARY (RED LINE) IS DEPICTED IN ACCORDANCE WITH THE GUIDELINES Laid OUT IN HM LAND REGISTRY PLANS, PRACTICE GUIDE 40, SUPPLEMENT 5.

THE OUTSIDE EDGE OF ALL BOUNDARY LINES DENOTE THE EXTENT OF THE BOUNDARY. THE THICKNESS IS FOR GRAPHIC REPRESENTATION ONLY. WITH THE EXCEPTION OF THE OUTLINE BOUNDARY IN WHICH THE INTERNAL LINE OF BOUNDARY LINE DENOTES THE EDGE OF THE BOUNDARY.



NO: 2807 ISSUED FOR PLANNING NO: 14.02.21

URBANEDGE

SENIOR LIVING (STAMFORD) LIMITED

ST MARTIN'S PARK
PROPOSED INTEGRATED
RETIREMENT COMMUNITY

SITE LOCATION PLAN
AS EXISTING

PLANNING

2807	11.2020-01	NOV 24	NO	POD
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2807-URB-STM-00-DR-A-202010

Combined Masterplan



Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.
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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 areas (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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LEGEND

— APPLICATION SITE BOUNDARY
APPROVAL REF (S20/2056)

NOTE:-
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POB ISSUED FOR PLANNING NO 14.02.25
Rev No Description Drawn By Date



Client
SENIOR LIVING (STAMFORD) LIMITED

Project
**ST MARTIN'S PARK
PROPOSED INTEGRATED
RETIREMENT COMMUNITY**

Drawing
**SITE PLAN
AS PROPOSED**

Issue Reference
PLANNING

UB Proj No	Scale	Date	Drawn	Revised	Revision
2807	1:1000 @A2	NOV 24	ND	-	P00

Project Organisation, Identification, Issue Type, Date, Number
2807-URB-STM-00-DR-A-208913



Proposed Site Sections



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SCALE 1:200
SCALE 1:1

URBANEDGE
architecture / landscape / masterplanning

FOR
SENIOR LIVING (STAMFORD) LIMITED

FOR
**ST MARTIN'S PARK
PROPOSED INTEGRATED
RETIREMENT COMMUNITY**

FOR
**SITE SECTION C-C
AS PROPOSED**

FOR
PLANNING

2807	1:200 @ A1	01/23	PO	POO
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2807-URB-STM-ZZ-DR-A-208913



▲ Clubhouse west elevation



▲ Clubhouse south west elevation



▲ Clubhouse south elevation



▲ Clubhouse south east elevation



▲ Key plan



▲ Clubhouse apartment building south elevation



▲ Clubhouse apartment building west elevation



▲ Clubhouse apartment building north elevation



▲ Clubhouse apartment building east elevation



▲ Village apartment building south elevation



▲ Village apartment building east elevation





▲ View 5 - Looking north/north east towards the clubhouse, the village square and the green corridor

Views



View northwards into Village Garden 01