

## **Why are Burghley and South Kesteven District Council working together on the proposal for St Martin's Park?**

The Collaboration Agreement between South Kesteven District Council (SKDC) and Burghley House Preservation Trust (Burghley) on the St Martin's Park project brings two locally based organisations together to create a project that will exceed what either party could achieve separately. The Heads of Terms for the Collaboration Agreement are in the Public Domain and fully set out the way the parties work together.

Both landowners are committed to delivering a high-quality, well-designed and sustainable development to preserve and enhance the setting of this part of Stamford, while providing new employment opportunities and homes for the town.

## **What is the proposal for the site?**

The proposal is for a high-quality, mixed-use scheme which will include:

- A designated commercial area
- A mixed-use area
- A retirement village
- A range of residential properties, including 30% affordable homes
- A small neighbourhood store and café, to serve the day to day needs of workers and residents on the site
- Generous areas of green and open space including a new, tree-lined avenue on the Barnack Road frontage, children's play area and informal public open space

## **What is the status of the site in the South Kesteven District Council Local Plan?**

The former Cummins factory site is listed as an employment area within the Local Plan. There is also an existing planning permission for office accommodation on the eastern part of the St Martin's Park site.

The Local Plan does allow for mixed-use redevelopment of the site, for example where employment is maintained in the redevelopment or where redevelopment delivers environmental benefits (for example removing unsightly buildings).

## **What jobs will be in the redevelopment when it is complete?**

Cummins Generator Technologies was a major employer in Stamford until it closed its Barnack Road operation in 2018, leaving future employment use of the site in question. When complete the whole redevelopment is expected to deliver at least the same amount of jobs as the Cummins factory at the time of its closure. There would be a minimum of 500

office and light industrial jobs, with additional jobs being created in the retirement village, café and neighbourhood store.

In addition, the construction phase of the development will support local employment.

### **Why are you proposing new homes on the site?**

The South Kesteven Local Plan has identified that the district needs an additional 16,125 new homes in the period 2011-2036, which equates to 650 new homes a year, and Stamford is expected to provide 3,155 of these. The Stamford North urban extension will provide much of this, but the Plan also allows for sustainable residential development to take place elsewhere in the town.

The proposal for the site will provide much needed new homes, including 30% policy compliant affordable homes, for all generations in a good location, within walking and cycling distance of Stamford town centre.

### **How will the development respect Stamford's unique character?**

Both Burghley and South Kesteven District Council are committed to ensuring that the proposal for St Martin's Park will help to preserve and enhance the setting of this part of Stamford.

Stamford was the first conservation area to be designated in the United Kingdom and while the site does not contain any heritage assets, it does fall within the Grade II\* registered parkland of Burghley House. St Leonard's Priory, a Grade I Listed Building and Scheduled Ancient Monument also lies to the north of the site, on the opposite side of the river.

The existing empty factory buildings on the proposed site currently detract from the setting of these heritage assets and our proposal for St Martin's Park provides an opportunity for enhancement through a high- quality replacement development.

The proposal, for example, aims to renew the site frontage, along the Barnack Road edge opposite Burghley Park, so that it is sympathetic to the special character of Stamford.

The introduction of a new avenue of parkland trees along Barnack Road will also be in keeping with the adjoining parkland and provide an attractive outlook for the new development as well as creating a pleasant pedestrian route into the heart of Stamford for residents and those working at St Martin's Park to enjoy.

In addition, the transition from country to town will be marked along the development edge by the use of appropriate building types, starting with detached and paired villas on the approach from Barnack, before transitioning to terraced homes - a familiar feature along Barnack Road.

### **How would the site be accessed?**

The proposed development will reuse the existing four separate vehicle access points to the proposed development along Barnack Road.

### **What impact will the proposed development have on traffic?**

The site is in a sustainable location, accessible to Stamford town centre and public transport. The draft masterplan seeks to further enhance the sustainability of the site by encouraging cycling and the creation of a walkable community, with the opportunity for people to live and work on the development, minimising the need for travel by car. A dedicated pedestrian and cycle route along Barnack Road is also being planned.

A Transport Assessment for the proposed development is currently being carried out. This will be submitted with the planning application, together with a Travel Plan. It is our objective that the overall traffic impact from the development will be at least neutral when compared to the existing permitted uses of the whole site.

### **How are you ensuring that this will be a sustainable development?**

Both South Kesteven District Council and Burghley are committed to delivering a sustainable development for Stamford and this includes all aspects of the development. For example:

- We will maximise the energy efficiency and performance of the materials used and are exploring the potential for on-site renewable energy generation
- We are proposing water use minimisation measures across the site
- We are proposing approximately three hectares of green infrastructure across the site, including parkland, extensive tree planting and the inclusion of edible plants, shrubs and fruit trees
- We are committed to incorporating low environmental impact materials within the design of the development and the responsible sourcing of building elements
- The site is reusing existing allocated land and brownfield land
- The inclusion of a local shop reduces the need for trips for convenience shopping (including for existing residents along Barnack Road)
- The proposed mix of employment and residential will provide the opportunity for people to live and work in the same area of the town
- The proposed delivery of retirement living and residential properties will provide a range of different sized dwellings enabling people to stay in the same neighbourhood throughout various stages of their life

### **How will you stop people accessing the railway line from the development?**

There will be a secure fence located between the railway line and development to ensure that unauthorised access cannot be obtained to the railway from the new development.

### **What footpath and cycle links are there to the site?**

National Cycleway NCN63 runs along Barnack Road into Stamford. Burghley and SKDC are keen to ensure there are good footpath and cycle links with the wider town as well as encouraging people at St Martin's Park to walk and cycle to the town centre. There is a bridleway that runs alongside the eastern edge of the site, which is outside of the St Martin's Park boundary.

### **Is the St Martin's Park development linked to the proposed East Meadows scheme?**

No, the consultation referenced in this document is solely in relation to the proposals that SKDC and Burghley are bringing forward for St Martin's Park. The East Meadows improvement proposal and the current residential planning proposal is on land owned by a separate landowner and in the case of the residential planning application, by a separate developer.

### **How are you mitigating the train noise for the homes closest to the train line?**

An acoustic survey has been undertaken as part of the site constraints investigations and where any buildings or homes are affected, they will be constructed to ensure that the railway noise is taken into account.

### **How many parking spaces will there be in the residential part of the site?**

There will be at least two parking spaces for every house as well as visitor parking, and around 300 spaces included within the commercial element of the site. The retirement properties will also be provided with parking. As the St Martin's Park proposal develops, the number of spaces provided may be adjusted: but the aim is to ensure that all occupants of the site have the parking that they need.

### **Are you proposing a new doctor's surgery?**

We are engaging with the NHS as a statutory consultee. This will form part of our Section 106 obligations that are required as part of the planning approval.

### **What about the impact on schools?**

We are in discussions with the Education Authority in Lincolnshire to ensure that where schools' capacity needs to be enhanced, the Section 106 agreement provides the appropriate money to enable the capacity to be delivered. This is the normal approach where development is proposed.

We are also mindful of the location at the County border and are also talking with the Education Authority in Cambridgeshire.

### **What about neighbouring houses?**

We are going to be submitting an outline planning application, which will be followed by a detailed design at a later stage. We have taken account of neighbouring houses in the masterplan, but it will be for the Planning Authority to ensure that the amenity of existing residents is protected when it considers the detailed design.

**What facilities will there be for the residents of the retirement village?**

The retirement operators that are interested in developing the site confirm they would include a range of facilities within the village including, a hall, physio and other treatment rooms and a gym. They wish to create a space that encourages a healthy lifestyle for all stages of later life. The idea of the village is to create a community within the complex which engages everyone on a social level. The overall masterplan has also been designed to allow the retirement village residents to integrate with the wider community, for example through the onsite café and shop which will be available to anyone.

**What are the plans for the neighbourhood store?**

An operator has yet to be agreed, however, it will be a small neighbourhood shop, rather than a large supermarket. It will serve the households and businesses on the completed development but will obviously be available to other residents on this side of the river, which will result in less traffic across Stamford Town Centre to reach supermarkets.

**What will the commercial and mixed-use element of the site include?**

The proposed employment areas will create a minimum of 500 jobs We anticipate this including offices, light industrial usage, a café and shop etc. The businesses will provide a range of part-time and full-time jobs. There will be flats above the commercial element of the mixed-use area.