



St Martin's Park



INTRODUCTION

South Kesteven District Council and Burghley were due to hold a public exhibition at Stamford Town Hall on Tuesday 24th March to display their proposal for St Martin's Park, Barnack Road, Stamford. However, due to the Coronavirus pandemic, this had to be postponed and there is no certainty about when it would be possible for it to be reorganised. Therefore, it has been decided to take the consultation online to ensure local stakeholders and the community can have their say.

A copy of the information which was due to be on display at the public exhibition is now available on the website www.stmartinspark-stamford.co.uk. We appreciate, however, that some people may not have access to a computer and so have also produced this newsletter to share some of the available information.

Details about how to provide feedback and contact us can be found on page 8.

THE SITE

The site covers a total of 14.7 hectares and its location is highlighted in red on the map opposite.

Between them, South Kesteven District Council and Burghley own all the land within the site boundary. Both landowners are committed to delivering a high-quality, well designed and highly sustainable development to preserve and enhance the setting of this part of Stamford and to provide new employment opportunities and homes for the town.



Red line boundary of St Martin's Park site

MEETING STAMFORD'S EMPLOYMENT AND HOUSING NEEDS

Employment

The South Kesteven Local Plan emphasises the importance of providing new employment opportunities in parts of the district, particularly Stamford, Bourne and the Deepings and how they must not “become simply dormitory towns.”

Cummins Generator Technologies was a major employer in Stamford until it closed its Barnack Road operations in 2018, leaving future employment use of the site in question.

The eastern part of the proposed site also has existing planning permission for 15,600 sq m of office accommodation.

The plan below shows the office development that has already been granted planning permission on the eastern part of the site, together with the factory buildings.

The landowners are working jointly to bring forward a comprehensive development for the whole site in preference to this existing position.

Housing

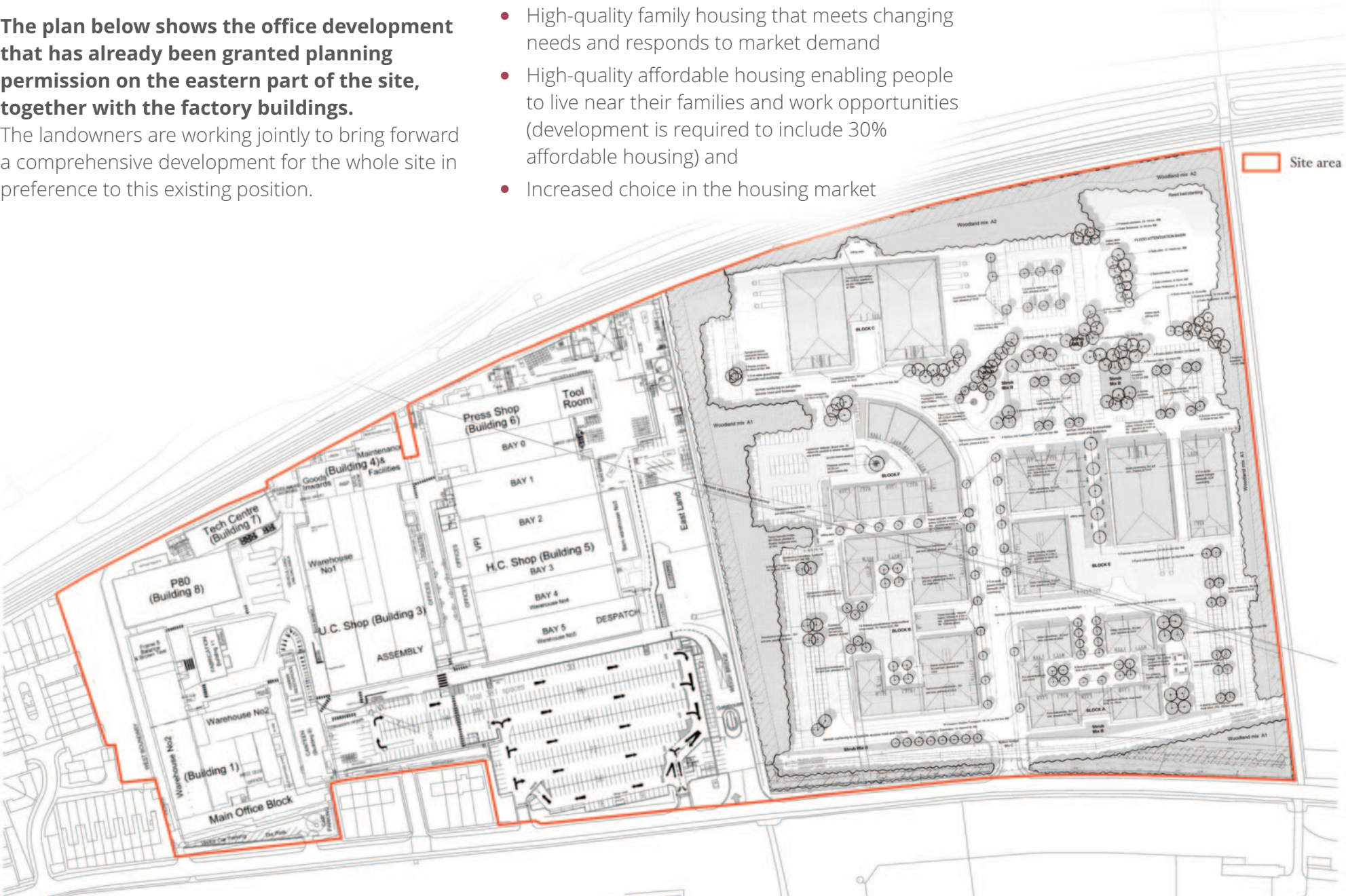
The South Kesteven Local Plan identified the district needs an additional 16,125 new homes in the period 2011-2036, which equates to 650 new homes a year. Stamford is expected to provide 3,155 of these. The Stamford North urban extension will provide much of this, but the Plan also allows for sustainable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

The Local Plan also requires that development meets the needs of current and future households. This includes:

- Housing for older people to help secure and sustain their independence
- High-quality family housing that meets changing needs and responds to market demand
- High-quality affordable housing enabling people to live near their families and work opportunities (development is required to include 30% affordable housing) and
- Increased choice in the housing market

Stamford Neighbourhood Plan

It is expected the Neighbourhood Plan will be finalised during 2021. The emerging Neighbourhood Plan allows housing and employment to come forward on appropriate sites in the town, and we are confident St Martin's Park will be fully in accordance with the Plan.



SITE CONTEXT

Heritage

Stamford was the first conservation area to be designated in the United Kingdom and there are over 600 listed buildings in the town.

While the site does not contain any heritage assets, it does fall within the setting of the Grade II* registered parkland of Burghley House.

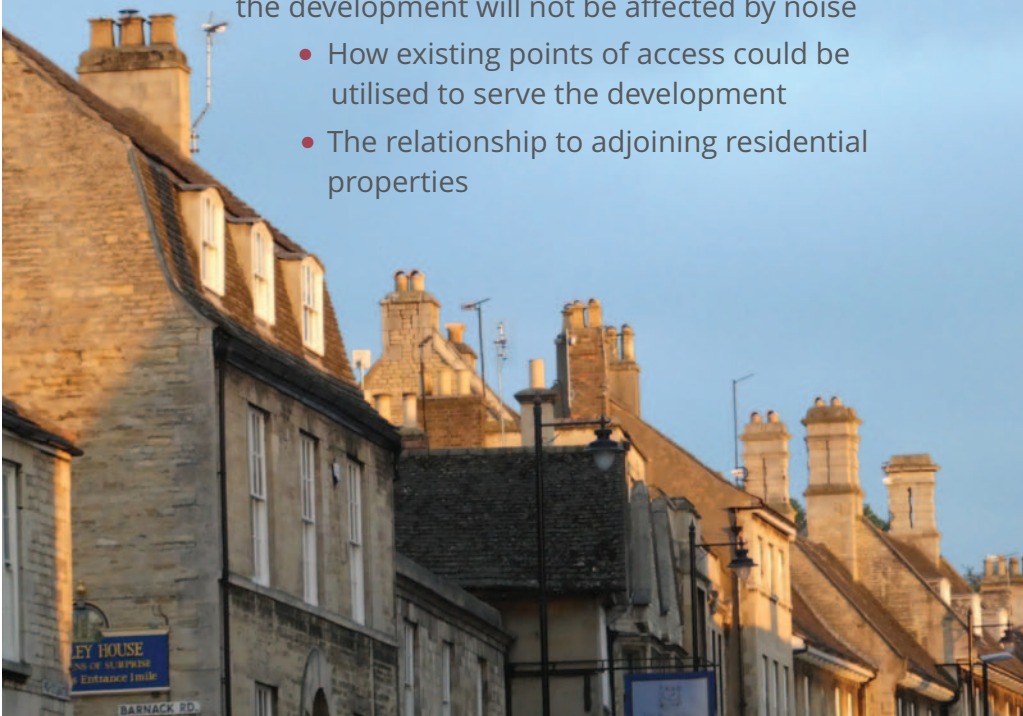
To the north of the site, on the opposite side of the river, lies St Leonard's Priory, a Grade I Listed Building and Scheduled Ancient Monument. There are also listed buildings in the wider area, including the church towers that contribute to Stamford's unique roofscape.

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.

Physical constraints

The substantial majority of the site is free from any physical constraints, but we are taking into account:

- A 33KV power line which crosses the site diagonally. This will be re-routed
- A small area of surface water flood risk in the north-eastern part of the site. This area does not affect any existing properties and our drainage strategy will prevent it becoming a future issue
- A noise buffer to the railway within which buildings will be designed with mitigation to ensure people living in the development will not be affected by noise
 - How existing points of access could be utilised to serve the development
 - The relationship to adjoining residential properties



DRAFT MASTERPLAN

The draft illustrative masterplan is for a high-quality development which provides a mix of uses comprising:

- 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

- Site boundary
- Commercial development
- Mixed use development
- Retirement village development
- Residential development

Illustrative draft masterplan

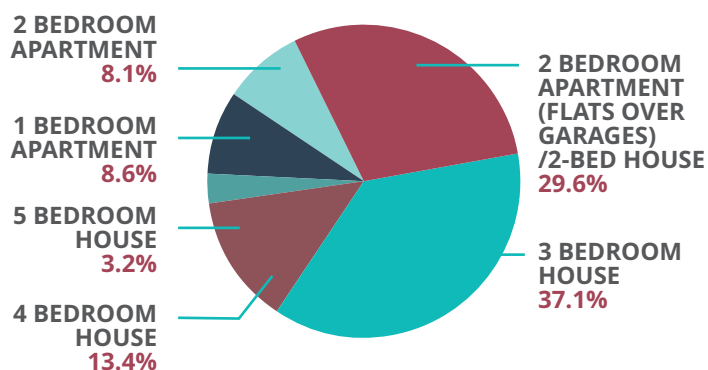


OS licence no. 100023148, 100022437

PROVIDING NEW RESIDENTIAL AND RETIREMENT LIVING OPPORTUNITIES

It is proposed that the main residential area, located on the eastern part of the site, would comprise approximately 190 new homes, within walking and cycling distance of Stamford town centre. This includes affordable housing, which will provide much needed new homes for all generations.

The proposal is for a range of housing. This is only indicative at the present time, but is expected to comprise:



The mixed-use area of the site would also include up to 25 apartments which would be built above ground floor commercial uses.

The proposed retirement village would comprise around 150 new homes, including assisted living, together with:

- A restaurant/ bar/coffee shop
- Swimming pool and gym
- Hairdressers
- Library, hobby and meeting rooms
- A wellness spa and treatment rooms
- A cinema and games room

The retirement village would not be closed off as a separate community, but instead would be designed to integrate with the wider development as much as possible.



PROVIDING NEW EMPLOYMENT OPPORTUNITIES FOR STAMFORD

A key aim of the St Martin's Park development is to provide high-quality employment facilities and job opportunities for Stamford and its residents, through the regeneration of this former industrial site. It is estimated that the proposed employment areas will create a minimum of 500 jobs, with additional jobs being created by the retirement village, café and neighbourhood store.

The proposed commercial and mixed-use areas would provide for up to 10,000 sq m of high-quality

office and workshop space. The inclusion of workshop units will provide an opportunity for light manufacturing (including start-up businesses) to continue on the site alongside offices.

We are intending to retain and refurbish the current '1904 Building' which is the oldest building on the former factory site. This will maintain an important link with the site's industrial past and help to ensure the development reflects the character of the local area.

VISION FOR BARNACK ROAD

St Martin's Park provides an opportunity to renew the site frontage, up to 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 be in keeping with the adjoining parkland and will provide an attractive outlook for the new development as well as creating a pleasant pedestrian route for residents and those working at St Martin's Park to enjoy.

It is envisaged the green space will widen to the east, creating a soft transition from the more densely developed areas along the route to the historic core of Stamford, to the rural landscape to the east. This will also reflect the green characteristics already

present along Barnack Road and is designed to promote the health and well-being of a vibrant new and mixed community by providing an attractive route to the town centre, employment, services and railway station.

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.

To the west, where the employment area and neighbourhood store is planned, we intend the design to be centred around the opportunity to revitalise the '1904 Building' into a modern business hub.

TRANSPORT, ACCESSIBILITY AND FACILITIES

The site is in a sustainable location, accessible to Stamford town centre and public transport:

- Stamford railway station is approximately 15 minutes' walk or 5 minutes by bicycle
- The nearest bus stop is 200 metres from the site



THE CREATION OF A WALKABLE COMMUNITY

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.

In addition, we are investigating the ability to create an improved footway and cycleway along the northern side of Barnack Road, between the site and Water Street. This would then link with the new, tree-lined avenue along the site frontage.



ACCESS, PARKING AND SITE LAYOUT

There would be four separate vehicle access points to the proposed development along Barnack Road utilising those which currently exist. The site layout for vehicle movement and parking has been planned using guidance in the Government's design document "Manual for Streets". Electric vehicle charging points are also proposed across the development.

- Stamford town centre is approximately 17 minutes' walk from the nearest part of the site or five minutes by bicycle
- There is nearby access to major roads such as the A1 and A43



TRANSPORT ASSESSMENT

A Transport Assessment is 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 site.



EDUCATION AND HEALTH PROVISION

We are mindful that the educational and health care needs of residents living in the development will need to be met, and we have been liaising with Lincolnshire County Council's education department and Lincolnshire NHS to ensure that appropriate provision is made.

Any financial contributions towards local amenities or services, necessitated by the proposed development, such as education or health services, would be made through contributions under a Section 106 Agreement.

SUSTAINABLE DESIGN

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



ENERGY

We will maximise the energy efficiency and performance of the materials used and are exploring the potential for on-site renewable energy generation.



WATER

The site is within Flood Zone 1 (the lowest probability of flooding from rivers and seas). Some areas of the site are at risk of surface water flooding and our proposal will ensure, through the preservation of existing flow routes and the introduction of a positive drainage system, that the development will not be at risk of surface water flooding and will not increase flood risk to the site or surrounding area. The site is not at risk of flooding from any other sources. We are also proposing water use minimisation measures across the site.



GREEN INFRASTRUCTURE AND ECOLOGICAL ENHANCEMENTS

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.



CONSTRUCTION MATERIALS

We are committed to incorporating low environmental impact materials within the design of the development and the responsible sourcing of building elements.



YOUR VIEWS

Thank you for taking the time to read our newsletter about St Martin's Park. The opportunity for input from the local community is an important part of the planning process. An online survey about the proposal is available on our website -

www.stmartinspark-stamford.co.uk.

Alternatively you can send us your feedback via email, Freephone or Royal Mail Freepost or request a paper copy of the survey.

**Please let us have your views by
Sunday 14 June 2020.**

FOCUS GROUPS

We are also holding eight focus groups, which we are inviting members of the local community to join.

These will be run as virtual online meetings using Zoom, an online video conference system. Places are limited and are on a first come first served basis. You can sign up for a focus group by contacting us via email, Freephone or Freepost.

CONTACT US



EMAIL

consultation@stmartinspark-stamford.co.uk



FREEPHONE

0800 652 9208



FREEPOST

FREEPOST-ST MARTIN'S PARK

DATES	SESSION 1	SESSION 2
Tuesday 26 May	3pm – 4pm	6pm – 7pm
Friday 29 May	9am – 10am	12pm – 1pm
Tuesday 2 June	1pm – 2pm	6pm – 7pm
Thursday 4 June	11am – 12pm	6pm – 7pm