



St Martin's Park

PROJECT INFORMATION

MAY 2020



BURGHLEY



SOUTH
KESTEVEN
DISTRICT
COUNCIL

WELCOME

TO OUR PUBLIC CONSULTATION ABOUT THE PROPOSED ST MARTIN'S PARK DEVELOPMENT



St Martin's Park

The St Martin's Park site covers a total of 14.7 hectares and is being brought forward by South Kesteven District Council and Burghley, who between them 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.

We are keen to hear your views before we finalise our proposal and submit an outline planning application.

An outline application seeks to establish the principle of the proposed development, but should also include a masterplan and other supporting plans to demonstrate how the development is intended to be laid out.

As part of their commitment to delivering a high-quality development for Stamford, the landowners will be including an extensive suite of supporting design material within the application, including a detailed 'design code' that must be followed.

An online survey about the proposal is available at www.stmartinspark-stamford.co.uk

You can also request a paper copy by emailing consultation@stmartinspark-stamford.co.uk

**or by writing to
FREEPOST-ST MARTIN'S PARK**



St Martin's Park

*Red line boundary of
the St Martin's Park site*

MEETING STAMFORD'S EMPLOYMENT AND HOUSING NEEDS

“*South Kesteven District Council has an ambitious vision for the sustainable growth of the district; a vision which will not be achieved by the council alone, but which will rely on it working alongside other public sector bodies and the private sector. South Kesteven is home to some world-leading businesses but has significant untapped potential - offering an exciting opportunity for investment, bringing economic growth and prosperity, both to the district and the wider area beyond.*”

(Extract from the recently adopted South Kesteven Local Plan 2011-2036)

Providing new employment opportunities

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.



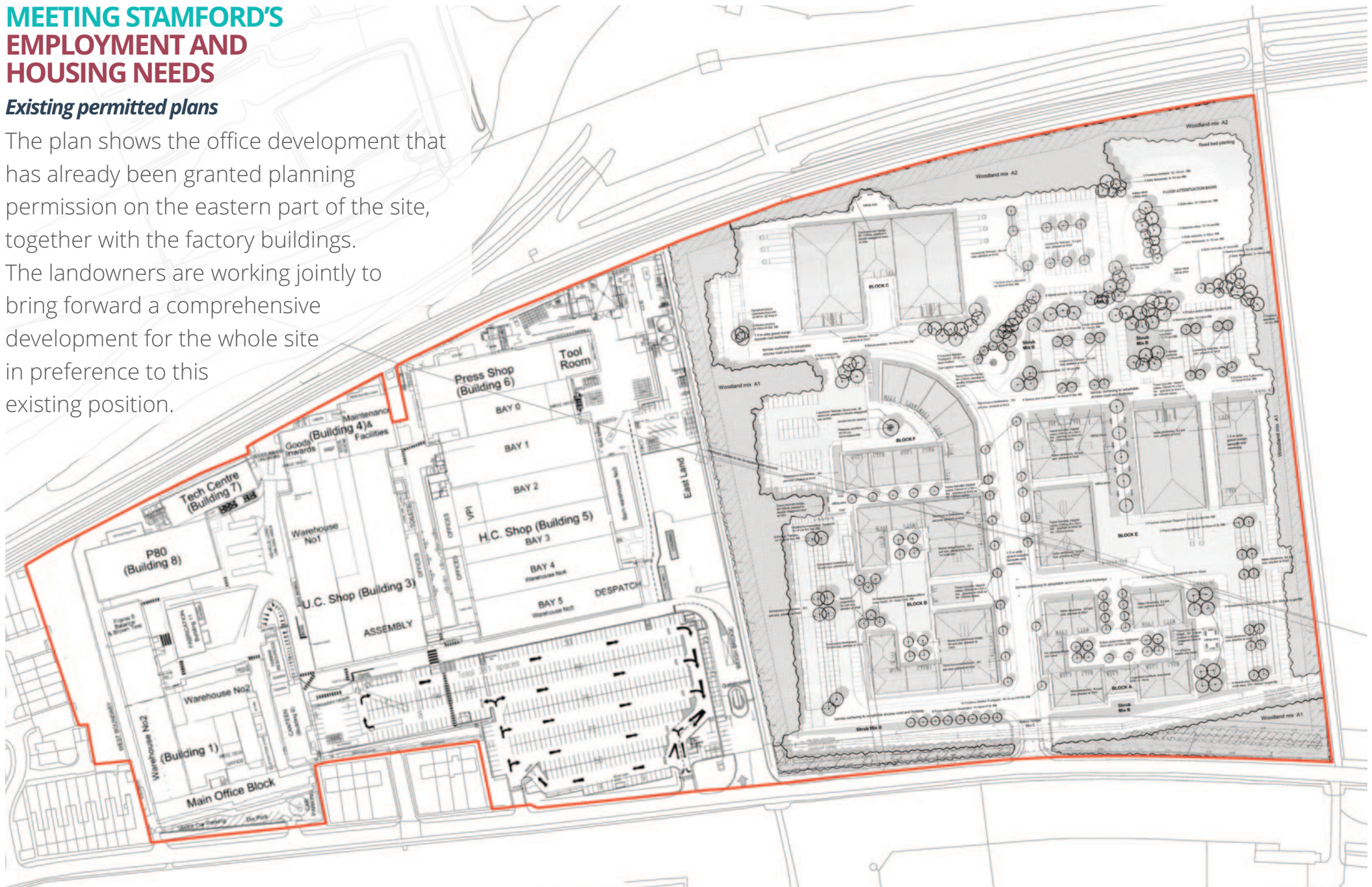
Former Cummins building on the proposed site



MEETING STAMFORD'S EMPLOYMENT AND HOUSING NEEDS

Existing permitted plans

The plan 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.



MEETING STAMFORD'S EMPLOYMENT AND HOUSING NEEDS



St Martin's Park

Housing

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. 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.

“*Development which maintains and supports the role of the three market towns of Stamford, Bourne and the Deepings, will be allowed, provided that it does not compromise their nature and character.*

Priority will be given to the delivery of sustainable sites within the built-up part of the town and appropriate edge of settlement extensions.”

*(Extract from the newly adopted
South Kesteven Local Plan 2011-2036)*

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



MEETING STAMFORD'S EMPLOYMENT AND HOUSING NEEDS

Stamford Neighbourhood Plan

It is expected that 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 that this development 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:

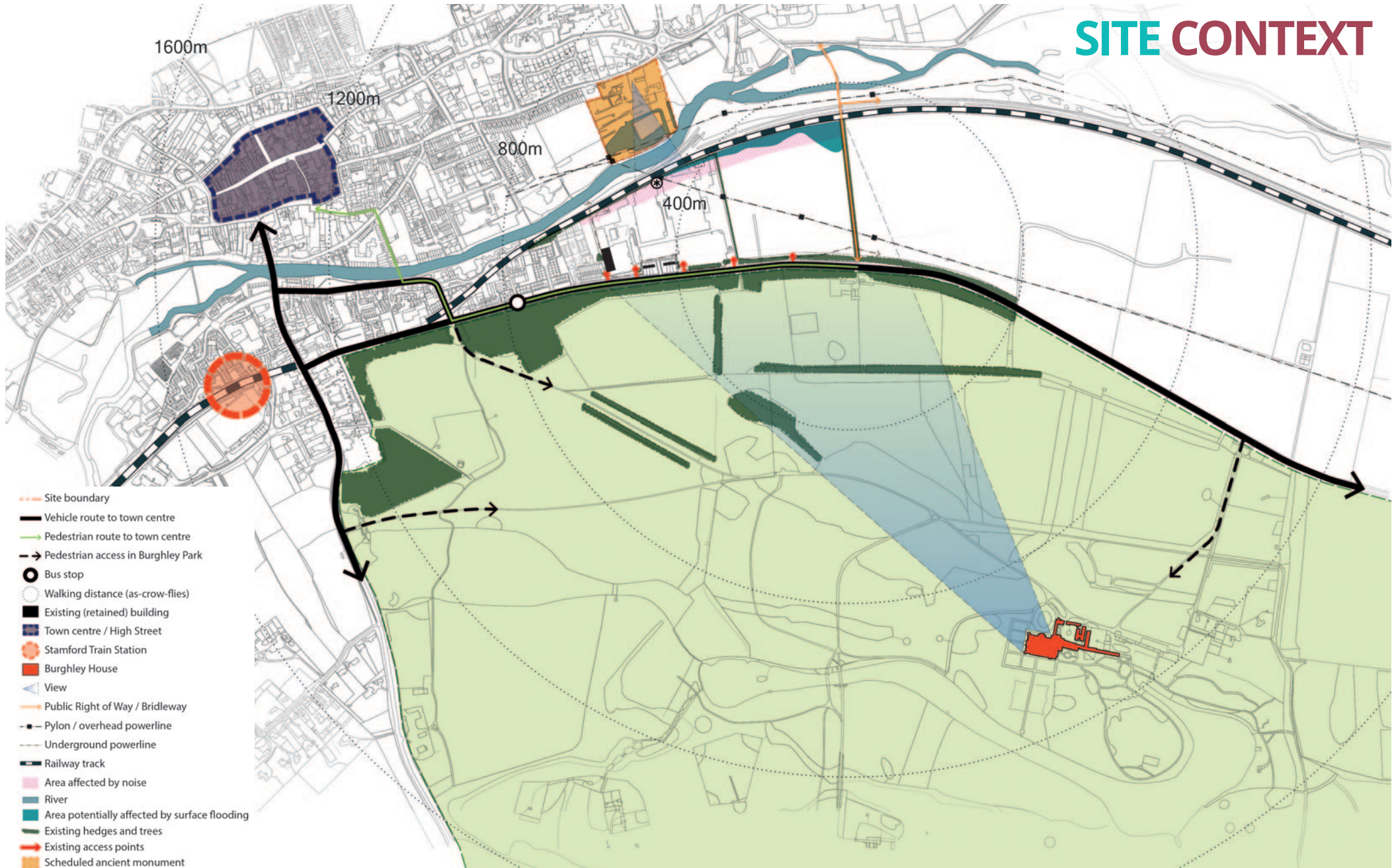
- A 33KV power line which crosses the site diagonally. This will be re-routed
- A small area of surface water flood risk in the north-eastern part of the site. This area does not affect any existing properties and our drainage strategy will prevent it becoming a future issue
- A noise buffer to the railway (shown on the next map) 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



Current view from St Leonard's Priory towards the site

This image shows the current view from the Priory towards the site in which the current factory buildings are seen. The development provides an opportunity to improve this view with much better quality buildings that are carefully positioned.

SITE CONTEXT



Physical constraints



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

A sustainable drainage system will be used in the development to ensure that surface water is managed sustainably and that the development does not increase flood risk to the site or surrounding area.



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

Illustrative draft masterplan



OS licence no. 100023148, 100022437

PROVIDING NEW EMPLOYMENT OPPORTUNITIES FOR STAMFORD



St Martin's Park

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 that the development reflects the character of the local area.



PROVIDING NEW EMPLOYMENT OPPORTUNITIES FOR STAMFORD

Perspective looking at the proposed commercial area from Barnack Road



St Martin's Park



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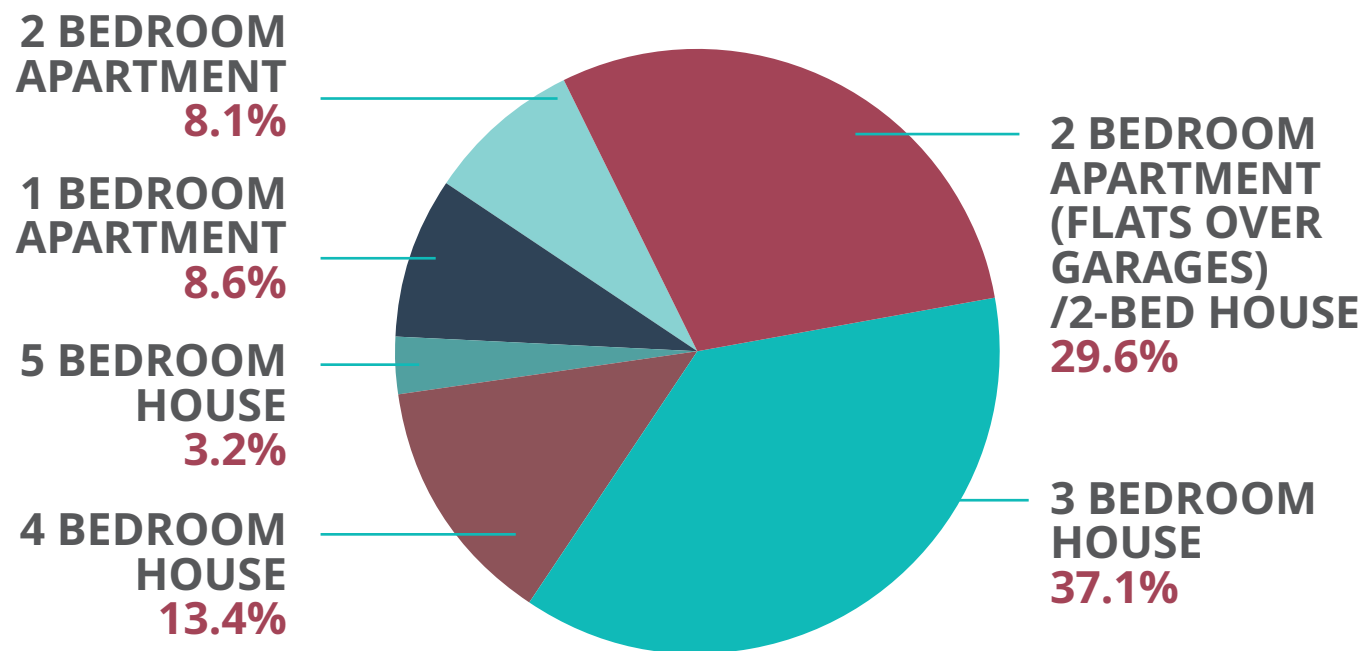
PROVIDING NEW RESIDENTIAL AND RETIREMENT LIVING OPPORTUNITIES



St Martin's Park

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:



PROVIDING NEW RESIDENTIAL AND RETIREMENT LIVING OPPORTUNITIES

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.



Perspective looking at the proposed residential crescent at the eastern end of the development

VISION FOR BARNACK ROAD



St Martin's Park

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.

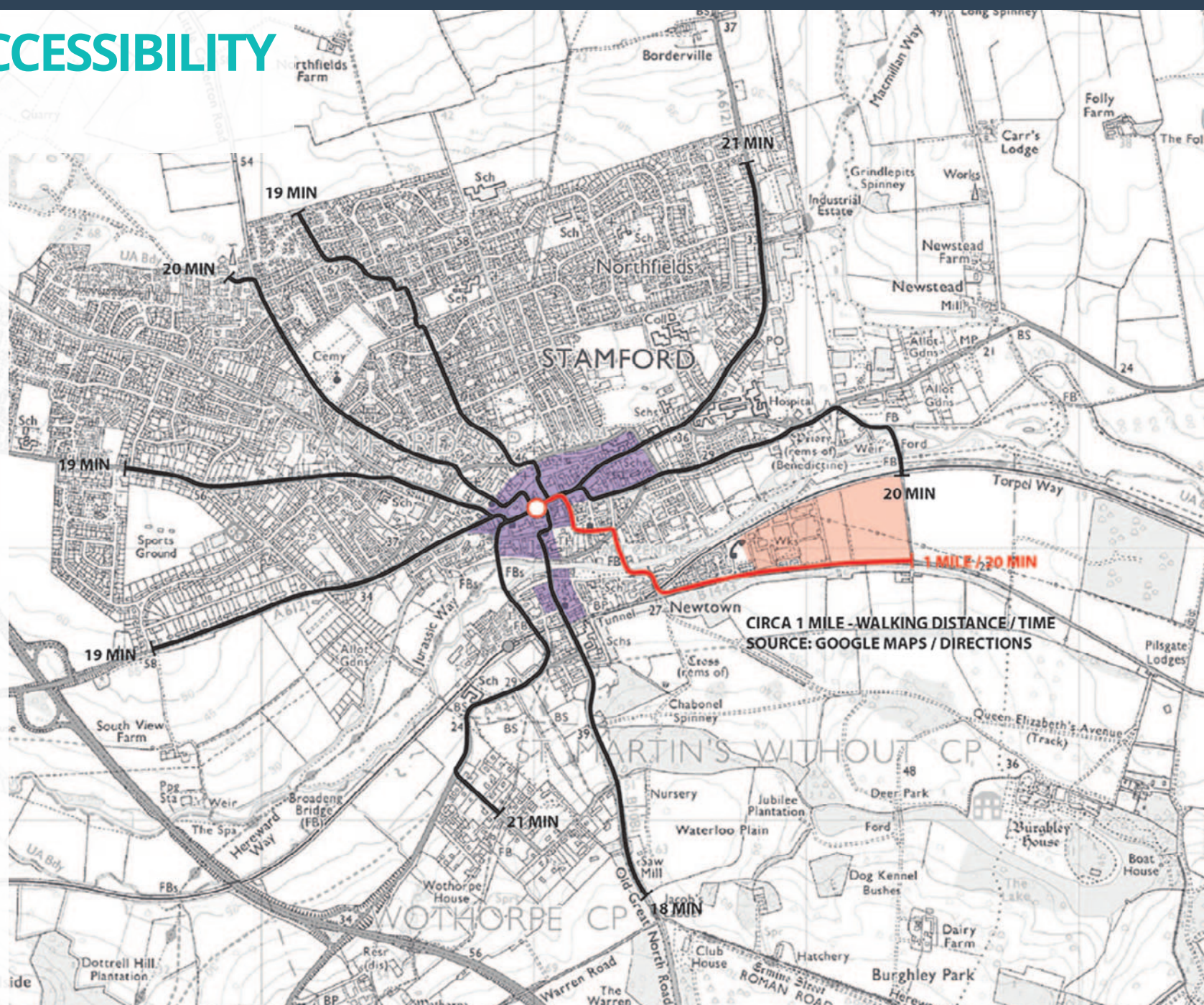


Eastern edge of development – Barnack Road Avenue

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
- 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



Walking distances from the proposed site



TRANSPORT, ACCESSIBILITY AND FACILITIES

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.

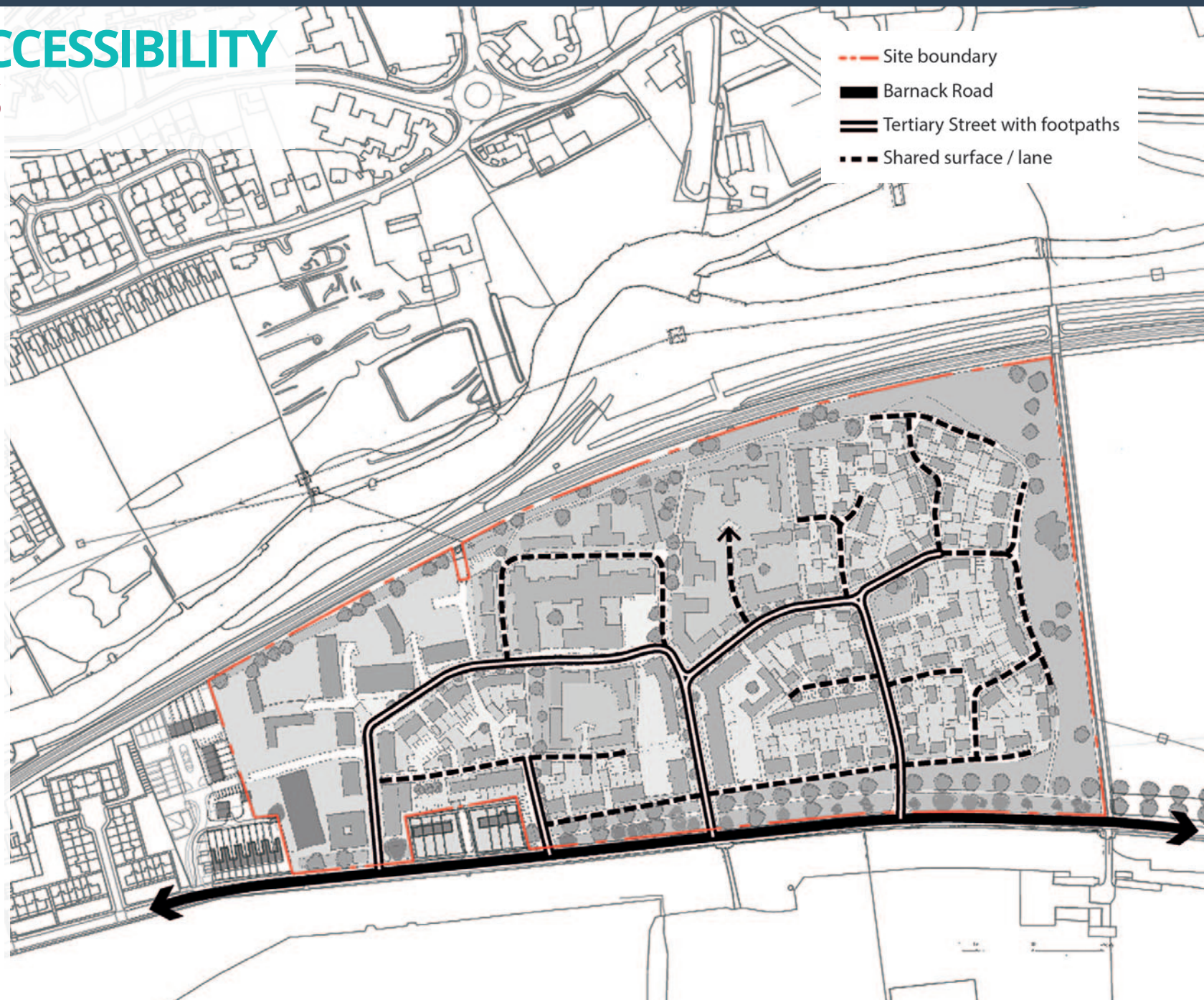
In addition, we are investigating the ability to create an improved footway and cycleway along the northern side of Barnack Road, between the site and Water Street. This would then link with the new, tree-lined avenue along the site frontage.



TRANSPORT, ACCESSIBILITY AND FACILITIES

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 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.



Vehicle movements





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



St Martin's Park

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

The proposed development will have a ***Fabric First Approach*** so that we maximise the energy efficiency and performance of the building materials used.

We are also exploring the potential for on-site renewable energy generation, via air source pumps and the possible inclusion of solar photovoltaic panels on the roofs of commercial buildings.



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 source.

We are also proposing water use minimisation measures across the development. A surface water drainage strategy will be provided based on the principles of sustainable drainage, and in accordance with all relevant national and local policy.



GREEN INFRASTRUCTURE AND ECOLOGICAL ENHANCEMENTS

The site currently has low ecological value, offering the potential for significant 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.

Our aim is to significantly improve the diversity of flora and fauna on the site as well as non-invasive indigenous species. Measures include the introduction of bird boxes, hedgehog tunnels and bat boxes.



CONSTRUCTION MATERIALS

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

Wherever possible, we will also look to reuse and recycle demolition material from the factory site, as well as minimising the need for soil to be transported off site by re-using it within the development.

NEXT STEPS



St Martin's Park

**THANK YOU FOR TAKING THE TIME
TO READ OUR PROPOSAL FOR ST MARTIN'S PARK.**



The opportunity for input from the local community is an important part of the planning process.

**WE WOULD BE GRATEFUL IF YOU COULD TAKE A FEW
MOMENTS TO COMPLETE OUR ONLINE SURVEY AVAILBLE ON OUR WEBSITE
www.stmartinspark-stamford.co.uk.**



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



EMAIL consultation@stmartinspark-stamford.co.uk



FREEPHONE 0800 652 9208



FREEPOST FREEPOST-ST MARTIN'S PARK



You can also email us or write to us via the Freepost address if you have any questions about the proposal.

PLEASE LET US HAVE YOUR FEEDBACK BY SUNDAY 14 JUNE 2020

All feedback will be considered very carefully before we finalise our plans and submit an outline planning application.

There also will be a further opportunity to comment on the plans during the council's statutory consultation about the planning application.