



# Welcome

**Hello. Thank you for taking the time to be part of this consultation about the development we know as ‘Stamford North’.**

Stamford North has the potential to be a significant new chapter in the history of our much-loved town. To ensure it is designed and built in a way that helps the town grow sensitively and successfully, we want to hear from you, the people who know and care about Stamford.

Stamford, like many towns in our region, is growing. The town urgently needs more homes and the local services people deserve.

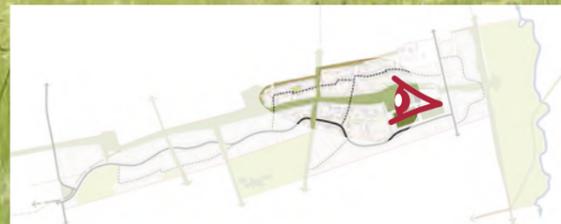
We believe this growth can be a positive thing for existing as well as new residents. By looking beyond the boundaries of the development, and to the town as a whole, we intend Stamford North to contribute to improving the lives of everyone who lives and works here.

We have therefore set out some principles of development, and some commitments, to demonstrate our thought process and our long-term commitment to Stamford.

This consultation is our chance to listen to your ideas, hopes and any concerns. You will see questions throughout the exhibition. Please give us your answers, either in person or in writing.

The feedback we gather will inform our design process. We would like to share what we have heard with everyone who visits today - please consider leaving us your contact details.

We are grateful for your time.



# What is Stamford North?

Stamford North is a planned new extension to Stamford, located in a valley adjacent to the existing town.

As part of the South Kesteven District Council Local Plan, the council reviewed growth opportunities in the district and allocated the Stamford North area for the construction of a sustainable urban extension, including about 1,300 new homes, a local centre, primary school and green infrastructure.

The site covers an area of 184 acres (equivalent to about 140 football fields), almost all of which is currently intensively farmed arable land.

It is connected by road to the centre of Stamford via Ryhall Road and Little Casterton Road, and by the A1 to Peterborough and Cambridge.

Stamford North will be the largest part of the 'Stamford Urban Extension', which also includes land at Quarry Farm in Rutland to the west (on which there is now a current application by Allison Homes).



We are talking to Allison Homes, South Kesteven District Council and Rutland County Council to ensure that development north of Stamford is supported by all the necessary infrastructure.

## Aspiration

Our aspiration is for Stamford North to be a beautiful, thriving and sustainable new place that Stamford will be proud to call its own.

Through a landscape-led design approach, and by choosing architecture that suits the surroundings, we aim to create a place that will stand the test of time.

## Consultation

We understand people have some concerns about new development in Stamford and are worried about an increase in traffic, pressure on health services and a lack of things for residents - especially young people - to do.

We believe that a town needs more than just housing if it is to grow. In addition to new homes, Stamford North will provide public amenities to support new and existing residents, including a new primary school, a large park, a new high street with places to eat and shop, and a connecting network of new cycle paths, roads and walkways.

We would like to hear your views on what would benefit Stamford.

# Who is developing Stamford North?

Stamford North has been allocated by South Kesteven District Council for much-needed new homes. The development of the site is being led by the Burghley House Preservation Trust, with other landowners, and managed by GummerLeathes, a master developer.

◆ *The Landowner:*

The Burghley House Preservation Trust is a charity committed to the advancement of historic and aesthetic education and the preservation of buildings of national importance, and in particular the preservation and showing of Burghley House.

The Trust, established in 1969, restores and maintains the fabric of the buildings at Burghley House and the important collection of works of art and furniture that they contain. The Governors of the Trust also look after the land and buildings owned by the charity.

Burghley has a centuries-old commitment to the town of Stamford and sees this development as part of its long-term legacy to the town.



◆ *The Developer:*

Master developer GummerLeathes, led by Ben Gummer and Tim Leathes, has been chosen by the Burghley House Preservation Trust to plan and deliver Stamford North.

A 'master developer' is responsible for overseeing the design, planning, funding, infrastructure provision and construction of new places. Large developments need a guiding hand to plan and manage the whole process, providing long-term commitment and a responsible and ethical approach.

A master developer remains involved until the very last piece of development is finished, and ensures that the new place continues to be well-managed. A master developer only succeeds when the community thrives.

GummerLeathes