

January 2023

STAMFORD NORTH



Application Guide



BURGHLEY

GummerLeathes

Application Guide

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A beautiful, sustainable, planned extension to Stamford

Stamford North is a planned new extension to Stamford, located in a small valley directly to the north of the existing town. It will become home to up to 1,350 households, and will be the largest part of the 'Stamford Urban Extension'.

The development is being led by Burghley House Preservation Trust with GummerLeathes, a master developer.

Our aspiration for Stamford North is to establish a beautiful, thriving and sustainable new community that Stamford will be proud to call its own. Through landscape-led design and thoughtful architecture, we aim to create a place that over time becomes a cherished part of the historic town of Stamford.

The development is needed to help meet the local housing needs within South Kesteven and will also provide a local centre and significant infrastructure to meet the needs of the new residents, and benefit existing residents of the town.

Burghley House Preservation Trust and GummerLeathes have been working with the other landowners, local partners and the existing community to create this outline planning application.

The application site lies mostly within South Kesteven District Council, with a small part of the site (less than 1%) required for the connection with Little Casterton Road within the administrative area of Rutland County Council. As a cross-boundary application, it has therefore been submitted to both South Kesteven District Council and Rutland County Council.



1. Application Guide (what is it)

This guide explains the application and provides further information on next steps and where to find key information.

2. The Application Site

The application site comprises approximately 81.12 hectares in size (80.55 hectares in South Kesteven and 0.57 hectares in Rutland). Most of the site is agricultural fields, with the exception of the Borderville Sports Centre which falls within the site boundaries but is largely excluded from the application site. The site has a distinct topography, featuring a valley which will be a key feature of the development which meanders west to east through the site with the highpoint being the northwest corner. Vegetation on the site is primarily grassland, trees of varying maturity and hedgerows create quality marking field boundaries.

The large part of the application site forms Allocation Policy STM1-H1 of the South Kesteven Local Plan which was adopted on the 30th January 2020.



Application Site

3. Outline Application Proposals

Development of the site has been under consideration for a number of years, most notably though the Local Plan process. The review of the opportunities associated with the development of the allocation

has since led to additional land being included as part of the application site to provide a comprehensive development of the area.

The proposals have been informed by engagement with the local residents and organizations and other organizations with a technical interest.

4. The Proposed Development

The outline planning application seeks permission for the principle of mixed-use development and defines key fixes and limitations upon that future development. Permission, if granted, will provide the framework through which further applications under the outline will be required. These subsequent applications are called reserved matters applications and will provide details of the precise layout, scale, appearance and landscaping of the site.

The full extent of the development for which outline planning permission is sought is:

- Up to 1,350 residential units including units with Care (Use Classes C2 and C3).
- Up to 3000m² for a local centre with uses that could include: Commercial, business and services (Use Class E); community hall or meeting place (Use Class F.2); public house, wine bar, or drinking establishment; drinking establishment with expanded food provision; hot food takeaway.
- Two form entry primary school.
- Road between Ryhall Road and Little Casterton Road.
- Removal of existing bund.
- Open spaces and other landscaped areas (including formal and informal play areas).
- Four main vehicular access points on Ryhall Road (two on the east side and two on the west side) with a third means of access on the west side of Ryhall Road to serve the transport hub, and an access onto Little Casterton Road.
- Utilities (including drainage) and associated access, ancillary works and structures.



5. Planning Approval Stages

It is expected that this outline planning application will be the second in a five stage planning approval process, with added layers of detail at each stage:

- Local Plan allocation
- **outline planning application**
- design code
- reserved matters application(s)
- discharge of conditions application(s)

6. The Outline Planning Application Structure

The application documents include both plans and documents to be considered for approval, and documents that accompany the application. The purpose of the documents accompanying the application is:

- to ensure the impacts of the development are understood;
- to provide the information to satisfy the councils that the site can accommodate the proposed development; and
- to help inform the required conditions and Section106 obligations.

7. The Application Documents

The documents included in the Outline Planning Application are listed and described briefly below.

Plans to be considered for approval:

- **Site Location Plan** 5951-PL 100 – This plan shows the extent of the application site
- **Existing and Historic Site Topography Plan** 5951-PL 101 – This plan shows the existing and historic site topography
- **Parameter Plan** 5951-PL 102 – This is a key plan and includes the location of the proposed local centre, the location of the primary school, storey heights, the area for sport club alteration / expansion and/or development, indicative play area locations, and the corridor for the new link road. The details submitted as subsequent Reserved Matters, including the precise alignment of the link road, will need to accord with the approved Parameter Plan.
- **Little Casterton Road Access Plan** SBN-STN-EU-XX-D-C-0007 P02 – This plan shows the details of the access point onto Little Casterton Road.
- **Ryhall Road Access Plan** SBN-STN-EU-XX-D-C-0010 P02 – This plan shows the details of the access points onto Ryhall Road.



Parameter Plan

Documents that accompany the application but are not expected to be part of any outline planning permission (but ensure that the impacts of the development are understood, the Councils can be satisfied that the site can accommodate the proposed development, and help inform the required conditions and S.106 obligations):

- Constraints and Opportunities Plan 5951-PL 103
- Illustrative Masterplan 5951-PL 104
- Stamford Urban Extension (SUE) Masterplan 5951-SK132
- Ryhall Road Vehicle Swept Path Analysis SBN-STN-EU-XX-D-C-00012 P02
- Little Casterton Road Vehicle Swept Path Analysis SBN-STN-EU-XX-D-C-00013 P02
- Design and Access Statement
- Statement of Community Involvement
- CIL Additional Information Form (for Rutland application only)
- Environmental Statement (with Figures and Appendices) which assesses:
 - The Site and Designations
 - The Proposed Development (including Flood Risk Assessment, Sustainability Statement, Waste Strategy and Utilities Appraisal Report, Minerals Assessment, Arboricultural Impact Assessment, as appendices)
 - Alternatives and Design Iterations
 - Air Quality
 - Archaeology and Cultural Heritage (including Historic Impact Assessment as appendix)
 - Climate Change and Greenhouse Gases
 - Ecology
 - Ground Conditions
 - Agricultural Land

- Landscape and Visual
- Noise and Vibration
- Socio Economics (including Education Needs, Health Impact Assessment and Open Space as appendices)
- Transport and Access (including Transport Assessment and Framework Travel Plan as appendices)

If approved, the plans would prescribe the limits and fixes which would apply to any future development. It is against these parameters that the outline planning application will be assessed. These parameters will constrain and shape future development delivered under the outline planning permission, should it be granted.

The accompanying documents:

- explain and justify the outline planning application with reference to relevant contextual information;
- assess the impact and merit of the proposals; and
- present strategies and illustrative material to guide future design and delivery.



8. Further Information

The planning application is large and complex. The best place to start is the Planning Statement which explains the proposals, addresses their merit and provides the framework under which other information provided can be understood.

The Design and Access Statement provides an introduction to the potential of the site and its planned transformation. The Environmental Statement addresses the impact of the proposed development and

the effectiveness of measures to mitigate those impacts. There is also a Non-Technical Summary of the Environmental Statement.

If you have any further questions, you can also contact GummerLeathes:

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9. What Happens Next?

The Outline Planning Application has been prepared following extensive consultation activities. You may have already expressed your views. The submitted Statement of Community Involvement sets out the views received to date and our response to these.

It is important that you make your comments known to South Kesteven District Council and Rutland County Council. Now the applications have been submitted to the Councils, they will ask for comments specifically on the outline planning application for Stamford North.

The outline planning application (South Kesteven reference S23/0055 and Rutland Reference 2023/0019/OUT) will now be considered by the Councils.

We encourage you to have your say via the links below using the reference numbers.

[Rutland Public Access System](#)
[South Kesteven Application Search](#)

10. Determination of Application

South Kesteven District Council and Rutland County Council are charged with making the formal decision as to whether to grant planning permission. If they do, the councils will impose conditions and enter into a legal agreement (Section106 obligation) with the developing party which will create the framework for the new development and ensure that commitments made at this stage in the process are fulfilled.

11. Further Consents

An outline planning permission does not mean development can start. As set out above, this is the second in an anticipated five stage planning approval process. There can be a lot of detail at each stage, and this staged approval process can be helpful in introducing the right level of detail and certainty for manageable phases of development, at the right time.