



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

Our priorities

Many new developments are poorly designed and masterplanned, and deliver more for short-term profit than long-term value.

We want to be different. We want Stamford North to be known as a special place, a successful part of a thriving town. We want to be known to you as a caring, responsible developer with a long-term interest in making Stamford North work.

Our priorities guide how we go about designing and building our schemes.



Community

We aim to improve the lives not only of the residents of new homes but of those in the surrounding neighbourhoods and towns.

We know that Stamford has existing problems with traffic, healthcare and school places. We want to address these problems in how we design and build Stamford North.

Net zero carbon

As we prepare the plans for a development that will outlast us, we have a responsibility to build a place that will contribute to healthy, sustainable living for generations to come.



We have committed to making Stamford North 'net zero carbon', meaning that its construction will not make a contribution to climate change. The design of the homes in Stamford North will help people to live zero carbon lives.



Biodiversity

Over the past seventy-five years, we have seen a massive reduction in biodiversity across Britain. Building has played its part in this crisis, but the biggest contribution has been the farming systems that support the way we now feed ourselves.

So while it is natural to assume building on farmland is detrimental to ecology, the truth is most modern farmland is so lacking in wildlife that building homes presents a real opportunity to help put things right. That change is only possible, however, if we are completely focussed on achieving a net gain in biodiversity in and around the new place we want create.

Stamford North lies in a gentle valley between the Quarry Farm nature site and the River Gwash. Before building begins, we will

follow the natural terrain and restore a nature-rich corridor running the length of the site, reconnecting quarry with river.

This green spine - a new linear park - will define how the homes, roads and amenities are arranged in Stamford North. No home will be further than a couple of minutes walk from this major new piece of parkland or indeed from restored countryside.

The new linear park will help us retain and enhance existing habitats on site, whilst adding new features that are better for wildlife than conventionally farmed arable fields - such as wildflower grassland, hedgerows, swales, scrub, street trees and woodland.

In addition to this, Burghley will create new biodiversity-rich landscapes around Stamford, for both people and wildlife to enjoy.



Our proposals

P Green Linear Park

The linear park will provide a key green spine to the development, enhancing biodiversity, promoting walking and cycling, providing access to sport, education, play and a new local centre.

R Green routes in and out of Stamford North

New north-south green corridors will cross the current boundaries and connect Stamford North with the existing town so that the two can quickly become one.

A Local Centre

A vibrant place with shops and services for new and existing communities. It will also be a hub for employment.

S Sports Centre

Stamford AFC and the Borderville Sports Centre are important community assets. We are working closely with them on how we can enhance their facilities and create even more opportunities for community use. We are also exploring the potential to co-locate facilities with other organisations.



S Primary School

A new two-form entry primary school is proposed to serve the pupils of the new and existing communities.

M Gwash Meadows

A large swathe of existing agricultural land situated between the disused railway corridor and the River Gwash, an area equivalent to 40 football pitches which will be converted into a mosaic of high value grassland, wet meadows, wet scrapes and wet woodland.

L Link Road

A new east-west road connecting Ryhall Road with Little Casterton Road, joining a new link to the A1, alleviating town centre traffic.

D Drainage

There is a low risk of flooding on the site. We are developing a drainage strategy that follows the site's natural ability to soak water into the ground, in order to minimise flood risk from the development whilst realising wider biodiversity and amenity benefits.

U Utilities

The site can be supplied by the utility companies for drinking water, electricity and broadband, and wastewater can be connected to the existing public sewers. Some of the existing networks will need to be improved and we are working with network operators to ensure these are co-ordinated and timed to meet demand. As this will be a net zero development, there will be no gas in Stamford North.



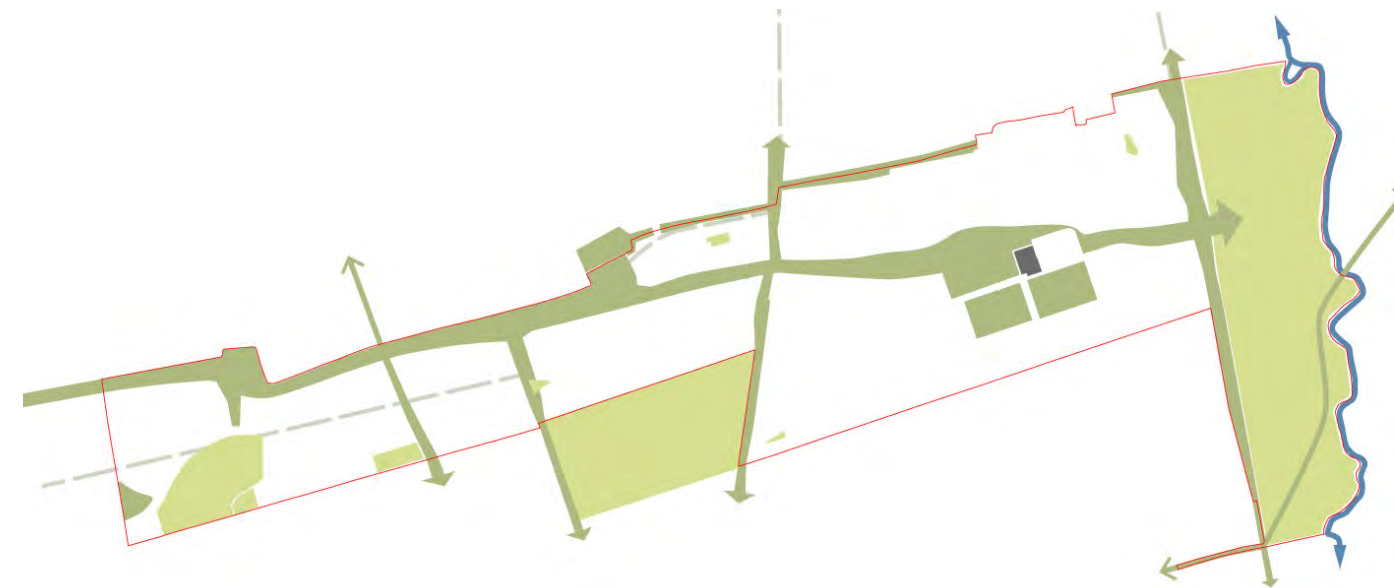
New homes

Landscape and green space

We want to turn currently inaccessible farmland into a large new public park, a place that everyone in the town can use and enjoy. This will mean that Stamford will soon have two great landscaped parks, the existing much-loved park of Burghley House to the south, and a new green linear park to the north.

The linear park responds to the form and flow of the land, reopening the valley to take water, wildlife, people and dogs down to the Gwash. A valley parkland that threads through the settlement with parks, pitches, playgrounds, orchards and allotments.

In scale, the new linear park will be 4 times larger than Stamford Meadows in the centre of the town.



Stamford Meadows:
Approx. 5.9 acres

Proposed Linear Park:
23.5 acres

Proposed Gwash Meadows:
44.2 acres

Landscape first

The site is a gentle valley running down eastward to the River Gwash. Its topography has defined our landscape design and that in turn has defined the location of amenities, roads and homes.

By organising the entire masterplan around a new linear park longer than the development itself, we aim to enable all of Stamford's community to embrace an outdoor lifestyle.



We also plan to restore the historic tree-lined avenue along Ryhall Road, giving Stamford a new northern entrance of which to be proud.

Working with the natural valley

We will re-establish the valley landform that historically extended to the west of Ryhall Road, providing a continuation of the linear park through to the Gwash Nature Park.

The meadowland next to the Gwash will be restored, with carefully managed access to preserve opportunities for biodiversity gain.

A connected series of parklands and open spaces along the park will also provide opportunities for the integration of a sustainable drainage system that works in tandem with the landform to manage surface water in a holistic and natural manner.



Play

To provide for a flourishing new neighbourhood, we want to build three substantial play areas along the route of the park. These will be high quality Local or Neighbourhood Equipped Areas for Play (LEAPs or NEAPs), constructed out of natural materials.

Ideally, these will sit next to other open space activities, such as allotments and sports facilities.

We also plan to develop a 'playable landscape' with informal and 'doorstep' play spaces. No one will need to walk too far to play.



What would you like to see?



Adventure play



Dog Walking Routes



Woodland



Biodiversity Focus



Access to water



Dipping Ponds



Sports Pitches



Art / Sculpture



Multigenerational Play



Community Sports



Picnic Areas



Amenity grassland



Grassland Meadows



Sustainable Drainage



Orchards



Allotments



Exercise Trail



Working Pastures

Is there anything else
you would like to see
that isn't listed above?

Let us know

Active travel

Stamford is a busy town with significant levels of traffic congestion in and around the town centre. Moreover, cycling and walking around Stamford is not as easy as it could and should be.

We want to find creative ways to avoid adding to this problem and contribute to putting these issues right. Our plans for Stamford North's travel connections, based on detailed traffic studies carried out over several years, are intended to avoid creating any further congestion in the town centre, as well as making travel around the development fast, easy and safe.

Walking & cycling

We are designing Stamford North to make walking and cycling easy and enjoyable, and planning to locate community buildings, including schools, so that they can be easily accessed by pedestrians and cyclists.

The new linear park will form the top portion of the planned Stamford Green Wheel, a continuous green walking and cycling route around Stamford's edge.

We are also investigating whether a 'micro-transport' service - like electric scooters for rent - could work in the development and beyond.



Linking communities

If Stamford North is going to be a success, it must be really well connected with the existing town.

We will create at least two new north-south green corridors permeating the current boundaries and connecting the whole of northern Stamford to the Green Wheel, the local centre and other outdoor amenities.

The layout of Stamford North will also incorporate several new pedestrian corridors in and out of the town, reducing the need for residents to travel to the town centre by car.

How else could we encourage cleaner and greener travel?

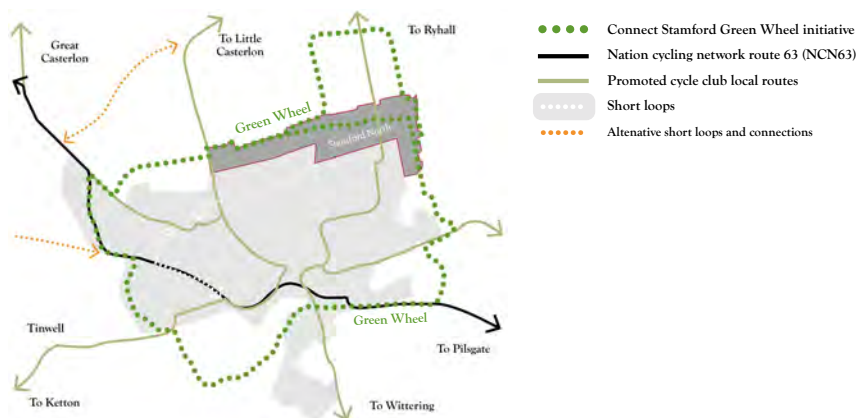
Roads & junctions

A vital new road

The South Kesteven District Council's Local Plan allocation recognises that this development will generate traffic. We are dealing with that issue head-on, by providing the majority of a new link road running from Ryhall Road to Old Great North Road.

This will draw traffic generated by the development, as well as existing traffic, away from the town centre.

Transport modelling demonstrates that, as a result, the development will have minimal impact on traffic in the town centre. By providing an additional route to cross town, we hope that it will also balance traffic flows through the day.



Junction improvements

Informed by detailed traffic studies and extensive monitoring, we will also be making a number of improvements to junctions on

the A1 and Ryhall Road. This will improve safety, capacity and the experience of pedestrians and cyclists.



- A** Right turn bay / carriageway widening for traffic turning onto the southbound A1 on-slip of the A1 / A606 Western Interchange Junction, as well as flare lengthening of the southbound A1 off-slip
- B** Dedicated left and right turn lane on the A1 northbound off-slip of the A1 / A606 Western Interchange Junction
- C** Dedicated left and right turn lane on the A1 southbound off-slip of the A1 / A6121 Eastern Interchange Junction
- D** Upgrade of the A6121 Ryhall Rd / Uffington Rd mini-roundabout to a signalised T-Junction, providing dedicated facilities for pedestrians and cyclists (toucan crossings), Advanced Stop Lines for cyclists ahead of traffic and increased capacity to accommodate additional traffic.

GummerLeathes

Bus & rail connections

Our aim is for Stamford North to make travel without a car as easy as possible. That is why we have begun to think deeply about how buses and other means of public transport can complement our designs for walking and cycling, so that the easiest decision is to leave the car at home and use convenient, reliable, green and sustainable ways of getting around.

Bus routes

Informed by forecasts of demand, we will work with local bus operators to design and deliver new and extended bus routes, with new stops through Stamford North.

We envisage a 'local' service between Stamford North and the town Stamford, phased from



weekday peak hour operation in the early years when the population of the new community is small, to a service running around every 30 minutes, 7am-7pm Monday-Saturday with an hourly 7am-7pm service on Sundays by the time the community is larger.

At the moment, this is subject to forecasting as travel patterns are changing so quickly and technology develops.

We also believe there are possibilities of enhancing existing town-to-town services, so that new residents have an alternative to the private car for medium to long distance trips.

Station connectivity

We shall make sure there are good connections to Stamford town centre and the railway station, making it easy for people to get to and from Stamford North, no matter where their journey starts and ends.

Mobility Hubs

We are exploring the use of 'mobility hubs', which bring together bicycle parks, bus stops, electric charging points for cars, e-bicycles and e-scooters, and new technologies just around the corner, such as autonomous taxis.



Health & wellbeing

We want Stamford North to be a happy, healthy and thriving place to live. We are intent on Stamford North making a healthy lifestyle easy and enjoyable.

That does not mean simply providing the GP services that the wider town so clearly wants and needs. It means designing a place that promotes good living, for the mind and soul as well as the body.



Healthcare

We know health services in Stamford are under pressure. We want our development to help address this problem.

We have already started working with the local NHS to understand what health-related services will be needed by existing and future residents. This dialogue will help us look in more detail at the kinds of health and care-related services that may be located in Stamford North.

What healthcare services are missing in the town at the moment?

What healthcare services would you like to see?

Food and leisure

We are discussing ways to put food growing, gardening and good eating at the heart of the new community of Stamford North. We will space allotments throughout the development and a community garden at its heart.

Working in collaboration with the Football Club, we would like to bring some exceptional sporting facilities to residents, complementing the excellent facilities already available in north Stamford.



We are investigating ways to encourage and make it easy for people to eat – and cook – together, at home, in community places, and in Stamford North's public outdoor spaces.



What opportunities for growing would you like to see?

School & local centre

Bringing new homes to Stamford comes with the responsibility of ensuring there are high-quality school places and a buzzing heart of the new community.



A new school

Our first step is to commit to delivering a new primary school in Stamford North, to serve new and existing pupils. We are already working hard to make sure that this school provides an exceptional level of education, and is available both to existing residents and to newcomers to Stamford North.

In addition, we are looking at what will be best for Stamford North in terms of nursery places, out of school care and specialist education for children with special needs.



A new local centre

A happy and thriving community needs a beating heart: a place where people can buy good value local produce, have a drink with a friend and bump into people in the street.

That is why we are designing a local centre at the heart of Stamford North. This is where you will find local shops, a pub, cafe and flexible work space. It will be a local centre not just for



Stamford North but for all the people of northern Stamford.

We want to encourage a special link with local farmers and local produce, celebrating Stamford's historic links with the breadbasket of England.

This local centre will not compete with Stamford town centre, which we want to protect and support. That is why we will be building excellent walking and cycle links to the town centre, so people can go to and from Stamford North and town centre without needing to use their car.



New homes

Stamford North should be truly affordable, not just because we need to provide much-needed homes for local people but because we know from evidence around the world that the more diverse a new community is the greater the likelihood it will thrive.

That is why Stamford North will provide a variety of homes and include a wide range of dwelling sizes and types from one and two bed apartments, to two, three, four and five bed homes, ensuring that the eventual community will include a diverse age range and social mix.

An affordable housing programme will meet the specific needs of Stamford and will be provided through a mix of different tenures, including homes for social rent and first time buyers.



The changing needs of people from young children through to frail older people will be accommodated in a range of homes and specialist accommodation. Our aspiration is that people love living in Stamford North, no matter what their income or their stage in life.

Becoming a true part of Stamford

We would like to play a key part in the foundation of a vibrant, diverse and flourishing community in Stamford North, helping this new community become a valued part of the town. People are rightly proud to live in Stamford and we want Stamford to be proud of this new community.



To help these two places grow together, we would like to provide new community spaces that serve not only Stamford North but the existing communities on the north of the town.

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We would like to hear your views on what could work well - what types of amenity, public space and events could bring people together?

What's happening next?

We hope this consultation will form the start of an ongoing connection between Stamford North, you and other Stamford residents. Please leave us your details we will keep you up to date. You can also visit our website www.stamfordnorth.com for further updates.

Our next step is to reflect on all the comments we receive and incorporate them into the outline planning application which we intend to submit before the end of this year.

You will have the opportunity to comment further during the formal planning process.

Beyond the outline planning application, you will also be able to engage with other, more detailed applications as they are submitted.

Thank you for taking the time to view our proposals and share your views.

