

25 April 2024



Planning Policy  
South Kesteven District Council

By email to [planningpolicy@southkesteven.gov.uk](mailto:planningpolicy@southkesteven.gov.uk)



Dear Sirs,

**SOUTH KESTEVEN REGULATION 18 DRAFT LOCAL PLAN**

**STAMFORD NORTH**

Savills (UK) Ltd is instructed on behalf of GummerLeathes and Burghley House Preservation Trust as applicants for ‘Stamford North’ to make the following representations on the Regulation 18 Draft Local Plan.

There is a current outline planning application on Land north of Stamford (Between Little Casterton Road and Ryhall Road, and east of Ryhall Road) under planning reference S23/0055 for the:

*Construction of up to 1,350 residential units (use Classes C2 and C3); two form entry primary school (use class F. 1); local centre uses (use classes E and F.2, public house, wine bar, or drinking establishment, drinking establishment with expanded food provision, hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises); road between Ryhall Road and Little Casterton Road; removal of existing bund; associated green infrastructure including provision of public open space, landscaping, formal and informal play areas; utilities (including drainage); and associated access, potential realignment of part of Ryhall Road, ancillary works and structures*

We welcome and support Stamford Residential Allocation SKPR-281 (STM1-H1): Stamford North for an indicative 1,350 units. We also support the development principles set out in the allocation, including the additional principles (compared to the adopted Local Plan) relating to Biodiversity Opportunity Areas and Green Infrastructure Areas.

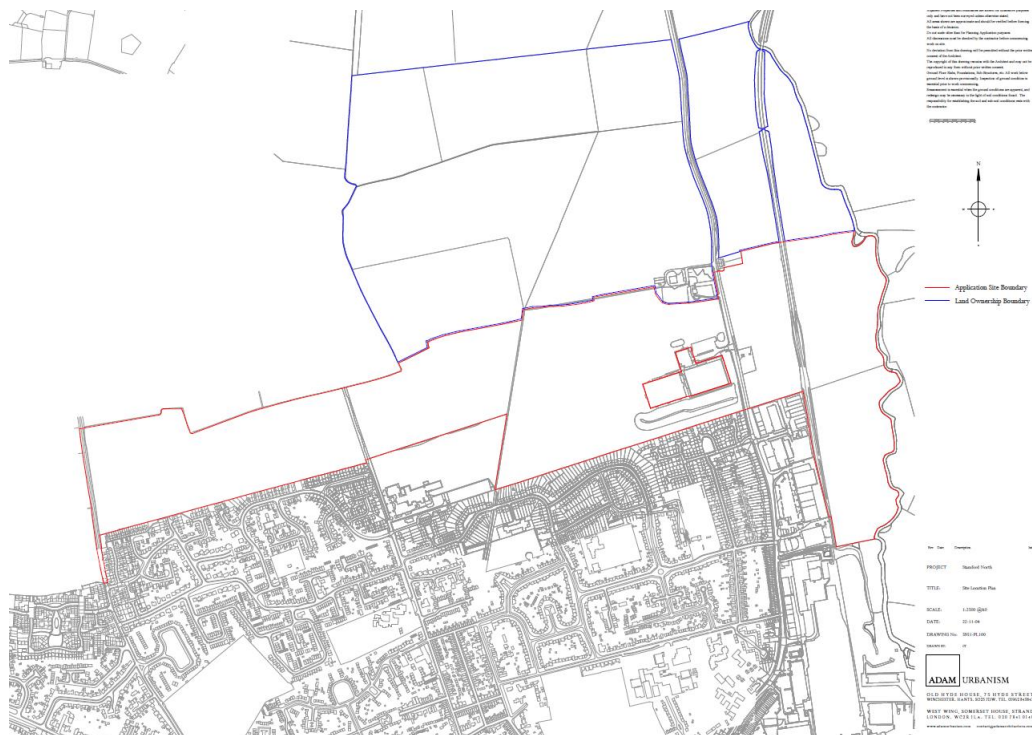


The Draft Local Plan includes the same site extent as included in the adopted Local Plan. Extract from Draft Local Plan below:



Application S23/0055 also includes land around and to the south of the Borderville Centre. This was not included in the land originally put forward for development as part of what is now the adopted Local Plan. The detailed assessment of the vision and opportunities summarised in '5. Analysis' of the Planning Statement for application S23/0055 (and submitted alongside this letter), including in relation to landscape and townscape matters and residential amenity, demonstrates that inclusion of this land would not be contrary to the aims of the Local Plan. Moreover, to deliver the vision for Stamford North the inclusion of this land as part of the comprehensive assessment of opportunities and constraints is necessary to deliver a high quality, beautiful and sustainable place that takes all the opportunities of the site and meets the aims of the development plan taken as a whole and the NPPF.

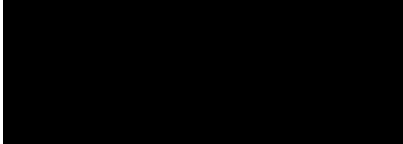
Allocation SKPR-281 (STM1-H1): Stamford North should therefore relate to the whole of the area included as part of application S23/0055 and reproduced below.





We are committed to continuing to engage with stakeholders and the community throughout the consideration of this application, the subsequent reserved matters applications and the delivery of these exciting proposals. If there is any further information we can usefully provide at this time, we would be grateful if you would contact the undersigned in the first instance.

Yours sincerely



**Andy Moffat BA(Hons) MPhil MRTPI**  
Planning Director