

PLANNING COMMITTEE

Minutes of the Planning Committee held at 6.30pm on Monday 3rd February 2025 in the Malcom Sargent Room, Stamford Town Hall.

Members Summoned and Present: Councillors Devereux (Chair), Brewin, Copley, Lott, Wotherspoon
Absent: Councillor Rayside

Officers Present: Richard Tracey (Administrator)

In Attendance: Press (0), Members of the public (0), Online (0)

Minutes

Public Participation

Members of the public were invited to make representations to the Council on any matters relating to the work of the Council or to raise any issues of concern. No members of the public were present.

The meeting commenced at 6.32pm

444. Apologies

Apologies were received. It was **RESOLVED** to accept apologies from Councillor Rayside.

Proposed by Cllr Brewin		
Seconded by Cllr Lott		
In Favour	5	Cllrs Devereux, Brewin, Copley, Lott, Wotherspoon
Against	0	
Abstentions	0	
MOTION CARRIED		

445. Declaration of Interests

It was NOTED that Councillors should declare any interests if they arise. None were declared.

446. Minutes

To was **RESOLVED** to approve the minutes of the meeting held on 6th January 2025.

Proposed by Cllr Brewin		
Seconded by Cllr Lott		
In Favour	5	Cllrs Devereux, Brewin, Copley, Lott, Wotherspoon
Against	0	
Abstentions	0	
MOTION CARRIED		

447. To consider responses to Planning Applications as attached

Details of planning applications validated can be found at the SKDC website link provided -
<http://www.southkesteven.gov.uk/index.aspx?articleid=8170#/>

448. Other urgent matters for consideration

- i) Stamford Neighbourhood Plan (SNP) – Cllr Barry Devereux stated that the SNP needed to be reviewed by Members to ensure it is up to date and it reflected current planning policies for Stamford. He continued, certain policies will need to be updated such as the Environment policy including regulations on heat source pumps. Three types of changes to the plan that can be made include:
- minor non-material updates,
 - material modifications requiring public consultation,
 - substantial review requiring a public referendum,
- Councillors should review the SNP to see if any areas require changing and compare it to the draft Reg18 version of the Local Plan before the next meeting so that any updates can be discussed.

449. Correspondence received

- i) The clerk reported that a public speaking notification had been received for SKDC Planning Committee on 6th February at 1pm regarding planning application S24/1719 - Change of use of outbuilding to single dwelling at 1 Albert Road, Stamford, PE9 2EA. Email sent to all Town Councillors on 29th January 2025. **Noted** by Members.

450. Closure

There being no further business, the meeting was closed at 8.35pm

Date of next meeting – Monday, 03 March 2025 at 6.30pm

These minutes were adopted on _____ as a true record of the decisions taken and are duly signed below by the chair of the meeting.



Planning Applications

Date Valid	Date Received	Ref. No.	Proposed Development and Location	Type of Permission	Applicant and Address	Observations on Application
16/12/24	10/01/25	S24/2167	Submission of details reserved by condition 3 (Roof Materials) and 4 (Window Details) of planning permission S24/0364 4 Cornstall Buildings, Stamford, Lincolnshire, PE9 2HW	Discharge of Conditions (Planning)	Suzanne Arculus 4 Cornstall Buildings, Stamford, Lincolnshire, PE9 2HW	Defer to case officer
30/12/24	10/01/25	S24/2223	Conversion of garage to extend existing bedroom and form ensuite 10 Ermine Close, Stamford, Lincolnshire, PE9 2XW	Lawful Development (Proposed)	Mr & Mrs Gowers 10 Ermine Close, Stamford, Lincolnshire, PE9 2XW	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
23/12/24	13/01/25	S24/2208	Existing shopfront facade retained, made good and repainted. With new lettering installed above the entrance, new projecting sign and hand painted building number to the right hand side of the shopfront fascia panel Qs, 6 High Street Stamford Lincolnshire PE9 2AL	Advertisement Consent	Hilary Palmer Mint Velvet, St John's Place, Easton Street, High Wycombe HP11 1NL	No objection
23/12/24	10/01/25	S24/2209	Existing shopfront facade retained, made good and repainted. With new lettering installed above the entrance, new projecting sign and hand painted building number to the right hand side of the shopfront fascia panel Qs, 6 High Street, Stamford, Lincolnshire, PE9 2AL	Listed Building Consent	Hilary Palmer Mint Velvet, St John's Place, Easton Street, High Wycombe HP11 1NL	No objection. Defer to conservation officer.



09/01/25	13/01/25	S24/2198	Outline application for up to 268 residential dwellings (Use Class C3), up to 80 bed care home (Use Class C2), local centre, and public open space with associated access, landscaping, drainage and infrastructure (Access for approval only) Land At Exeter Fields, Stamford	Outline Planning Permission	Jack Dickinson Nexus Planning One Express 1 George Leigh Street Manchester M4 5DL	See Annex A letter of objection
18/12/24	20/01/25	S24/2176	Construction of refuse store for Black Bull and Stamford Walk residents, construction of planters, railings and trellis to form private space for Black Bull residential development and resurfacing existing courtyard Stamford Walk St Mary's Street Stamford Lincolnshire PE9 2JE	Full Planning Permission	Alex Duce The Abbey Group Development Company Ltd 11 Ironmonger Street Stamford PE9 1PL	Objection. The chosen use of materials i.e. wooden fencing will have a negative effect on the street scene. Materials should be in keeping with the Listed Building in the conservation area. Loss of public amenity space. With the introduction of private space, the current footprint of the building could be extended in the future. A condition should be added to prevent this happening.
27/12/24	20/01/25	S24/2224	Lawful development certificate proposed for laying of underground services relating to non-adopted below ground drainage infrastructure for the site, to establish that the proposed works will formally implement the permission S19/1475 in accordance with the definition of commencement of development under Section 56 of the Town and Country Planning Act (1990) Land Off Cherryholt Road Stamford PE9 2EP	Lawful Development (Proposed)	Cecil Estate Family Trust C/O Strutt And Parker 1 Cambridge Square Cambridge CB4 0AE	Defer to case officer
03/01/25	20/01/25	S25/0011	Reduce height of Sycamore tree (T1) by ~2.5m and reduce lateral spread by 1.5m 24 Station Road Stamford Lincolnshire PE9 2WB	Trees in CA - Section 211 Notice	Armstrong 24 Station Road Stamford Lincolnshire PE9 2WB	No objection. Defer to SKDC Arboriculturist



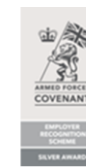
22/01/25	23/01/25	S25/0017	Replacement timber windows / stone sections to existing bay window St Mary's Vaults, 19 St Mary's Street, Stamford, Lincolnshire, PE9 2DG	Full Planning Permission	Mr Phil Gardiner Samual Smith, The Old Brewery High Street, Tadcaster LS24 9SB	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
22/01/25	23/01/25	S25/0018	Replacement timber windows / stone sections to existing bay window St Mary's Vaults, 19 St Mary's Street, Stamford, Lincolnshire, PE9 2DG	Listed Building Consent	Mr Phil Gardiner Samual Smith, The Old Brewery High Street, Tadcaster LS24 9SB	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development. Defer to conservation officer.
15/01/25	23/01/25	S25/0077	Section 211 Notice for reduction of Cherry Tree (T1) to previous pruning points, reduce 2.no Ash Trees and 1.no Sycamore Tree (G1) to old pruning points and shape the sides and the cutting back of Acacia Tree (T2) by 2 metres to clear street light Woodstock, 40 Tinwell Road, Stamford, Lincolnshire, PE9 2SD	Trees in CA - Section 211 Notice	Mr Ian Moss Woodstock, 40 Tinwell Road, Stamford, Lincolnshire, PE9 2SD	No objection. Defer to SKDC Arboriculturist
10/01/25	24/01/25	S25/0044	Removal of two existing condensing units and the installation of three new condensing units on the roof plant area of the existing M&S Simply Food store 41 High Street, Stamford, Lincolnshire, PE9 2BD	Full Planning Permission	Marks And Spencer PLC c/o the Agent Mr Matthew Madden Iceni Projects, Da Vinci House, 44 Saffron Hill, London EC1N 8FH	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
10/01/25	24/01/25	S25/0045	Removal of two existing condensing units and the installation of three new condensing units on the roof plant area of the existing M&S Simply Food store 41 High Street, Stamford, Lincolnshire, PE9 2BD	Listed Building Consent	Marks And Spencer PLC c/o the Agent Mr Matthew Madden Iceni Projects, Da Vinci House, 44 Saffron Hill, London EC1N 8FH	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development. Defer to conservation officer.



02/01/25	27/01/25	S24/1987	Demolition of scout hut building and construction of 1 block of 6x 1 bedroom apartments and 2x semi-detached 3-bedroom houses 2nd Stamford (Town) Scout Group Land Off Drift Avenue Stamford PE9 1YJ	Full Planning Permission	2nd Stamford (Town) Scout Group Scout HQ Empingham Road Stamford Lincolnshire PE9 2RJ	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
21/01/25	28/01/25	S25/0104	Demolition of existing front extension and erection of new two storey front extension and single storey side extension with roof terrace The Hayloft, 6 Watergate, Stamford, Lincolnshire, PE9 2YG	Householder	Mr Z Sennett The Hayloft, 6 Watergate, Stamford, Lincolnshire, PE9 2YG	Objection. Scale of building is overbearing and not in keeping with the surrounding street scene, the listed buildings or the Conservation area. Loss of privacy. Not enough mitigation measures have been carried out to make this application acceptable.
21/01/25	28/01/25	S25/0108	Demolition of existing front extension and erection of new two storey front extension and single storey side extension with roof terrace The Hayloft, 6 Watergate, Stamford, Lincolnshire, PE9 2YG	Listed Building Consent	Mr Z Sennett The Hayloft, 6 Watergate, Stamford, Lincolnshire, PE9 2YG	Objection. Scale of building is overbearing and not in keeping with the surrounding street scene, Listed buildings or the Conservation area. Loss of privacy. Not enough mitigation measures have been carried out to make this application acceptable. Defer to conservation officer.
28/01/25	03/02/25	S24/2079	Installation of projecting sign bracket, requiring 4no. 10mm diameter holes to be drilled into stonework 63 High Street St Martins Stamford Lincolnshire PE9 2LA	Listed Building Consent	Libby Summers Stamford Strings Ltd 63 High Street St Martins Stamford Lincolnshire PE9 2LA	No objection
13/01/25	03/02/25	S25/0060	Replacement of timber windows with UPVC double glazed window and doors (retrospective) Elm House 18 Elm Street Stamford Lincolnshire PE9 1QF	Householder	Mr Stewart Dorey Stamford School 16 St Paul's Street Stamford PE9 2BE	Objection. The position of the building has a significant effect on the street scene and the Conservation area. The windows and doors should be timber.



30/01/25	03/02/25	S25/0086	Section 73 Application for variation of condition 2 (approved plans) of planning permission S23/2205 (Erection of first floor extension above existing ground floor addition, and single storey extension with balcony above) 6 Scotgate Stamford Lincolnshire PE9 2YB	Household er	Ana Rubicondo 113 Park Road Peterborough Cambridgeshire PE1 2TR	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
22/01/25	03/02/25	S25/0117	Single storey rear extension and loft conversion including new dormer to the rear elevation 40 Ryhall Road Stamford Lincolnshire PE9 1UF	Household er	Mr Tom Andrews 40 Ryhall Road Stamford Lincolnshire PE9 1UF	No objection subject to neighbours' amenities being respected. Contractors to make good damage to verge, kerbing or block surface associated with this development.
23/01/25	03/02/25	S25/0138	Submission of details reserved by conditions 3 (Materials) and 4 (Details of Work) of planning permission S18/0892 - Listed Building consent for the creation of 2nd floor within exiting void space along with the insertion of a dormer window Tivoli Cottage 5 Wothorpe Road Stamford Lincolnshire PE9 2JR	Discharge of Conditions (Planning)	Mr & Mrs N Brake Tivoli Cottage 5 Wothorpe Road Stamford Lincolnshire PE9 2JR	No objection. Defer to case officer.



Annex A

To: Adam Murray
Principal Development Management Planner
South Kesteven District Council
St Catherine's Road
Grantham
NG31 6TT

6th February 2025

Dear Sir,

Re: Application number s24/2198 – outline application for up to 268 dwellings, 80-bedroom care home and local centre at Exeter Fields, Stamford.

On behalf of Stamford Town Council (STC) planning committee and regarding material planning considerations relating to the above application i.e. national planning guidance 2024(NPPF), the current adopted SKDC Local Plan 2020 (LP) incorporating the adopted Stamford Neighbourhood Plan 2022 (NP) and the control of land use in the public interest (specifically to the residents of Stamford), we write **to oppose the above application** on the following grounds.

In summary:

- NPPF makes clear that there should be an economic objective to ensure that there is 'sufficient land of the right types is available in the right areas...'
- The adopted LP and NP both recognise this site as the only strategic employment land in Stamford. Current policies make clear that strategic employment land should be protected against proposals that cause harm to the employment focus of these sites.
- Whilst the regulation 18 Local Plan review (LP Review) suggests the site should be reallocated residential, this is based on flawed analysis carried out by the Council's consultants AECOM. Their report did not have due regard to Stamford's road network or specific market circumstances, i.e. the chronic lack of employment space and land.
- The LP Review recommends protecting and extending strategic employment land reserves in Bourne, Deepings and Long Bennington but reduces Stamford's reserves by more than 50% to less than 4ha.
- The suggested replacement strategic land reserve for Stamford is currently undevelopable, having no highway access and being on the floodplain of the River Gwash.
- Recent surveys of local commercial estate agents reveal there is little or no employment space available in Stamford and that no new space has been constructed for at least the last 10 years.
- Neighbouring towns who have protected their employment land have seen employment-led schemes delivered over this 10-year period.
- Reallocations of employment land to retail and residential has meant the loss of half the employment space identified in Stamford by AECOM. This has encouraged landowners to not bring employment sites forward as local residential land values are some 4-5 times higher than employment land.
- There is no necessity to reallocate this site for residential development to meet housing targets for Stamford or SKDC.



Stamford Town Council



- Stamford's employment base needs protection and enhancement as the town already suffers from high rates of outward commuting. With over 3,000 homes planned for the town (including the allocation of 650 houses at Quarry Farm) during the plan period a balance must be struck by protecting employment opportunities (as required by NPPF).
- SKDC's planning committee has a duty to control the use of land in the public interest and therefore, we respectfully suggest that Stamford needs a strategic employment land reserve and as previously identified, Exeter Fields is the best site to achieve this.

Over the following pages, we have broken down the above points and provided the evidenced details to support our objection.

Detailed analysis of the proposals

1. National Planning Policy Framework 2024

Section 2 of the National Planning Policy Framework focuses on the requirement for Sustainable Development. Paragraph 7 of the NPPF states "The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner."

The NPPF is clear that, (Paragraph 8) "Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways."

These are:

- An economic objective - by ensuring that sufficient land of the right types is available in the right areas.
- A social objective - that a sufficient number and range of homes can be provided.
- An environmental objective - to protect and enhance our natural, built and historic environment.

1.1 Economic Objective test:

The revised Exeter Fields proposal demonstrably fails in providing for the economic objective, and this is especially true given the dearth of available commercial land in the Stamford area. Therefore it is not consistent with the NPPF.

1.2 Environmental Objective test

The LP review suggests a site on the flood plain of the River Gwash. Building on this site would cause tremendous environmental damage, both on the site and downstream where loss of flood plain would increase flooding and change the water flows and degrade habitats.



Stamford Town Council



1.3 Social Objective test.

Given the substantial housing developments approved in and around Stamford, the marginal gain in housing does not justify disregarding the Economic and Environmental objectives of the NPPF

2. Adopted Local and Neighbourhood Plans

2.1 The LP and NP both recognise this site as strategic employment land - the only employment site in Stamford with direct access to the A1. The LP highlights the importance of this site.

'Policy E2 recognises the strategic significance of key employment sites across other parts of the district in line with the Council's economic development strategy. The Exeter Fields/Empingham Road site in Stamford (ST.SE1) offers the opportunity to provide high quality employment accommodation next to the A1 as part of a mixed-use development scheme.'

2.2 Paragraph 2.73 states clearly:

'The strategy for Stamford is to provide for high quality modern office and industrial premises and ancillary uses. Whilst the redevelopment of suitable previously developed land and sites within the town centre will be a priority, it is acknowledged that additional employment land will also need to be identified. To address this, sites which afford good access to the strategic road network, and which can be sympathetically integrated within the local landscape will be identified and allocated.'

2.3 Paragraph 2.75 states:

'Overall, the employment strategy will help to create a better balance between homes and jobs in all four towns, providing the opportunity to reduce out-commuting in the south of the district and create a sustainable pattern of development'

2.4 Paragraph 2.76 meanwhile suggests:

'In order to meet the objectives of the Council's Economic Development Strategy the Council will encourage businesses of all sizes, including entrepreneurs, by ensuring that a portfolio of land and buildings, with a range of sizes, uses and locations, with access to a good transport network is available. This will support the delivery of a successful, competitive and well-balanced business environment across the district.'

2.5 In conclusion policy E2 states:

*'Strategic Employment Sites (of which Exeter Fields is one of just 4 sites identified outside Grantham). These sites are considered to be of strategic employment importance given their relationship to principal areas of growth and their accessibility via the strategic road network. **Proposals will not be supported that cause harm to the strategic employment focus of these sites.** Other employment generating uses outside of the B-use classes may also be appropriate and will be considered where the promoter*



actively engages with the Council and an end-user for the proposal has been positively identified. To encourage the delivery of these sites, the Council will consider supporting initial infrastructure provision that enables the first buildings to be bought forward'.

2.6 The NP also identifies Exeter Fields as a strategic employment site to be protected for employment use.

These are the adopted policies of the council against which this application should be considered.

2.7 It is acknowledged that the LP Review suggests that the site should be reallocated for residential. This is based upon analysis contained in the 2023 Employment Land Study produced by AECOM which did not have due regard to the lack of employment land in the Stamford area and failed to recognise the unique characteristics of this site.

2.8 The proposal to reallocate the site to residential has been opposed by STC, Rutland County Council and local SKDC district councillors who understand the strategic nature of the site and lack of employment accommodation in Stamford. As demonstrated above it is also completely at odds with the LP and NP.

2.9 Failure to implement the LP and protect employment land in Stamford has already resulted in the loss of the following employment designated sites in the town:

- EMPS1 Land at Barnack Road 8.2ha.
- EMPS8 Former Cummins site on Barnack Road (employment allocation on this 6.5ha site seriously reduced).
- EMP S7 (part) Stamford East on Uffington Road for residential and retail.
- EMPS2 (part) on Uffington Road for a care home.

3. 2023 Employment Land Study (by AECOM)

3.1 We understand that the AECOM employment study has influenced the proposals of the LP Review, but it should not be relied upon in assessing employment land allocation for Stamford. Many of their comments and assessments suggest that they have not spent sufficient time trying to understand the town's topography, road network or to accurately assess the supply and demand for employment space within the town.

3.2 AECOM's oversupply assessment may be accurate for the district, but it is not granular enough to conclude that the subject site should be released. The conclusion of the 2023 study is that there is an overallocation of employment land within SKDC and that the current 179ha allocated could be reduced to 79.5ha. However, Stamford is under allocated with employment land when compared to other SKDC settlements.

3.3 AECOM suggests there is 65.7ha of employment land (developed and allocated) in Stamford. However, on closer analysis when implemented or consented schemes for alternative uses are considered the true figure is closer to 33ha, the rest having already been lost to retail and housing developments. 13ha of land is designated to



employment but not yet fully developed. The Exeter Gardens site represents 10ha of undeveloped employment land. We later comment on the market, which suggests a chronic lack of supply over at least the last 10 years during which land previously zoned for employment has been lost to alternative uses.

3.4 AECOM suggests that the Stamford Gateway/ Exeter Gardens site is not suitable for employment use even though it is the only employment site in Stamford with:

- Direct access to the A1 and the growth hubs of Cambridge and Peterborough (as recognised by AECOM)
- Of scale and capable of servicing large buildings and large vehicles without involving traffic from the main arterial road (A1) traversing Stamford's town centre road network.

It suggests that sites to the east of the town centre are equally accessible, which is clearly inaccurate.

3.5 AECOM suggests that development sites EMP S1 and EMP S8 (land off Barnack Road) are '*highly accessible*' suggesting they have not tried to navigate a vehicle larger than a private car from the St Martins High Street (which provides access to the A1) along Barnack Road to the site. Nor do they acknowledge that this site, formerly designated as 14.6ha of employment land, now has planning consent for a mixed-use scheme of 190 dwellings, a retirement village of 150 units, local feedstore and café and which will reduce the developable employment land to circa 3ha.

3.6 AECOM further suggests the subject site is no longer suitable for employment because residential development has been delivered on the adjoining site. This fails to recognise that the original consent of 2013 saw agricultural land allocated as a strategic extension of Stamford as a mixed-use scheme of residential, local centre and employment.

3.7 On achieving consent, the landowners have chosen to sell the most profitable elements of the site, allowing homes to be built. However, they have failed to deliver the much needed, but less profitable, local centre and employment opportunities envisaged in the consented scheme and protected in the current 2020 Local Plan.

4. LP Review

4.1 The LP review suggests Stamford's only strategic land (Exeter Fields) is replaced by a site less than half its size situated on marshy land with no obvious existing access to the highway to the east of the town. Meanwhile other settlements in SKDC of smaller populations have had their strategic employment land preserved and enlarged.

4.2 The table below shows the current and proposed strategic land allocations for SKDC towns (excluding Grantham), ordered by population size.



Town	Site	2020 allocation	Proposed R18 allocation	Resulting strategic land allocation
Stamford	Exeter Fields	9.8ha	Land East of Ryhall Road(3.8ha)	3.8ha
Bourne	Land South of Spalding Rd	8ha	Plus land north of BoarneEau	11ha
Deepings	Extension of Northfields	14ha	Plus land on Peterborough Rd	18.2ha
Long Bennington	Roseland Business Park	9.01ha	Plus land on Valley Lane	15.3ha

4.3 The LP Review suggests Exeter Fields should be reallocated as residential to provide 180 new homes and yet our analysis shows Stamford has already allocated or consented sufficient homes to meet the long term growth plan for the town.

4.4 In considering completed developments since 2020 and current applications (decided, undecided and unsubmitted), we have calculated the following number of dwellings will be completed over the term of the next LP (to 2041):

Location	Number of dwellings	Status
Stamford North (SN)	1350	Approved
Quarry Farm (QF)	650	Approved (via RCC)
Exeter Fields	268	To be decided
Barnack Road (Cummins site)	190	Approved
Stamford Hospital site	30	Application to be made
Cherryholt Road	31	Approved
Uffington Road (1 st phase)	200	Completed
Uffington Road (2 nd phase)	111	Approved
Stamford Hotel	7	Completed
Black Bull Hotel	4	Approved
Central	7	Approved
Above Mountain Warehouse	7	Approved
Above New Look	7	Approved
Top Lock Meadows	48	Completed
St Martins Fields	5	Completed
Hereward Place	55	Completed
North Street Flats	13	Completed
Former Scout Hut, Drift Avenue	8	To be decided
Total	2991	



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Even if this application wasn't approved, there would still be 2723 new dwellings in Stamford with little land allocated to future employment which is an unacceptable situation. The transport modeling that has taken place for the SN/QF development suggests that no mitigation is required for the junctions of the A1 that support Stamford. However, if there is no additional employment in the town, then Stamford will be an outbound commuter town, which will place more pressure on the major road network locally.

5. Local market assessment

5.1 The applicant has submitted a market assessment carried out by national commercial agency Avison Young (AY), who, as far as we are aware, has no experience of letting or selling employment space or land in the town. We have already commented upon the policy context and the emerging policy which relies heavily on a poorly researched AECOM study. Turning to AY's market context which again relies too heavily on national, regional and district wide trends and does not look adequately at the markets local to Stamford and Stamford itself.

5.2 In their conclusion AY suggest that:

'At the local level Stamford has a particularly limited market for both industrial and office premises, with limited existing stock and no delivery of new floorspace in recent years, reflecting the lack of interest in the area from new businesses.'

5.3 However this is at odds with the results of a local business survey carried out as part of the neighbourhood plan and with local commercial agents recently canvassed. Richardsons, Savills and Eddisons all report strong local demand. They suggest the lack of delivery of new floorspace reflects the high alternative land values for residential along with a willingness of SKDC to reallocate employment land for housing. This has led to no supply of new commercial space in Stamford for 10+ years. Nearby Deepings and Oakham with smaller populations and relatively poor access to the main north/south arterial road have successfully delivered employment focused schemes by protecting their employment land allocations.

5.4 A Savills employment study in support of another application reported in October 2020 that:

'With regard to the workspace office sector, Stamford is well placed to accommodate such premises given the propensity of small businesses, the high skill level of its residents and the shortage of small office floorspace to accommodate them' and went on to say *'Stamford's office market is characterised by an acute shortage of premises'*

5.5 Turning to industrial supply Savills reported:

'In the B2/B8 sector there is broadly sufficient floorspace to meet demand. However in Stamford there is an acute shortage. The B1c market would appear to have sufficient supply but the market is supply-constrained which has artificially limited the historic level of take-up. The markets are tighter than the analysis suggests.'



Demand for small scale industrial premises are most appropriate given the profile of demand being driven by smaller occupiers in SKDC and Stamford in particular. The limited availability of small industrial premises and relatively high rental levels will assist with viability for this form of development. If appropriately specified, small scale industrial premises are easier to co-locate with residential uses compared to larger scale manufacturing and logistics premises’.

5.6 At the time of writing the only office accommodation available in the town are individual rooms in mult-occupied buildings. The latest rent for the newest self contained office space at Southview Business Park are around £15-16psf (comparable with Peterborough and much higher than the rest of SKDC).

5.7 Similarly there are only two quasi industrial units available at Stamford Business Park with rents quoted between £8-£9.30psf well ahead of the average rents quoted for SKDC and Lincolnshire by AY.

5.8 AY relies on the work of AECOM to suggest the site is unsuitable for employment uses and refers to better sites in the district, but none in Stamford. **There is no better employment site in Stamford.** It is the only strategic land capable of development adjacent to two junctions of the main arterial road thereby protecting the historic town centre from through traffic.

AY suggests that the site has been promoted and available since 2013 with no material interest.

5.9 We challenge this proposition and question:

- Why the owner did not seek to provide any infrastructure for the local centre and employment land as consented in 2013 when the remainder of the site was sold for residential development?
- The appropriateness of the marketing board which is unlit and hardly visible from the A1 even in winter when hedges are not in leaf. The board appears to have been located at the lowest point of the site as identified in the applicants design access statement. Why has there never been a marketing board on the A606 to attract local interest?
- Why the site is not listed with other development opportunities by the site’s promoters CEG Ltd on their website?
- Whether the site has been marketed other than as a single block of land?
- What interest was generated from the 2023 marketing that called for best bids? We understand this was a very truncated marketing exercise unusually rushed, carried out over the easter period and with a very restricted deadline for a site of size requiring significant infrastructure.
- Whether interest has been received from quasi employment uses such as car showrooms (there are 2 in town centre locations in Stamford), discount hotels such as Premier Inns or drive through operators?

In conclusion we feel that perhaps understandably, given the difference in land values between residential and employment uses, the landowner has not sought to develop or enable the development of this land for employment uses. No doubt on advice from professional advisers the site has been held pending a change in policy to allow a more lucrative disposal for residential. The planning system (and SKDC in particular) is designed to protect landuse for the community as a whole. The local plan should continue to protect strategic employment land reserves (including for Stamford).



6. Suggested conditions if consent is granted.

We have made clear our strong opposition to the reallocation of Stamford's only remaining strategic employment land reserve and the reasons why we feel the LP Review should protect this site for employment. However, if SKDC determines to allow yet more employment land in Stamford to be reallocated, we would suggest any consent should ensure:

- As was explored by the applicant with SKDC officers in 2021 and referred to in the DAS, plans should be amended to include at least some employment space ie B2 or class E (say 5000sqm) half of which should be completed and offered for rent/sale before half of the residential units are sold.
- The local centre is completed and offered to let or for sale before one third of the new houses are sold.
- That the highway alterations, including pedestrian crossings to enable safe crossings to the local primary school are completed before the development commences.
- That buildings be restricted to a maximum of 3 storeys.
- We rely on highways to determine the merits of the suggested traffic light junction rather than the roundabout as was previously proposed and consented.
- The impact of climate change is reflected in the conditions e.g. no new gas connections, heat pumps, SUDs, provisions for electrical vehicle charging and cycle parking at the local centre.

We would be happy to discuss our principle concerns about lack of employment space and employment land allocation for Stamford at your convenience.

In conclusion, and based on the fact that the LP Review is still ongoing and therefore this carries no weight in the decision-making process, the allocation of the land as employment used in the LP should be the overriding factor in reaching the final decision, which should be to keep this land allocated for employment.

Yours faithfully,

Stamford Town Council Planning Committee

cc STC, Local SKDC councillors, SKDC planning committee, Rutland County Council.



Stamford Town Council

