



South Kesteven District Council  
Regulation 18 - Draft Local Plan  
2021 - 2041

Representations on Behalf of William Davis Homes  
March 2024

## Quality Control

<b>Project No.</b>	22.100			
<b>Client</b>	William Davis Homes			
<b>Title</b>	South Kesteven District Council Regulation 18 - Draft Local Plan 2021 - 2041			
<b>Location</b>	South Kesteven District Council			
<b>File Ref</b>	22.100 Reg 18 S Kesteven Barrowby JW 120324			
<b>Issue</b>	<b>Date</b>	<b>Prepared By</b>	<b>Reviewed By</b>	<b>Authorised By</b>
1.	12/03/2024	JW	BW	BW

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## 1.0 Introduction

- 1.1 These representations have been prepared by Planning and Design Group (P&DG) on behalf of William Davis Homes (hereafter referred to as William Davis) in response to the Regulation 18 Consultation on the South Kesteven District Council Regulation 18 - Draft Local Plan 2021 – 2041 (DLP).
- 1.2 The DLP is a review of the Council’s current Local Plan (2011- 2036) which was adopted in January 2020. For this consultation the Council has helpfully identified five levels of ‘Proposed Changes’. These are:
- Significant Changes to Policies
  - New Policies
  - Minor Changes to Policies
  - To be Reviewed Once Evidence is Finalised
  - No Proposed Changes to Policies
- 1.3 William Davis has control of the site(s) ‘Land off Casthorpe Road, Barrowby’ (Council’s Site Appraisal References SKPR-70 / SKPR-206 / SKPR-265). This representation is supported by a ‘Vision Document’ for the sites including a ‘Masterplan’ (for site SKPR-70) and a full design rationale. It also explains how opportunities and constraints have been considered in developing the ‘Masterplan’, including the site’s excellent connectivity to the village centre, employment, and wider areas.
- 1.4 Overall, the ‘Vision Document’ and these representations demonstrate that the site provides an excellent opportunity to deliver new housing in a sustainable location. In summary, the site is considered suitable, achievable, and deliverable for housing, due to the following reasons:
- The site is in single ownership and available now.
  - It will provide much needed market and policy compliant affordable housing in a sustainable location.
  - The site has full access including active travel routes to the village centre (see below).
  - It is in Flood Zone 1 (lowest risk of flooding).
  - The site is not covered by any planning, landscape, heritage or ecological designations.



Map 1: Local Facilities and Services



KEY			
	Food retail		Community
	Pub / leisure		Post office
	Church		Education
	Village access		Recreation
	Bus link		Land under the control of William Davis Ltd
	Village centre		Initial residential development site

- 1.5 Map 1 above shows how close the proposal site(s) are to key services and facilities in Barrowby. William Davis believe it is essential that villages are allowed to remain vibrant by having properly planned development allocated in appropriate locations which can help support existing services and facilities in rural areas and ensure their longevity.
- 1.6 These representations are made with the intention of working proactively with the Council to ensure that an effective and deliverable plan for the district is delivered. P&DG and William Davis would like to arrange a meeting with Council Officers to discuss the site further and explore ways to bring this site forward as a sustainable future housing allocation in the DLP.

## 2.0 Spatial Strategy (SP1)

### 2.1 The Local Plan's '2041 Vision for South Kesteven' states:

*"The District will have a successful, diverse economy providing employment opportunities for the local workforce, equipped with a wide range of skills to meet employer needs. It will be an area of sustainable, high quality growth and a popular place to work, live, visit and invest in....."*

*South Kesteven will provide a high quality of life, consisting of sustainable urban and rural communities where people want to live and work and are able to do so in quality and enhanced environments. The District will be a safe place to live with strong communities."*

### 2.2 Following on from the vision, the DLP identifies a number of objectives. Among others, William Davis note the following in particular:

*"Objective 1: To welcome and encourage development that supports the sustainable growth and diversification of the local economy.*

*Objective 5: To facilitate and sustain a network of sustainable communities which offer a sense of place, that are safe, inclusive and can respond to the needs of local people, establishing an appropriate spatial strategy that will guide the scale, location and form of new development across the District, providing the long term basis for the for the planning of South Kesteven.*

*Objective 9: To make provision for an adequate supply and choice of land for new housing, employment, retail, leisure, culture and other necessary development, to meet the needs of the District to the year 2041, and in so doing improve the quality of life for all, whilst safeguarding the best and most versatile of our agricultural land."*

### 2.3 Government planning policy is set out in its National Planning Policy Framework (NPPF). Paragraph 60 makes clear the Government's objective of *"significantly boosting the supply of homes."*

- 2.4 A new Local Housing Needs Assessment has identified the need for South Kesteven as 701 dpa. This is based on calculations using the 'standard method' and gives a total of 14,020 dwellings. Table 2: Meeting Housing Need of the DLP (page 44) shows a predicted delivery of 16,975 dwellings over the plan period. This total includes a buffer of 21% over the identified housing 14,020 dwellings (the adopted plan has an 18% buffer).
- 2.5 Whilst the Council should be commended for including a credible buffer in its proposed housing delivery, it is ultimately only a 'buffer'. This means it is there purely to help ensure the Council meets its housing target of 14,020 (predicting housing delivery over such a long period is not an exact science and is prone to fluctuations). It is not additional 'growth' over and above the predicted 'need'.
- 2.6 Government guidance explains that the 'standard method' for assessing local housing need provides a minimum starting point in determining the number of homes needed in an area. It does not attempt to predict how the impact that future government policies, changing economic circumstances or other factors might affect demographic behaviour. It uses various inputs to determine a minimum average annual need for new homes, including average population (household) growth and the affordability of housing in the council area.
- 2.7 The key word here is 'minimum'. The NPPF at paragraph 16 (a) states that plans should be "*aspirational but deliverable*". Willaim Davis believe the DLP should follow this policy and provide for growth and the wider benefits a vibrant housing market brings. For example, it can have a substantial positive impact on the economy; and conversely social issues (both of which are overarching objectives for sustainable development according to Paragraph 8 of the NPPF – economic, social and environmental objectives). Positive effects are felt during the construction phase (employed workers putting money into the local economy), through the employment of local trades people carrying out ongoing maintenance work and home improvements, an uplift in retail as residents purchase new products for their new homes and a general uplift in local spending.
- 2.8 Local plans and spatial development strategies should be informed throughout their preparation by a Sustainability Appraisal (SA). The SA should help ensure that the proposals in the plan are appropriate and sustainable given the reasonable

alternatives. It can be used to test the evidence underpinning the draft plan and help to demonstrate how the tests of soundness have been met.

2.9 It is disappointing to see that the level of housing proposed appears to not have been assessed in the Council’s SA which supports this current consultation. If it were, no doubt a higher housing delivery above the ‘minimum’ would score well against economic and social sustainability objectives (perhaps less so for environmental sustainability objectives, but this can be addressed through BNG and other forms of mitigation).

2.10 According to the ONS, 9.1% of the population in South Kesteven was income-deprived in 2019. Figure 1 below is an extract from the ONS (Exploring local income deprivation - A detailed picture of disparities within English local authorities to a neighbourhood level 24 May 2021). Of the 81 neighbourhoods in South Kesteven, 5 were among the 20 percent most in-come deprived in England. This is shown in the first two bars in the chart on the top right in red.

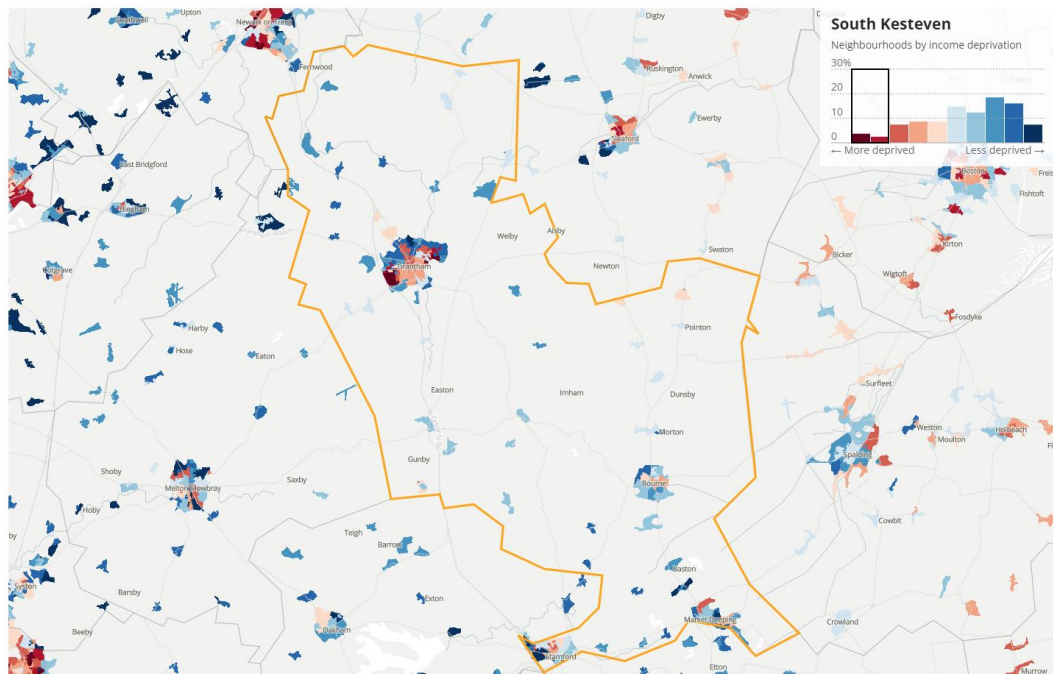


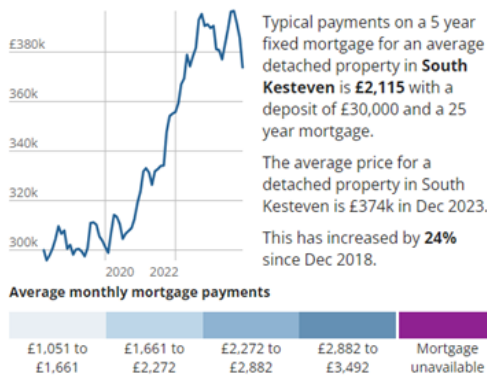
Figure 1: Showing income deprivation in South Kesteven (Source: ONS)

2.11 William Davis notes that the worst hit area by far is to the west of Grantham.

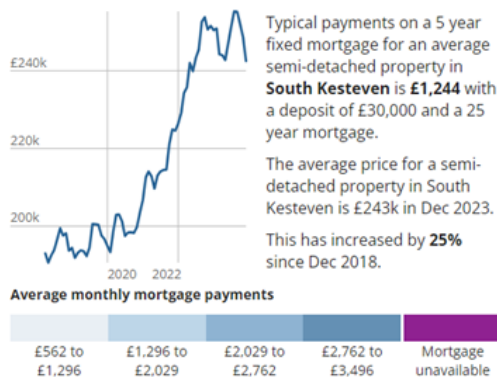


2.12 Figure 2 below (again from the ONS) shows the rise in property prices in South Kesteven District since 2019. Most properties now are a quarter more expensive than they were in 2018. Obviously, wages have not risen by a similar extent meaning properties are becoming less and less affordable.

#### Detached property prices in South Kesteven ×



#### Semi-detached property prices in South Kesteven ×



#### Terraced property prices in South Kesteven ×

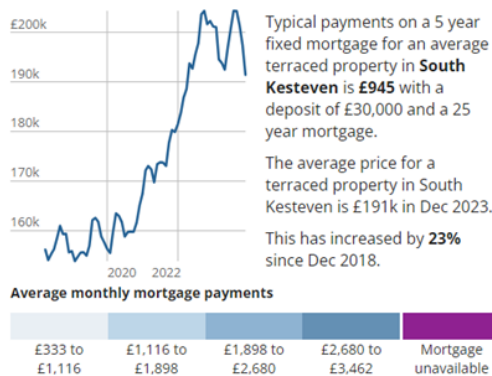


Figure 2: House Price Increases in South Kesteven (source: ONS)

- 2.13 The above identifies serious economic and social problems for South Kesteven (particularly in Grantham). Development in nearby settlements (such as Barrowby) can help with these problems by providing work and additional affordable housing in a choice of areas (a 'spin out' of positive effects). As house prices become more unaffordable to a greater number of people, an even wider gap between those who can and can't afford to live in the area is created. There are also clear deprivation issues. As explained above, housing delivery can have economic and social benefits. Whilst it is encouraging that the new Housing Needs Assessment recognises the housing need issues in the district and identifies the need for a higher annual housing delivery target (compared to that in the current South Kesteven Local Plan), this is still a 'minimum' however and will only help maintain the status quo of pockets of severe poverty and unattainable home ownership in the district.
- 2.14 Therefore, William Davis believes that the Council should now be looking for a level of growth in housing delivery to help address the economic and social issues in the district (as well as being 'aspirational'). This would be more in-line with the draft plan's vision and objectives identified above as well as national planning policy. The vision and objectives will not be met if only a 'minimum' level of housing is provided for in the plan (it would only continue the current trends identified above). The Council should be seeking to proactively address the identified disparities in the district.
- 2.15 Through careful planning it is possible to allow for growth whilst at the same time protect the natural and historic environment from serious harm and the effects of climate change. This includes suitably located allocations for development which can result in increased active travel and less unnecessary private car journeys. Not only this, but development can also provide mitigation against environmental harm and deliver biodiversity net gains (this is over and above other infrastructure and services and facilities that development can bring with it).
- 2.16 William Davies, in this regard, believe that the DLP (as proposed) is not sound because it is not:
- Justified – It does not have an appropriate strategy which considers reasonable alternatives based on proportionate evidence. There are severe social and

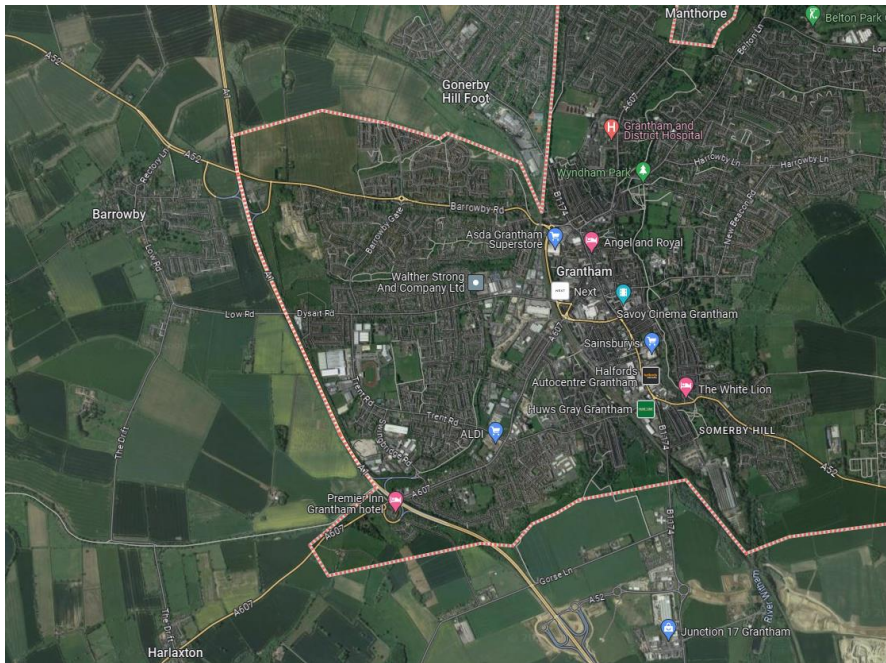
economic problems in the district. The Councils SA does not test an alternative of delivering a higher level of housing (as opposed to just the minimum). If it did, it is highly likely that the benefits of a higher housing delivery (in terms of helping address social and economic problems) would have been identified. This possible approach has been ignored by the Council in creating the draft plan which is considered unsound plan making.

- Consistent with national policy – The strategy is not in-line with the Government's aim to significantly boost the supply of homes. Nor does it properly deliver sustainable development as it does not robustly consider social and economic objectives.

### 3.0 Other Policies

#### *Settlement Hierarchy (SP2)*

- 3.1 William Davis supports the DLP's recognition that Grantham is a 'Sub-Regional Centre' due to its high level of services and facilities and the support function it provides for nearby settlements. As a result, a large level of development is focused on the settlement in the DLP (see below).
- 3.2 William Davis also supports Barrowby's continued designation as 'Larger Village' where development proposals which promote the role and function of the larger villages (and will not compromise the settlement's nature and character), will be supported.



Map 2: Grantham and Barrowby (source: Google Maps)

- 3.3 Notwithstanding the above however, William Davis believes that the DLP should, when allocating new development, recognise Barrowby's close proximity to Grantham. Map 2 above shows Barrowby to be just on the western edge of the town. It should be note, as explained above, the plan identifies Grantham as a 'Sub-Regional Centre' making it a hugely sustainable settlement (the most sustainable in South Kesteven).

- 3.4 This proximity makes Barrowby far more sustainable than the other 'Larger Villages' identified in the DLP's 'Settlement Hierarchy' (Great Gonerby is the only other nearby 'Larger village').
- 3.5 As explained above, development can have positive 'spin-out' effects and the fact that Barrowby is so physically close to areas of Grantham that need help and support, means that the village should clearly be identified for further growth (in the interests of allocating development in the most sustainable locations). This is basic planning practice and ignoring it renders the DLP unsound in William Davis's view.

### ***Housing Allocations (H1)***

- 3.6 Policy H1 identifies 23 new proposed housing allocations to meet the new housing target identified under policy SP1. Considering the points made above, William Davis is surprised and disappointed to note that no further allocations are made in the DLP at Barrowby (even though the plan runs to 2041 – some 17 years into the future).
- 3.7 The only site in Barrowby identified for allocation is 'SKPR-272 (LV-H3) Barrowby Low Road' for 270 dwellings (and this is a carry-over from the adopted plan January 2020). This means that in the 21-year period (2020 to 2041) only 270 dwellings are actually allocated (equivalent to 13 dwellings per year or 1.6% of the overall housing total identified in the DLP).
- 3.8 William Davis believe that this is not a sound planning approach. Again, in the interests of sustainability, a 'Large village' which is located next to the district's largest settlement and 'Sub-Regional Centre' (Grantham) should see more than 1.6% of the proposed allocated development (Grantham itself is allocated 33% of the predicted housing delivery).
- 3.9 Figure 1 above identifies social problems in Grantham. Although a large amount of development is proposed for Grantham, there should be a choice of location for those who are currently without a home of their own in Grantham, but may not wish to live in the town itself but may want to live near work, friends and family.
- 3.10 Moreover, it is highly doubtful that the 270 dwellings allocated in Barrowby will be sufficient to help support the village's existing services and facilities; let alone provide upgrades or additional facilities. Whilst it is acknowledged that there will some further development in Barrowby through policy compliant planning applications, this is

unlikely to make any real difference. Instead, there should be properly planned growth that will provide social and economic benefits (along with environmental benefits as the result of a careful and robust site selection process) to an area that is currently requiring the intervention of proactive support (west Grantham). As identified in Section 5 of this representation, there are further sites available in Barrowby which are available now and can be easily allocated.

- 3.11 William Davies, again in this regard, believe that the draft plan (as proposed) is not sound because it is not:

Justified – It does not have an appropriate strategy which properly considers sustainable locations for development based on proportionate evidence. There are severe social and economic problems in the district. There are villages within the ‘Larger Village’ category which are more sustainable than the other (Barrowby for example) and this has been ignored by the Council in creating the DLP which is considered unsound plan making.

Consistent with national policy – The strategy is not in-line with the Government’s national planning policy in the NPPF (at paragraph 16 (a)) which states that plans should be “aspirational but deliverable”. Nor does it properly deliver sustainable development as it does not robustly consider social and economic objectives.

## 4.0 Other Proposed Changes

### *New Policy 2 – Best and Most Versatile Agricultural Land*

4.1 New Policy 2 – Best and Most Versatile Agricultural Land states that:

*“Proposals should protect the best and most versatile agricultural land so as to protect opportunities for food production and the continuance of the agricultural economy. Development affecting the best and most versatile agricultural land will only be permitted if:*

- a. There is insufficient lower grade land available at that settlement (unless development of such lower grade land would be inconsistent with other sustainability considerations); and*
- b. The benefits and/or sustainability considerations outweigh the need to protect such land, when taking into account the economic and other benefits of the best and most versatile agricultural land. Sites of 1 hectare or larger which would result in the loss of best and most versatile agricultural land, must submit an agricultural land classification report, setting out the justification for such a loss and this criterion has been met; and*
- c. The impacts of the proposal upon ongoing agricultural operations have been minimised through the use of appropriate design solutions; and*
- d. Where feasible, once any development which is permitted has ceased its useful life the land will be restored to its former use, and will be of at least equal quality to that which existed prior to the development taken place (this requirement will be secured by planning condition where appropriate).”*

4.2 William Davis recognises the need to protect ‘best and most versatile agricultural land’ but believes this policy to be too restrictive and it could prevent otherwise sustainable development from coming forward. To fully understand the impact development could have, William Davies suggest that the following criteria is added:

- Is the land currently in active agricultural use for food production?
- What percentage of the existing agricultural holding does the site represent?
- Would its loss prevent the wider landholding continuing as an active agricultural land holding?
- Could the site deliver 10%+ BNG to compensate for the loss of food production?



- 4.3 This would provide the Council with a greater understanding of the site and make clearer what mitigation could be provided to enable development to come forward (subject to the usual planning policy).

***New Policy 4 – Biodiversity Opportunity and Delivering Measurable Net Gains***

- 4.4 New Policy 4 requires:

*“All qualifying development proposals (as defined by the Environment Act 2021, Schedule 7A, Part 2, Paragraph 17) must deliver at least 10% measurable biodiversity net gain attributable to the development. The net gain for biodiversity should be calculated using Natural England’s Biodiversity Metric.”*

- 4.5 William Davis is concerned over the use of the “at least”. As defined by the Environment Act 2021, recently published legislation requiring a 10% biodiversity net gain (BNG) from major development (Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021)) was a result of widespread consultation and input from various professional bodies. This was to understand what was realistic in terms of deliverability and availability for biodiversity net gain.

- 4.6 If requirements for BNG are made higher than the 10% identified in this very recent piece of legislation, there’s a strong risk that development will become unviable or other important deliverables (such as policy levels of affordable housing) will be impossible to deliver as part of the scheme.

- 4.7 Finally, the Council should note that the Government’s Planning Practice Guidance (PPG) states:

*“Plan-makers should not seek a higher percentage than the statutory objective of 10% biodiversity net gain, either on an area-wide basis or for specific allocations for development unless justified.”*

(Paragraph: 006 Reference ID: 74-006-20240214)



## 5.0 Land off Casthorpe Road, Barrowby

- 5.1 As identified in Section 1 above, William Davis has control of the site(s) 'Land off Casthorpe Road, Barrowby' (Council's Site Appraisal References SKPR-70 / SKPR-206 / SKPR-265). The sites are identified in Figure 3 below.



Figure 3: Land off Casthorpe Road, Barrowby

- 5.2 Although the wider area is not necessarily proposed for development now, it does provide opportunities for future growth / expansion of the settlement (if appropriate) through a properly planned and sustainable approach directed by the Council, as well as for enhanced landscaping, public open space, bio-diversity net gain and other local benefits as part of future larger comprehensive scheme.
- 5.3 The sites comprise rolling arable and pastoral farmland with remnant sections of field boundary hedgerows and trees. They are not covered by any landscape designation that would suggest an increased sensitivity to change. Notwithstanding this, the field boundaries would be enhanced to soften the development's edge and provide opportunities for Biodiversity Net Gain (BNG).

- 5.4 When the sites were submitted during the Council's 'Call for Sites' process, they were supported by a 'Vision Document' for the sites. It contains a 'Masterplan' showing, as an example, how site SKPR70 can deliver a highly sustainable edge of settlement development with links to the village centre thereby creating active travel routes to key services and facilities.
- 5.5 The sites are not restricted by planning designations and are within Flood Zone 1 (the lowest risk of flooding). The site is free from other major constraints, and it is expected that if any minor concerns are identified further down the line, they can be satisfactorily addressed through design, mitigation, or biodiversity enhancement.
- 5.6 Within the adopted and DLP, Barrowby is designated as a 'Larger Village' offering a range of services and facilities. It is therefore a sustainable location for appropriate levels of growth in terms of their services and facilities.
- 5.7 The built development will support and facilitate the provision of new infrastructure, in turn creating a wholly sustainable, well integrated community. P&DG's ethos is to capture the spirit of good placemaking through careful planning, holistic design, and improved accessibility. The site(s) are sustainably located on the built-up settlement edge of Barrowby. Key village facilities are within 600m of the middle of the site, and larger retail facilities etc... are available in nearby Grantham.
- 5.8 It can be developed in a way that is respectful of the environmental context, with the potential to include a mixture of good quality market and affordable homes, open space, ecological habitats and landscaping. It should be noted that the inclusion and enhancement of green space linkages, landscaping and blue infrastructure is key to the concept masterplan as it adds variety to the public realm and encourages a sensitive transition between the urban fringe and its rural hinterland.
- 5.9 Overall, the site represents an excellent opportunity to deliver new housing in an excellent location. The site is considered suitable, achievable, and deliverable for the following reasons:
- The site is in single ownership and available now.
  - It can be brought forward in the short to medium term as a comprehensive development, or in parcels (see submitted 'Vision Document').

- It will provide much needed market and policy compliant affordable housing in a sustainable location.
- The site has full access including active travel routes to the village centre (see below).
- Barrowby is sustainably located on the A52 which provides direct access Grantham's centre as well as Nottingham (to the west).
- It is in Flood Zone 1 (lowest risk of flooding).
- The site is not covered by any planning, landscape, heritage or ecological designations.

## 8.0 Conclusion

- 6.1 Government planning policy in the NPPF explains that there are three overarching objectives to sustainable development – economic, environmental, and social. Evidence identified in these representations show that the Council is facing several social and economic problems. A vibrant housing market can deliver both economic and social benefits (whilst environmental impacts through housing can be mitigated and reduced through careful site selection etc...). As such, it is William Davis’s view that in terms of the level of housing provided for in the Council’s emerging DLP, it should go beyond the ‘minimum’ which simply maintains the ‘status quo’ and promote achievable, sustainable growth to help the borough address pressing economic and social problems. Indeed, the NPPF at para 16 (a) states that plans should be *“aspirational but deliverable”*.
- 6.2 Based on the above and available supporting evidence, Land off Casthorpe Road, Barrowby should be identified in South Kesteven’s Local Plan as a connected, suitable, achievable, deliverable, and overall sustainable housing allocation. It is free from constraints that cannot be satisfactorily addressed through design, mitigation or biodiversity enhancement and is available immediately.





# LAND OFF CASTHORPE ROAD, BARROWBY

## A SITE DEVELOPMENT OPPORTUNITY

### VISION DOCUMENT



DECEMBER 2023



# PROJECT DETAILS

**Client:** William DavisLtd  
**Project Name:** Land Off Casthorpe Road, Barrowby  
**Reference Number:** 22.100  
**Date:** December 2023

This document was prepared by: JW / RJ  
Checked by: RH / BW

On behalf of: William Davis Ltd



Planning and Design Group

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# LAND OFF CASTHORPE ROAD, BARROWBY

## INTRODUCTION

Planning & Design Group (P&DG) has prepared this document on behalf of William Davis Ltd to assist in the promotion of a residential development on Land off Casthorpe Road, Barrowby. It discusses the merits of bringing the site forward for allocation in the emerging South Kesteven District Council Local Plan Review to 2041. The document places a conceptual development within the context of national and existing local planning policy and sets out how an achievable form of development could be brought forward in a way that will maximise the sustainable and locational advantages of the site and minimise the environmental and visual impact of the development.

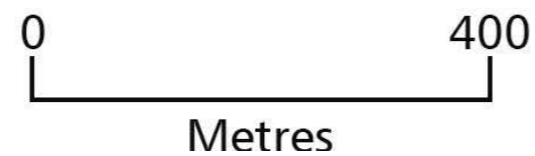
It explains the design steps P&DG have taken to establish the concept. We hope that the Council will see the benefits of the proposal and why we believe at this stage it could confidently support a proposal 'in principle' on site and look to making it an allocation in its emerging Local Plan. Subject to detailed transport, landscape, flooding, and ecology studies no significant constraints have been identified which could prevent a development coming forward on the site.

The initial proposed development site lies within a wider area which is also under William Davis Ltd's control on the western edge of Barrowby (as denoted by the redline plan to the right).

It should be noted at this stage that although the wider area is not necessarily proposed for development now, it does provide opportunities for future growth / expansion of the settlement (if appropriate) through a properly planned and sustainable approach directed by the Council, as well as for enhanced landscaping, public open space, bio-diversity net gain and other local benefits as part of future larger comprehensive scheme.



Figure 1: Land Under the Control of William Davis Ltd (Google)





Although the main part of this document concentrates on the initial proposal site and how it could be successfully developed, the figure to the right shows how the additional land under the control of William Davies Ltd, could be used for future potential growth. Access points to the south and west fields could 'punch through' from the initial proposal site. Access to the northern field could be directly from the Casthorpe Road.

There is sufficient land capacity to provide landscape buffers to create an interface between the development and the wider countryside. Further in the document we consider the initial proposal site and this additional land in terms of 'Opportunities and Constraints' and overall 'Site Analysis'. William Davis Ltd would be very happy to speak to the Council about the development flexibility this wider area offers.

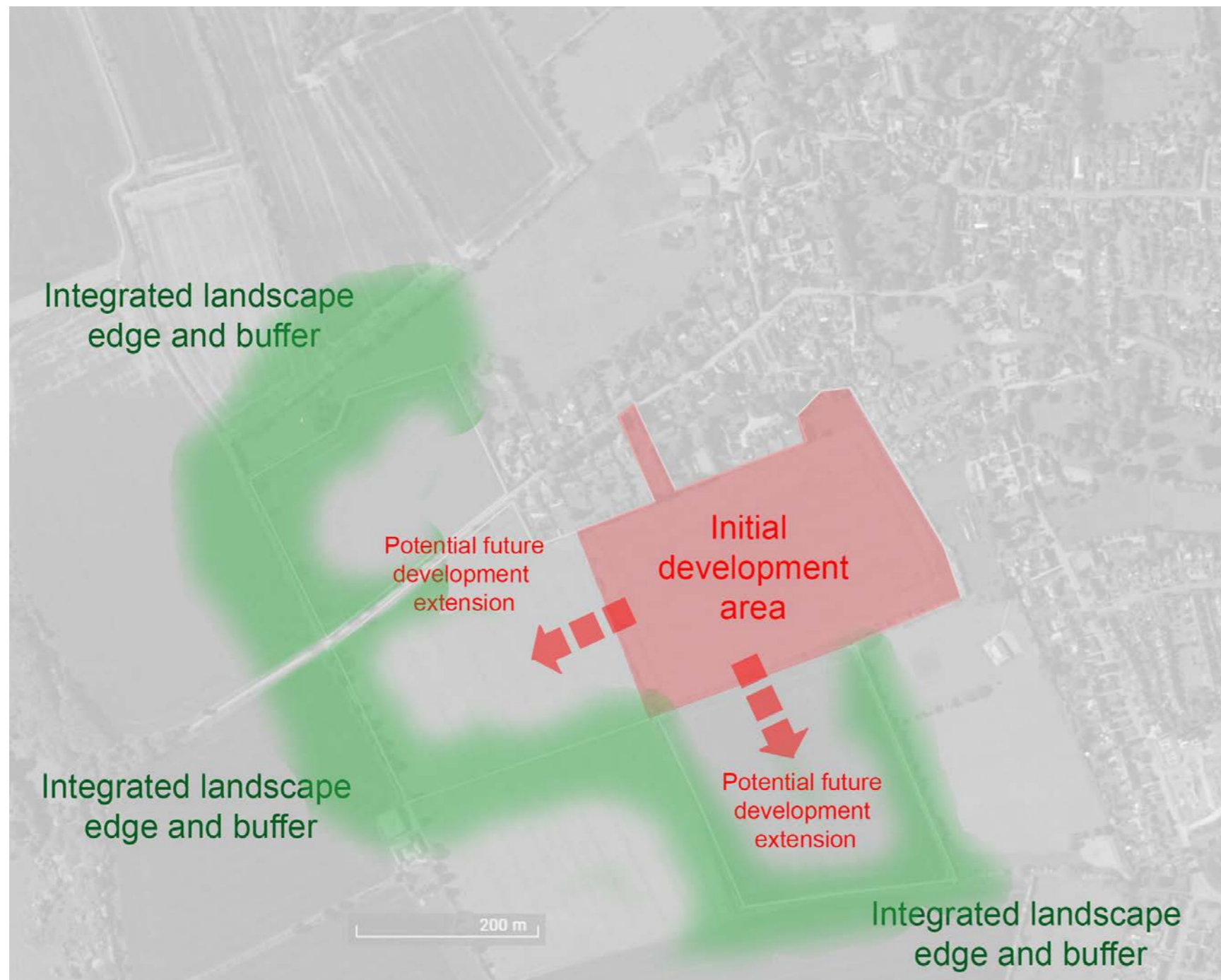
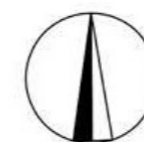


Figure 2: Future Potential development Opportunities

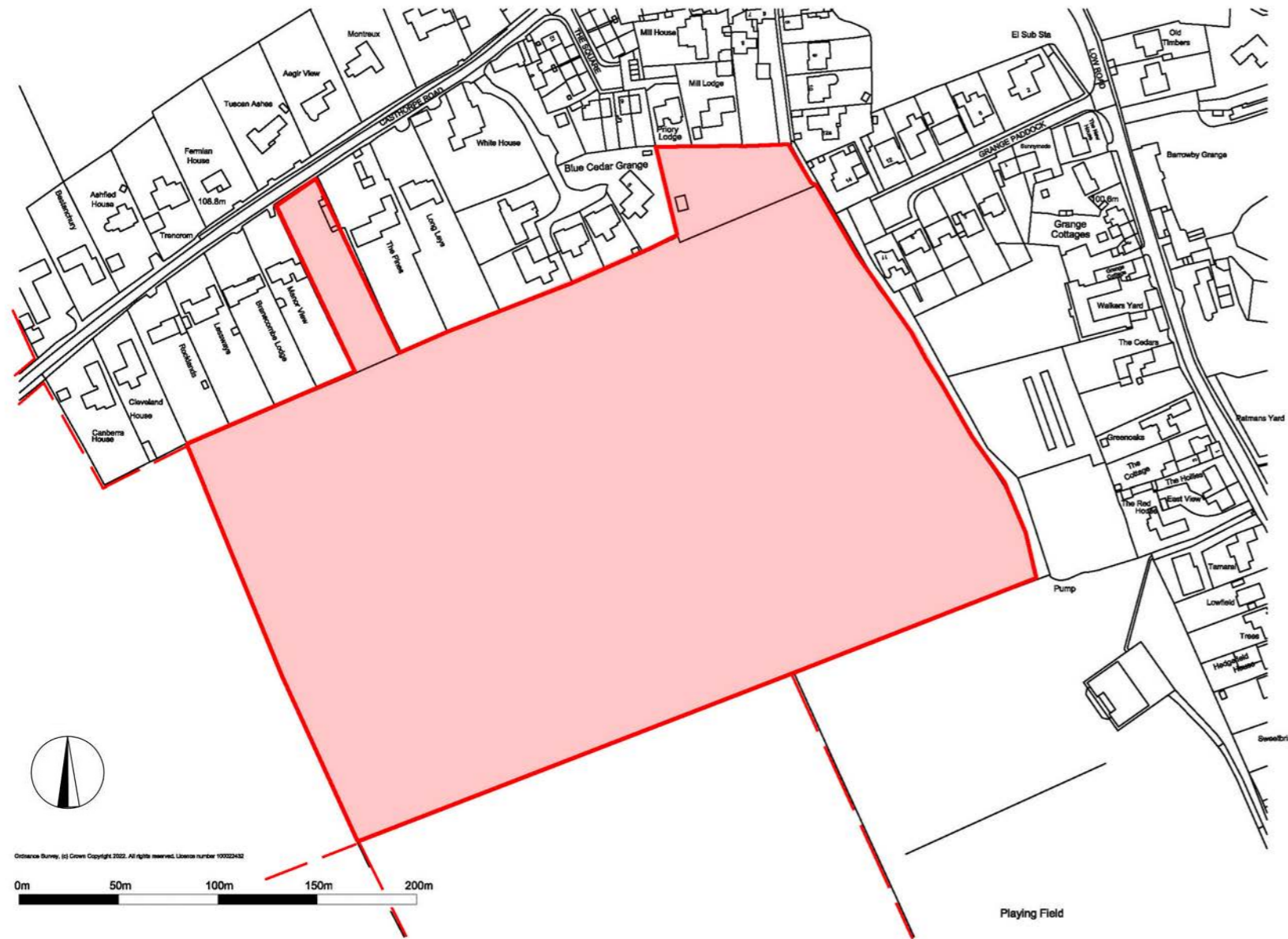




# LAND OFF CASTHORPE ROAD, BARROWBY

## INTRODUCTION

Figure 3: Initial Development Site Location OS Plan



Village centre Conservation Area character

Site context looking from the West





### Site Context

Barrowby is designated a 'large village' in the Council's current Local Plan and is on the western edge of Grantham. This means it is one of the more sustainable settlements in the district. The Local Plan explains that Barrowby has a primary school/preschool, café, post office with general store, butcher's shop, memorial hall and a public house. Sport is also popular in the village, with both junior and senior football clubs, plus a cricket team. The Parish Council, in conjunction with the Football Foundation, has built a new pavilion on Lowfield sports ground.

The site itself sits to the west of the village and access can be gained from Casthorpe Road. It has existing residential development to the north and east. Open fields lie to the south and west. The site sits within Flood Zone 1 (an area at the lowest risk of flooding) and is not covered by any landscape, heritage or ecological designations. The village Conservation Area lies to the east (as do a number of listed buildings). These important features will influence the final design of the scheme.

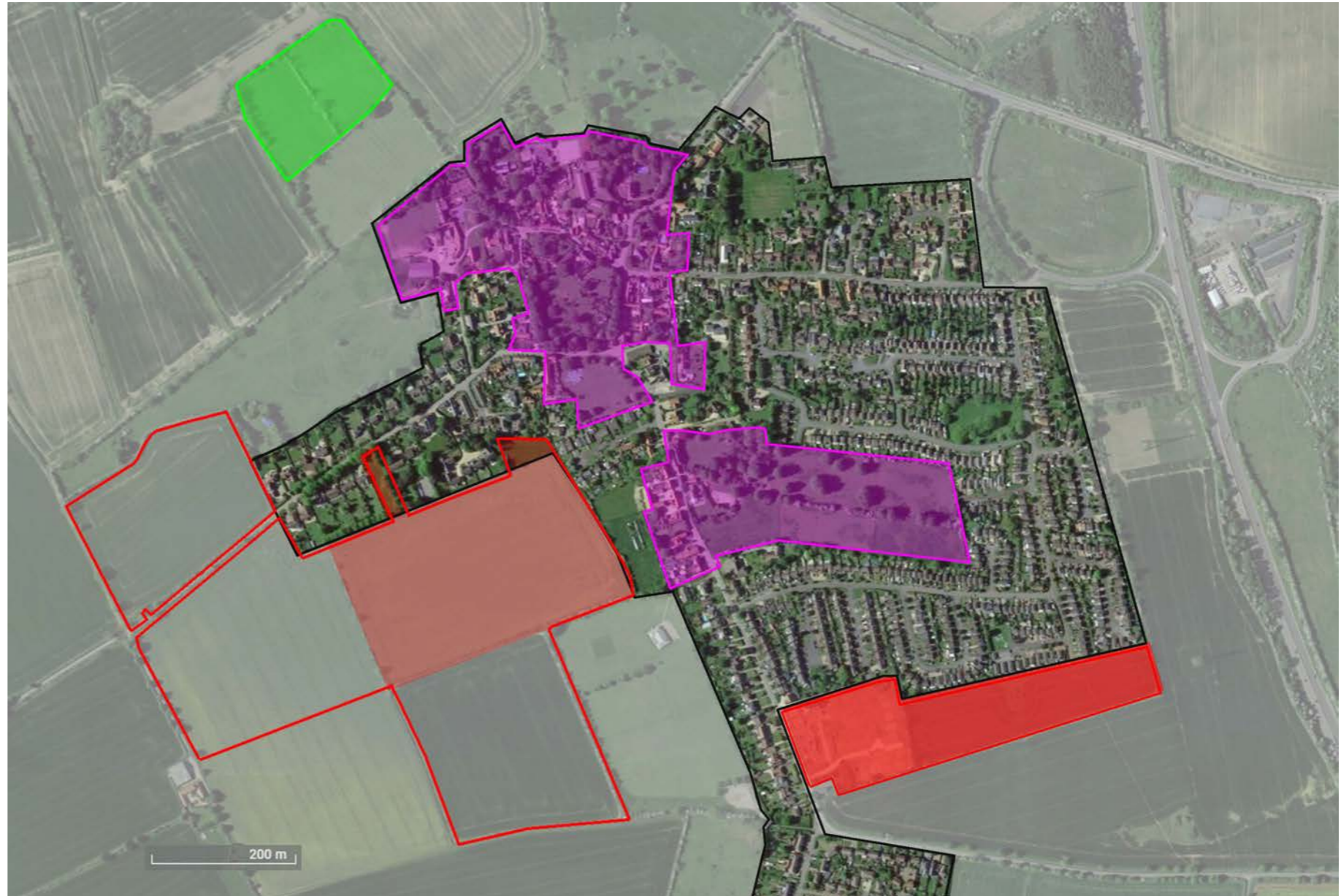
With appropriate landscaping and the use of materials sensitive to the location, it is considered development on the site could blend successfully with existing development thereby having a minimal impact on the surrounding area.

### Local Character







As would be expected with a village the size of Barrowby, the local character is varied. The housing stock ranges from traditional period properties, to 1960's bungalows, 1970's family houses and more recent small and larger dwellings. This eclectic mix of dwellings provides variety and interest to the local character.

The proposed use and amount of development recognises the morphology of the area and seeks to maximise the development opportunity within capacity limits. The scheme will incorporate best urban design principles to ensure that it fits in with the existing neighbourhood character and appearance.

Figure 4: Settlement Context Plan



### KEY

	Existing village envelope		Conservation Area
	Existing residential allocation		Local Wildlife Site
	Initial residential development site		Land under the control of William Davis Ltd



# LAND OFF CASTHORPE ROAD, BARROWBY

## ASSESSMENT

*Village centre urban character and vernacular built form*



*Existing adjacent housing character*

## VILLAGE URBAN FORM

### Urban Morphology

The purpose of including this analysis is to point out visual design cues that could be incorporated into a design solution for the site.

The illustrations (left) show extracts from the traditional village centre [1] to [5]. Important to note is the well defined street space by buildings and wall boundaries, well defined block frontages, clusters of farmyard building groups facing onto courtyard space. This can be translated to private drive / courtyard grouping of buildings in new residential development. Also note different plot frontage widths and depths that reflect variation in built form in the streetscape. This is a relevant design detail that will avoid repetitive uniform suburban urban form.

Illustration [6] shows immediately adjacent residential development along Casthorpe Road, with buildings set back from the road behind landscaped frontages. This could be reflected in the primary access road frontage character for the proposed development. This is a lower density building footprint compared with the traditional village centre and illustrates more generous garden plots. It has a positive ecological benefit of intensified habitat within the village envelope.





### Local Facilities and Services



Figure 5: Local Facilities Plan



**KEY**

- |   |   |                |   |
|---|---|----------------|---|
| <span style="color: red;">●</span> Food retail    | <span style="color: yellow;">●</span> Community   | Village access | Recreation  |
| <span style="color: blue;">●</span> Pub / leisure | <span style="color: orange;">●</span> Post office | Bus link       | Land under the control of William Davis Ltd                             |
| <span style="color: purple;">●</span> Church      | <span style="color: yellow;">■</span> Education   | Village centre | <span style="color: red;">■</span> Initial residential development site |



Community



Post Office



Public House

### Opportunities

The release of Land off Casthorpe Road, Barrowby offers a suitable and realistic opportunity to accommodate development of a strategic yet proportionate level. Residential development here would amalgamate with its landscape context, without encroaching uncharacteristically into the countryside. Furthermore, the site already has a suitable vehicle and pedestrian access point.

The built development will support and facilitate the provision of new infrastructure, in turn creating a wholly sustainable, well-integrated community. P&DG's ethos is to capture the spirit of good placemaking through careful planning, holistic design, and improved accessibility. The site is sustainably located on the built-up settlement edge of Barrowby. Key village facilities are within 600m of the middle of the site, and larger retail facilities etc... are available in Grantham some 4km away.

The site's sloping topography (approximately north to south) allows for drainage attenuation to be located in the south-eastern corner of the site (if required). Existing hedgerows around the edges of the site would allow for landscape buffer edging to soften views into and out of the site.

The development will be able to provide an appropriate mix of dwellings as well as open space and a series of biodiversity improvement areas.

### Constraints













The village Conservation Area lies to the east of the site (as do a number of listed buildings). These neighbouring historic assets will influence the final design of the scheme including the materials used in construction and the colour palette.



# LAND OFF CASTHORPE ROAD, BARROWBY

## ASSESSMENT

### KEY

-  Land under the control of William Davis Ltd
-  Vehicle access point
-  Conservation Area and Listed buildings
-  Critical design edge
-  Public footpath
-  Landform and contours
-  Existing trees
-  Existing hedgerows
-  Landscape buffer edge
-  Countryside edge
-  Views out
-  Drainage attenuation constraint

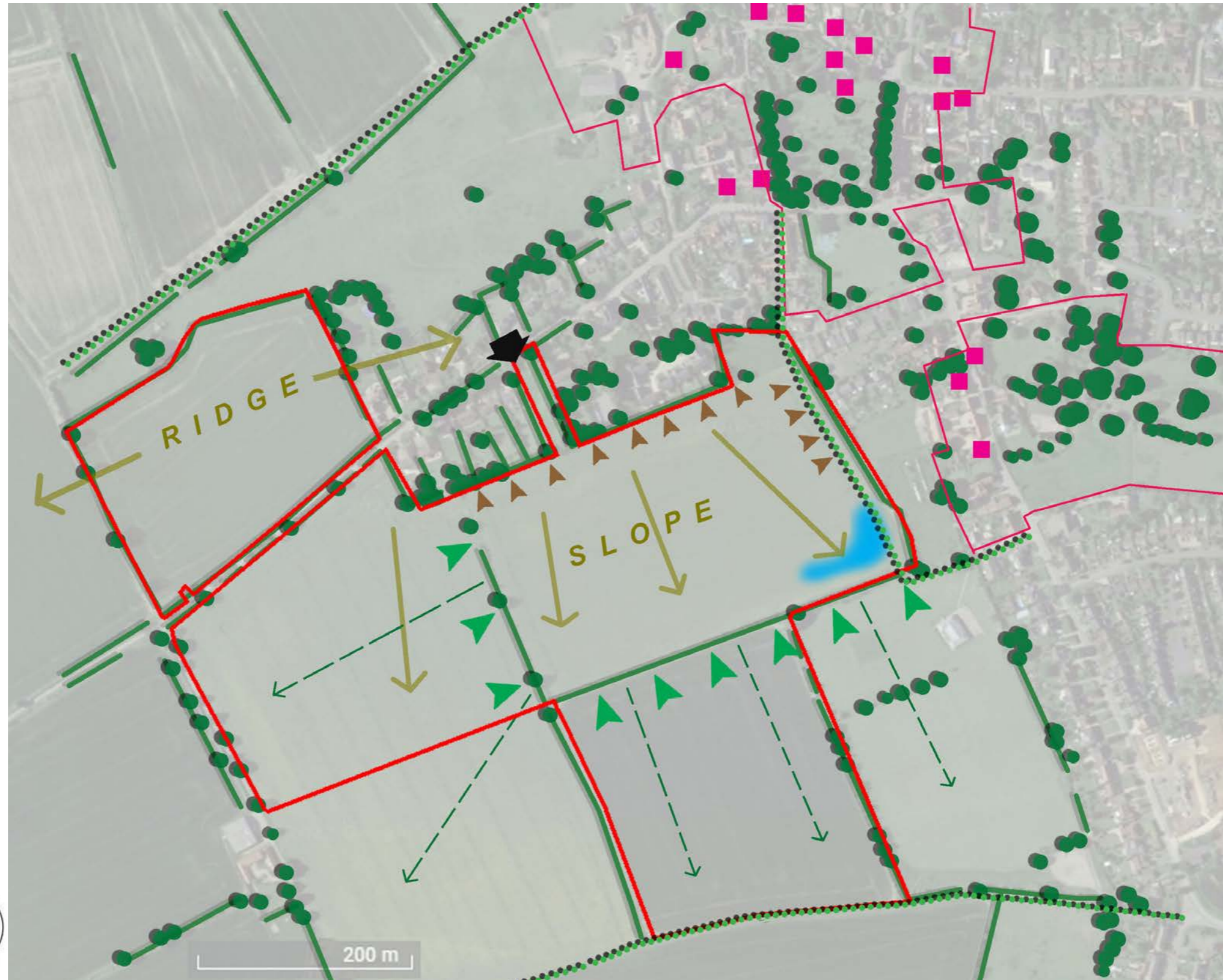


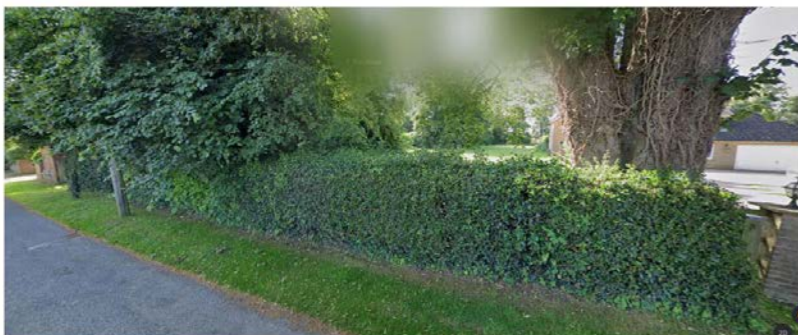
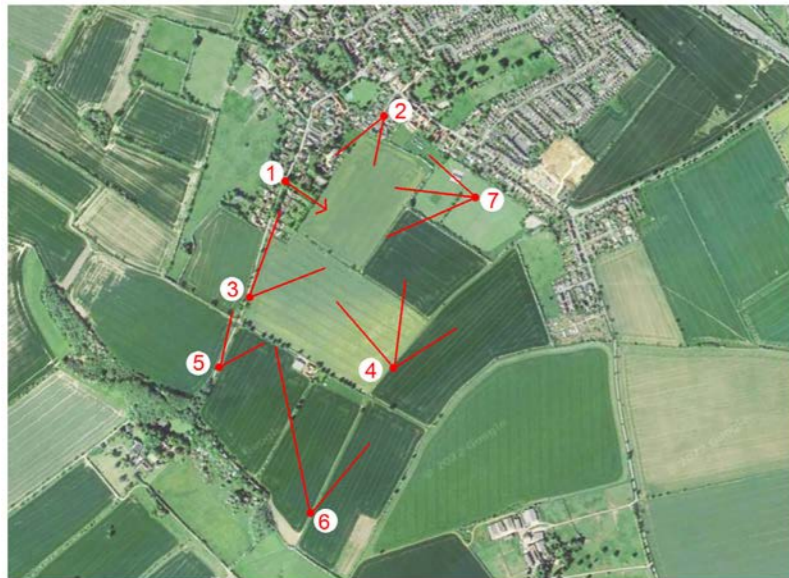
Figure 6: Opportunities and Constraints Plan



### Landscape Strategy

The site comprises rolling arable and pastoral farmland with remnant sections of field boundary hedgerows and trees. The site is not covered by any landscape designation that would suggest an increased sensitivity to change. Notwithstanding this, the field boundaries will be enhanced to soften the development's edge and provide opportunities for Biodiversity Net Gain (BNG).

Every attempt will be taken to assimilate the dwellings with existing development without impacting on amenity and the wider landscape.



**1**



**2**



**3**

*This page shows the site in its landscape setting. Photographs [3] and [5] are views looking from Casthorpe Road approach sequence. The existing hedgerow along the western edge of the site provides screening but will need to be reinforced by new planting. Photograph [4] is a view of the site from the footpath to the south. Again existing hedgerows contain the site in the landscape and existing tree grouping will provide backdrop.*



**4**

*Photograph [1] shows the access point into the site from Casthorpe Road. This is clearly an opportunity to create a sylvan and avenue approach into the site. Photograph [2] is a view looking towards the site from Grange Paddock. New development would be well screened by existing planting at the head of the cul-de-sac. Additional planting and landscape buffer would reinforce this green edge to the site.*



**5**



# LAND OFF CASTHORPE ROAD, BARROWBY

## SITE ANALYSIS

Figure 7: Existing Landscape Plan

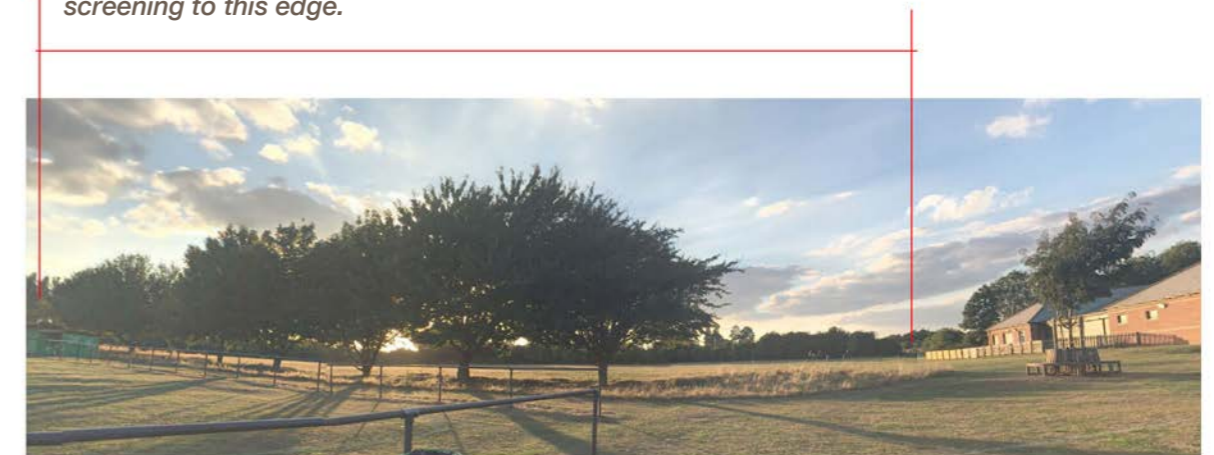









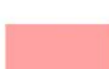
The site is contained by existing hedgerow field boundaries with tree backdrop of existing tree planting along the adjacent existing housing garden edge to the site. The plan also shows 'cones of vision' where the site is visible [A] on Casthorpe Road approach to the village, [B] [C] from existing footpath to the South and [D] from the sports palying field.

The site is contained by existing hedgerow and tree field boundary planting seen from the wider countryside [6] and existing public footpath to the west.



The other public space where the site is visible is [7] from the Barrowby Football Club and cricket playing fields to the south. Existing hedgerow and tree planting belt provide a layered screening to this edge.



KEY		Significant trees		Contours
		Significant hedgerows		Cone of vision
		Ridge landform		Land under the control of William Davis Ltd
		Slope direction		Initial residential development site



**Master Plan**

A master plan-led approach will be adopted to best unlock the development potential whilst maximising the sustainable and locational advantages of the site.

The scheme will seek to deliver a range of high-quality housing of different types responding to local demand and policy requirements. The proposal seeks to increase the quality and choice of local housing stock.

Structural landscaping and individual tree planting is proposed along the site's boundaries and amongst the proposed dwellings, with the retention of existing trees and hedgerows wherever possible. A soft green edge runs along the site boundaries to enhance and create a wide and permanent boundary and interface between countryside and more urban areas.

Areas of green space across the site offer opportunities for ecological enhancement and new landscaping.



*Varied built form and understanding good grouping of buildings creating a street or an edge are critical to good townscape. This is a fundamental physical design element of successful placemaking. The indicative illustration (above) shows a good development edge facing out across countryside with a significant landscaped buffer and hedgerow edge to the development.*



Figure 8: Development Concept Plan



# LAND OFF CASTHORPE ROAD, BARROWBY

## INITIAL SITE MASTER PLAN

- KEY**
-  Proposed developable area (6.01ha)
  -  @30dph - 180 dwellings  
@35dph - 210 dwellings  
@40dph - 240 dwellings
  -  Primary vehicular route
  -  Secondary vehicular route
  -  Minor vehicular route / shared surface
  -  Existing pedestrian route
  -  Proposed pedestrian route
  -  Existing vegetation
  -  Proposed vegetation
  -  Proposed drainage pond
- ① Existing pedestrian route offering connection to village centre
  - ② Proposed open space buffer along boundaries overlooked by dwellings, creating an attractive space with safe pedestrian routes
  - ③ Boundary vegetation to be maintained and enhanced
  - ④ Potential to incorporate SuDS in the lowest part of the site
  - ⑤ Green frontages along main vehicular route into the development

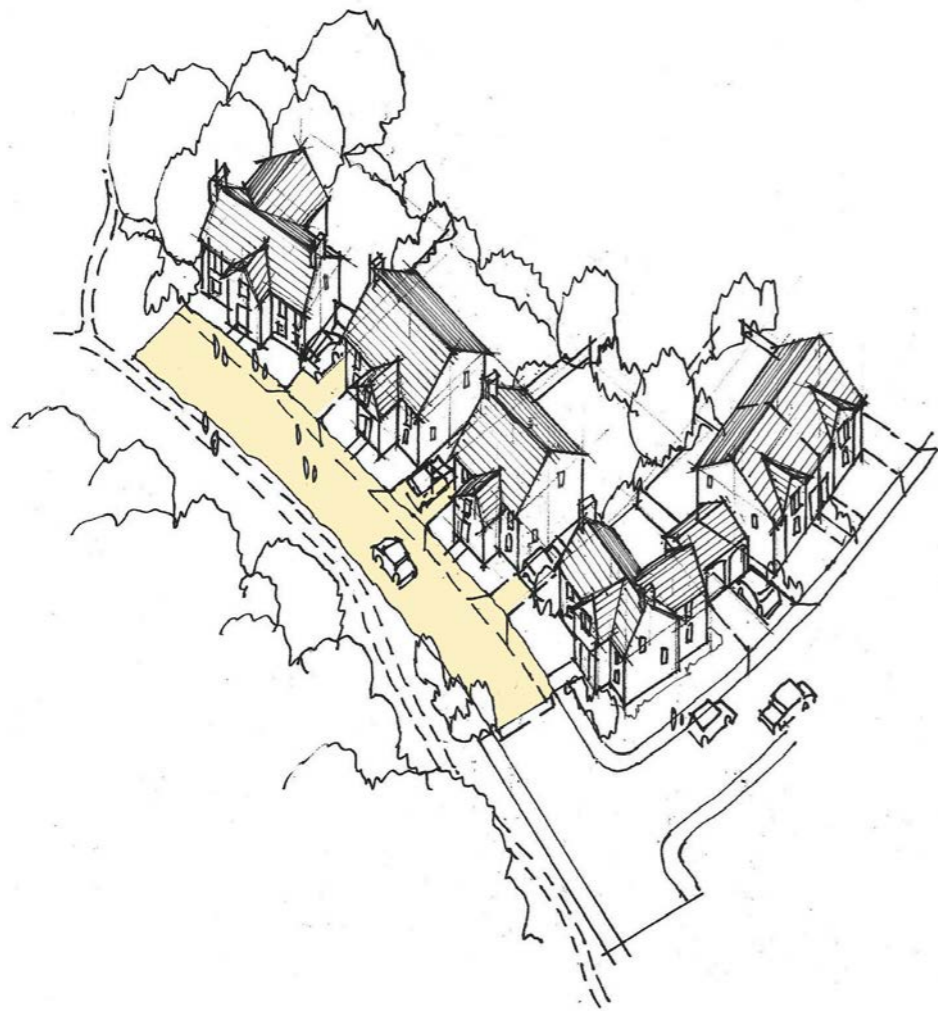


Figure 9: Indicative Master Plan



# LAND OFF CASTHORPE ROAD, BARROWBY

## DESIGN AND CHARACTER



The indicative generic plan (left) shows informal grouping of houses served by a shared surface access drive. This illustrates the type of single aspect development that would fit facing onto the countryside edge of the site. This shows the shared surface 'homezone' street typology accessed off a standard turning head of a primary access road.

### Urban Design Principles

The development will follow sustainable place making principles. The relationship between public and private spaces will be clearly defined, contributing to a positive sense of place. The perimeter block structure of the development enables a well-connected and accessible neighbourhood. The broad parameters of the scheme are reflective of adjoining residential streets with variations in character areas to be incorporated across the development. Design cues and common architectural features in the area will be utilised in the development, maintaining identity and local distinctiveness.

Variations in the block structure can be achieved through mixed densities, heights, scales and land uses. This will create interest and avoid repeated or uniformed parcels. Where possible, residential dwellings will be outward facing, and key corners addressed by active property frontages.

Existing nearby dwellings will also be considered to ensure there is no impact on amenity.

A master planned approach to development of the site will complement the technical work undertaken, clearly demonstrating how the site's development would work in design terms to include key focal spaces and placemaking design principles.

### Use and Amount

The concept of the development is centred around the existing distinctive quality and access to green infrastructure and the local amenities that make the site sustainable. To assist in meeting the housing needs of South Kesteven, the site will be able to deliver high quality homes without causing detriment to the local area.

The scheme design recognises the opportunity to make the most efficient use of the site, within capacity limits and constraints, reducing the impact on the wider countryside by maintaining a landscape buffer.

### Density and Type

A variety of density is expected across the site. The development is envisaged to deliver predominantly two storey dwellings that

The illustration (right) explores what this means in three dimension. The axonometric perspective shows an indicative grouping of buildings with integrated garage and car parking around a private shared surface access space. Note that variation in roofscape and subtle orientation of buildings create a sensitive grouping of built form that adds to the character and through details of layout design creates a neighbourhood identity. This approach to design reflects the current national guidance on good design and creating 'beautiful places'.

The illustrations show the importance of a varied materials palette mix of brick, stone and render for walls and plain tiles, slates and orange pantiles for roofing. Note that it is often garages and out building structures that have pantiled roofing in the village.





# LAND OFF CASTHORPE ROAD, BARROWBY

## DESIGN AND CHARACTER

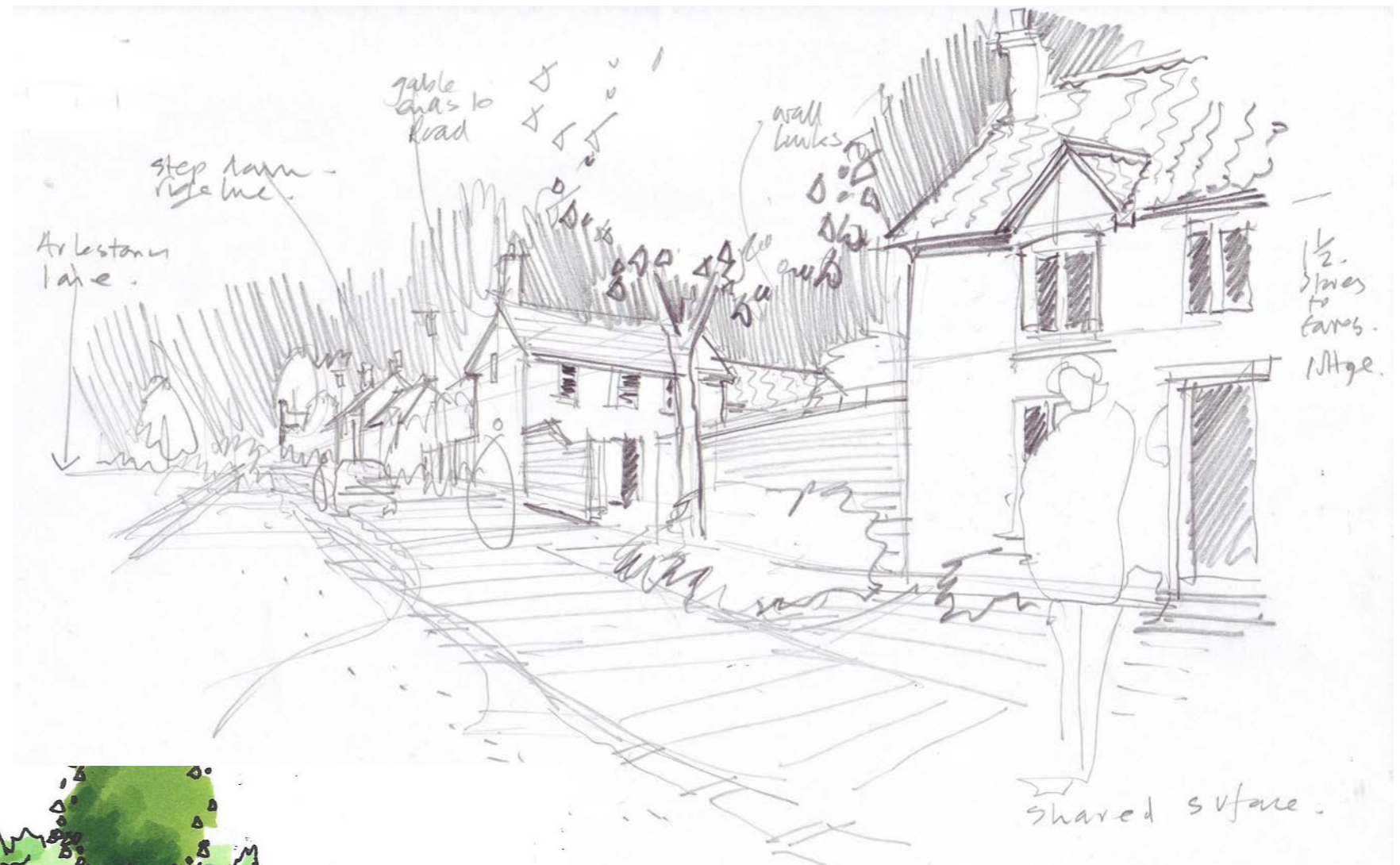
### Good Practice Examples

The *National Model Design Code* (2020), *Guidance Notes for Design Codes* (2020) and the supporting document *Living with Beauty* (2020) are part of Government policy and strategy to raise design standards and expectations.

The Design Code documents stress the importance of good development having a well thought out design approach, which has an emphasis on establishing a blue/green infrastructure integrated with an urban design framework.

This promotion document reflects this design approach, with emphasis on green infrastructure, restricting loss of key natural habitat and provides a development concept framework which reflects good urban design principles.

The illustrations on this and the previous page explores urban morphology, the type of development, built form, grouping of buildings, character and a fully integrated built and landscape led design approach.



*The illustrations (left) on this page are again generic, but clearly show what this design approach means viewed from the street level.*

*The perspectives show integrated landscape and urban form that reflect good urban design and townscape principles.*

*All buildings are 1.5 to 2 storey, with variation in ridge orientation, architectural detailing and skyline silhouette. The sensitive treatment of plot boundaries help to define the street space and visually link individual buildings.*

*A well designed and thought out layout with variety of house types and design adds to the character and unique selling point of a development.*



**Blue Green Infrastructure and Biodiversity**

The proposal will incorporate green infrastructure corridors internally within the site and outwards towards surrounding countryside. Furthermore, an element of compensatory improvements to the environmental quality of the site is proposed to provide policy compliant BNG through the development. This will be achieved through joint working with the Council's Countryside Team.

The proposed linkages enhance the circulation through the site and provide a connection to the wider area. Within the development it is proposed to include a series of incidental green spaces to influence the site's character.

As explained above, the site is not located within an area at risk of flooding. Drainage ponds however will provide opportunities to address and surface water issues in combination with ecological provisions across the site.

The plan (right) shows the improved green infrastructure and wildlife habitat linkage through a network of wildlife corridors.

**PLAN REFERENCE:**

1. Green entrance 'gateway' reinforced hedgerow and verge planting.
2. Avenue and grass verge access and 'green node' space at road junction.
3. 'Green node' space with selective development and tree group reinforcement.
4. Linear green buffer with parkland tree planting.
5. Drainage attenuation - possible wetland habitat.
6. Southern boundary hedgerow reinforcement planting and habitat corridor safeguard.
7. Coppice tree planting to reinforce existing tree grouping and hedgerow.
8. Western edge hedgerow reinforcement planting and wildlife habitat corridor safeguard.



Figure 10: Habitat Linkage and Biodiversity Plan



LAND OFF CASTHORPE ROAD, BARROWBY  
**ECOLOGY AND BIODIVERSITY**

**HABITAT VARIETY**



WOODLAND and  
 TREE CANOPY



HEDGEROW and  
 UNDERGROWTH



WETLAND



WILD FLOWER  
 MEADOW

*The illustrations on this page show the opportunity to improve habitat variety and strengthen the green corridor infrastructure consequently adding to biodiversity value. The plan (previous page) shows intensification of hedgerow and tree planting along the existing field boundaries, creating new wild meadow 'pockets'.*



**INTEGRATED  
 DRAINAGE AND  
 WETLAND HABITAT**



(Images: Google)

**SPIECES DIVERSITY GAIN**



## Access

It is considered that a safe and suitable joint access can be provided from Casthorpe Road which is an existing residential road with a 30 mph speed limit. The access will be designed to Highway Authority standards using appropriate materials. Advice will be taken as regards any lighting.

## Road Hierarchy

The internal road hierarchy will be designed to be accessible, permeable, logical and legible for vehicular users, and pedestrians and cyclists.

The residual cumulative impact of the development in regard to highways and access is not considered to be severe and, as such, the proposal is acceptable in highways terms.

It is essential to create legibility in the scheme, which can be achieved through an appropriate and effective road hierarchy.

The internal road layout will be constructed to an adoptable standard based on a legible hierarchy of streets and shared surfaces.

The internal roads do not need to provide for regular use by large vehicles (with the exception of full integration for refuse and emergency vehicles) and will likely be designed to a 20 mph speed limit. Typically they will be 5.5m wide with 2m wide footways, as appropriate. The promotion of lower vehicle speeds will go a considerable way to create a pedestrian friendly environment and a positive sense of place.

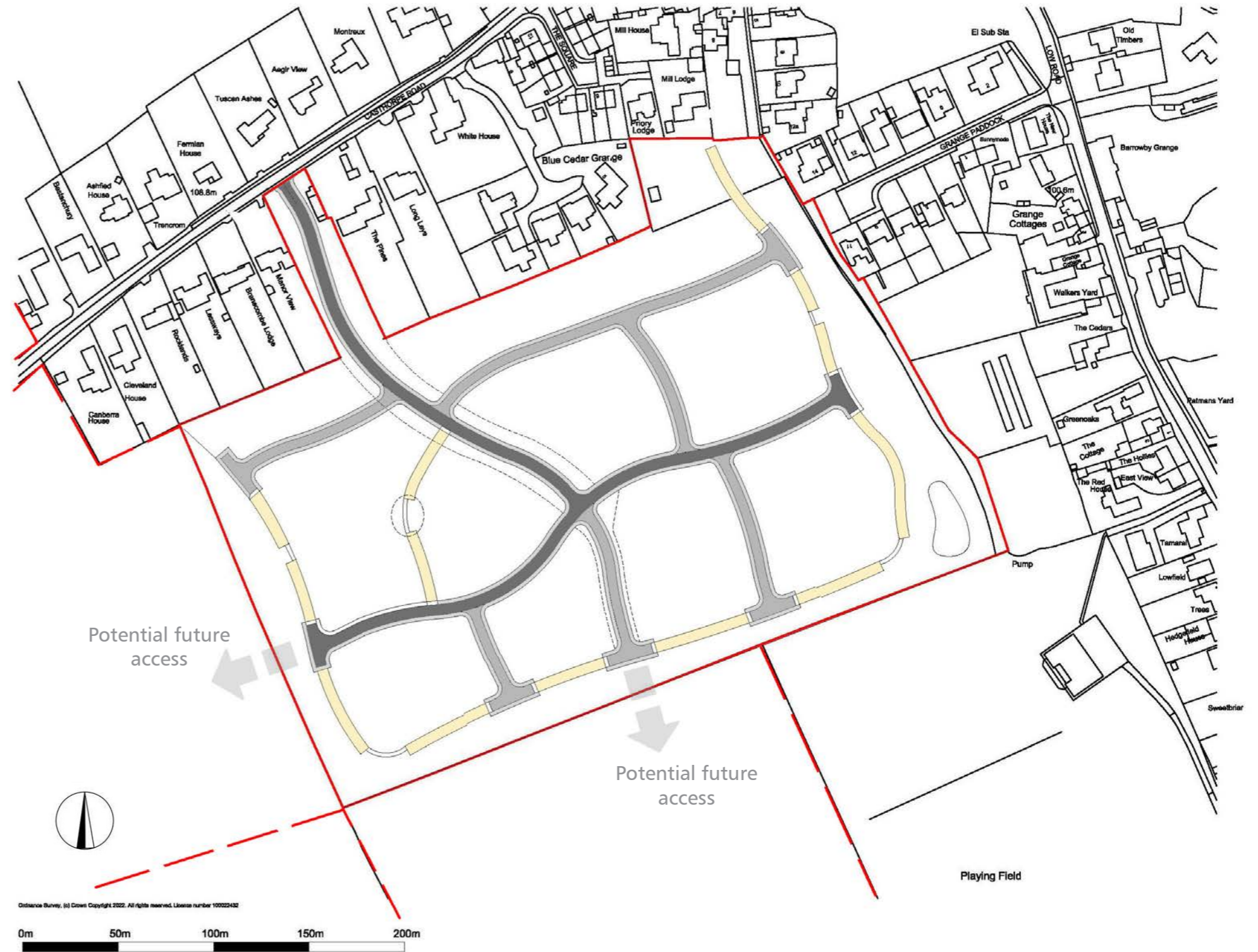
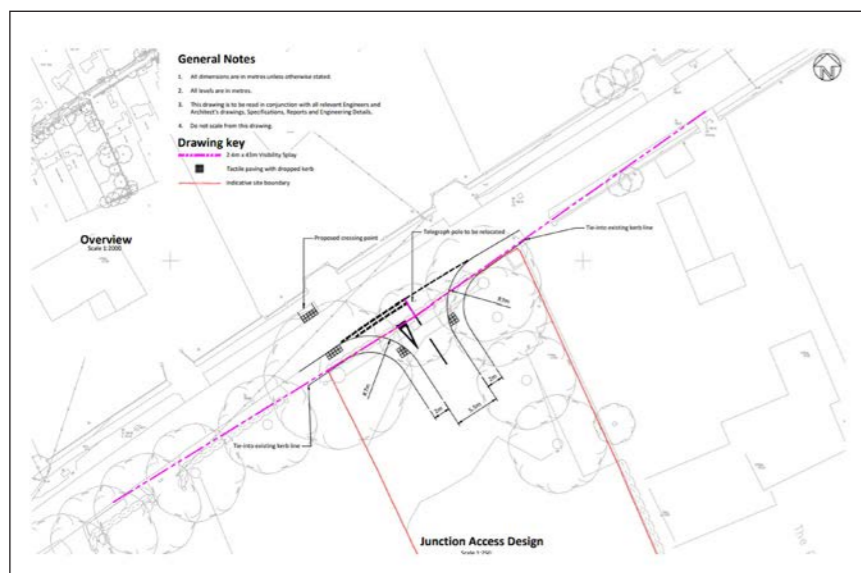


Figure 11: Indicative Access Plan



(Above) Indicative vehicle main access point from casthorpe Road



# LAND OFF CASTHORPE ROAD, BARROWBY ACCESS

## STREETS FOR PEOPLE



Set back garage and landscaped frontage parking



## Good Practice Examples

Current debate around Manual for Streets and research for Manual For Streets 3 (to be published later this year) stresses the importance for streets for people. Emphasis on the car and vehicle priority will be further challenged. The illustrations on this page explore access opportunities for this site and should provide a guidance framework for the next detailed level of the design process.

*The photograph images on this page illustrate the scale and character of the access that would be suitable for this site. Secondary and 'homezone' access roads should be pedestrian priority and informal shared surface where appropriate. The images show development that is not highway design led. The car is secondary to the use of the public space, with parking hidden and set back in an integrated built and landscaped environment. Also note that the 'homezone' space is overlooked and defensible space creating a safe and secure residential community. Bin provision needs to be screened and integrated into layout design which minimise impact on the streetscape of the scheme.*



## FULLY INTEGRATED AND LANDSCAPED PARKING



Land of Casthorpe Road, Barrowby is a highly deliverable site that can be brought forward as an attractive, suitable and comprehensive development.

It is closely related to the settlement pattern of the main village and in walking distance to a range of local services.

Inclusion and enhancement of green space linkages, landscaping and blue infrastructure are key characteristics of the proposals that add variation to the scheme and influence the transition from urban form into the countryside. Ecologically, the site provides a suitable buffer between development and established habitats in the area through the green space linkages.

The site is considered a genuinely sustainable and appropriate site for housing development which would not impact unduly on the local area.

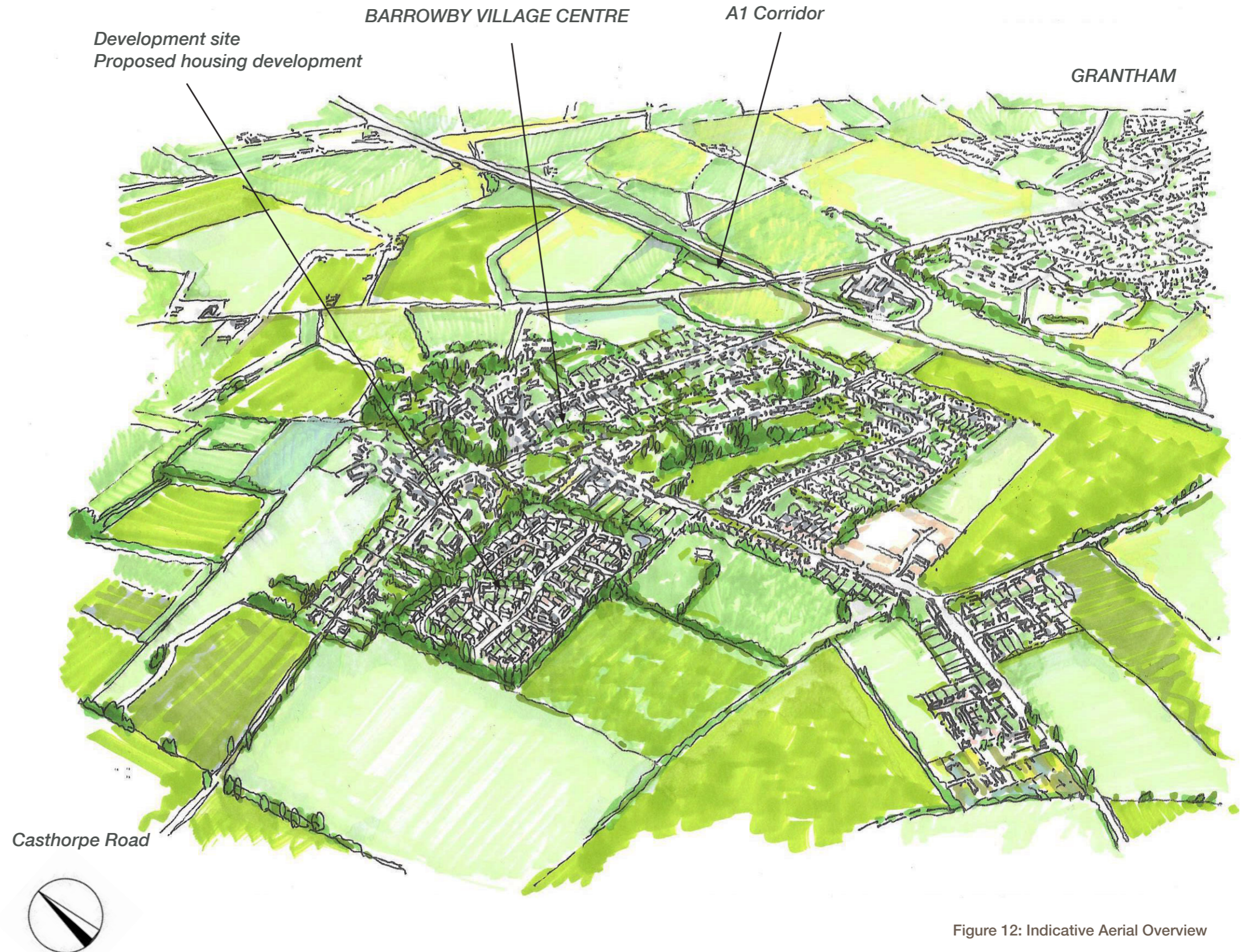


Figure 12: Indicative Aerial Overview



