

These Representation are made in **SUPPORT** the Policies in Draft Plan listed below and particularly **Policy H1** – Housing Allocations (**SKPR -242** – Land east of Honington Road, Barkston [2.7 hectares/54 units]).

The Representors Messrs. A & M Strawson are the freehold owners of the proposed allocation.

Representor(s)	Messrs. A and M Strawson
Address	<div style="background-color: black; width: 100px; height: 15px;"></div> <div style="background-color: black; width: 100px; height: 15px;"></div> <div style="background-color: black; width: 80px; height: 15px;"></div> <div style="background-color: black; width: 60px; height: 15px;"></div>
Status	Land Owners
Relevant provisions/policies:	SD1 – Principles of Sustainable Development
	SP1 – Spatial Strategy
	SP2 – Settlement Hierarchy
	H1 – Housing Allocations (SKPR – 242 Barkston)
	H2 – Affordable Housing
	H4 – Meeting All Housing Needs

The Draft Plan records that 65% of the population of South Kesteven District live in the four Main Towns and 35% in the Villages and Countryside. In order to maintain a balanced distribution of population and housing, to support the viability of existing villages and to ensure housing choice across the District during the Plan period to 2041, it is, therefore, logical and necessary to provide for appropriate/proportionate levels of new housing in sustainable settlements in the rural area.

Accordingly, the Representors **support and endorse**, amongst other provisions of the Plan:

The Vision & Strategic Objectives: Village & Countryside:

*“Outside the four main towns, new development will be focused primarily on those villages where there are good levels of services and facilities, having regard to the environmental and infrastructural capacity of those villages and the desire to safeguard existing services and employment.*

The Strategic Objectives: Notably **Nos. 9, 10** and **11**.

Chapter 8:

*“8.2 The settlement hierarchy ranks settlements based on various factors, such as the availability of local services and access to sustainable transport options. The settlement hierarchy aids decision making as it identifies those settlements most suitable for accommodating new homes, new jobs and investment in services, facilities and infrastructure.”*

*“8.4 The Larger Villages are the most sustainable villages in the District and as such they will be the focus for development outside of Grantham, Stamford, Bourne and The Deepings. The assessment of the larger villages took the following into consideration: Primary schools, food shops, public transport, village halls, post offices, public houses, open space, play space, doctors, police / fire, secondary schools and other businesses. The sustainability of these settlements could be undermined if services are lost or facilities significantly reduced.*

**Barkston** is classified as a ‘Large Village’ (Policy SP2 – Settlement Hierarchy ) in the Plan. The Representor supports this status as the Village clearly meets the relevant services and facilities criteria. Thus it benefits from the following:

- Parish Church,
- Primary School
- Public House
- Petrol Filling Station /Car Repair Garage (and Convenience Shop)
- Village Hall
- Equipped sports/recreation ground

All these facilities are within a short walking distance of the proposed SKPR -242 Allocation Site.

Significantly, the Village also enjoys good public transport connectivity as follows:

- Stagecoach Interconnect - 1-hourly service to and from Grantham and Lincoln Monday to Saturday and 2-hourly on Sundays, With additional services in the peak hours;
- Centrebus 27 Grantham to Sleaford 2-hourly daytime service;
- Call connect Monday-Saturday on demand.

Both **scheduled** services pass the proposed SKPR -242 Allocation Site on Honington Road, with the current Village stop next to the School , some 150 metres from the Site.

The Representors consider the relevant Policies in the Draft Plan to be sound.

As regards **Policy SD1** – Principles of Sustainable Development in South Kesteven, it is submitted that the proposed SKPR -242 would intrinsically comply or is capable (through design etc,) of being rendered compliant, specifically with clauses a), b), c), d), e), f), h), i), j) and k).

With respect to **Policy SP1** – Spatial Strategy, the Representors support the assessed housing requirement of 14,020 dwellings with a 21% additional buffer, which is considered to be prudent to ensure the delivery of the minimum requirement (Paragraph 6.6).

As noted above, the Settlement Hierarchy at **Policy SP2** (including the classification of Barkston in Clause 3 – ‘Larger Villages’ is supported and is considered justified on the basis of the infrastructure and facilities the Village possesses as listed above.

The key Policy relevant to these Representations is **Policy H1** – Housing Allocations and within that **Policy/Allocation SKPR 242** – the subject Site.

The Representors contend that this is an excellent prospective allocation for the following reasons:

- It is sustainably located close to the centre of the Village and to all the local amenities and bus routes (within comfortable walking distance). Moreover, the development would underpin, support and sustain those facilities in future;
- It is immediately adjacent to the existing pattern of development well-related to the existing built form of the Village;
- It ‘hugs’ the edge of the built-up area and is a visually well-contained space such that development on it would not extend obtrusively into the open countryside. Significantly the rising topography to the east, including a ‘false crest’ substantially screens the Site in views from this direction, including from Minnetts Hill.
- On-site landscaping in accordance with the terms of the prospective allocation (Clause a)) will reinforce this containment;
- The proposed size / scale, layout and character of the development is appropriate to the setting and proportionate to the size and character of the Village;

- The Representor has submitted an 'Illustrative' Layout Plan with these Representations that demonstrates how the terms of the draft H1/SKPR-242 allocation (***Clauses a) to e) inclusive*** {all of which are supported by the Representor]) can be met in full and that development would be capable of being well-designed (respecting the character of the area, incorporating good [locally- distinctive/sensitive] design and sustainability principles;
- The allocation does not involve the loss of best and most versatile (BMV) agricultural land, nor would its 'loss' to agriculture affect the viability of the holding of which it currently forms part;
- The development is capable of delivering at least the statutory minimum (10%) Biodiversity Net Gain;
- The Site lies in Flood Zone 1 and would not be at risk of flooding or cause flooding elsewhere;
- As well as open market housing, the development would deliver an appropriate level and tenure(s) of needed Affordable and/or Specialist Housing (in accordance with **Policies H2 and H4** of the Draft Plan);
- The Allocation Site is available and unencumbered (by any restrictive covenants/leases/tenancies etc.) and the Representors, as landowners, would look to dispose of the Site to a housebuilder immediately upon conformation of the Allocation through the adoption of the Local Plan Review. In principle, the Site is capable of being substantially delivered within the first 5-year Plan Period therefore;
- There are no other suitable appropriate sites within or on the edge of the Village;

In Summary, therefore, the Representors **SUPPORT** the Draft Local Plan Review (LPR) and, specifically, the proposed Policy H1/SKPR- 242 Allocation at Honington Road, Barkston. This is a demonstrably appropriate allocation complying with sound spatial planning principles, with the guidance in the NPPF and with all the other relevant policies in the emerging LP.