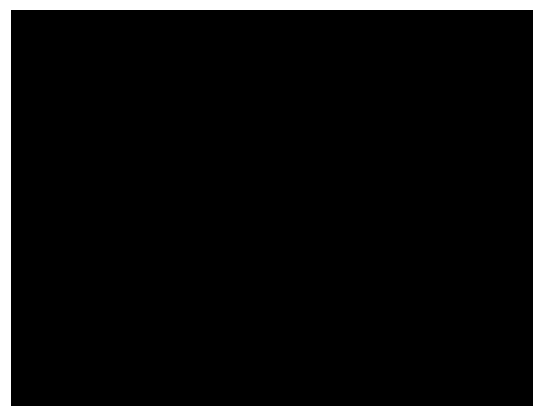


25<sup>th</sup> April 2024



Planning Policy Team  
South Kesteven District Council  
Council Offices  
The Picture House  
St Catherine's Road  
Grantham,  
NG31 6TT

**By email only**



Dear Sir or Madam,

**South Kesteven District Council, Regulation 18 Draft Local Plan 2021 – 2041 (February 2024)  
SKPR-67: Land south of Low Road, Barrowby, Grantham, NG32 1DD**

Savills (UK) Ltd represents 'The Master, Fellows and Scholars, Trinity College Cambridge' who are the owners of the above site.

Savills UK Ltd have reviewed the Regulation 18 Draft Local Plan on behalf of 'The Master, Fellows and Scholars, Trinity College Cambridge' and note that the above site is not proposed as an allocation at the present time.

Barrowby is identified as a Larger Village within the Draft Local Plan and SP2 notes:

*"In the Larger Villages as defined below, in addition to allocations, 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."*

We have reviewed the information and site assessment details published by SKDC in relation to SKPR-67 and note the conclusion that *"The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period."*

This submission confirms that the site at 'Land south of Low Road, Barrowby' remains a sustainable and deliverable option for development as defined by the NPPF. The site, within the ownership of 'The Master, Fellows and Scholars, Trinity College Cambridge' represents an attractive option for growth within the village and wider District. Should the site be taken forward as a location for new development, Savills would be able to act on our client's behalf to take the site forward with a view to identifying a suitable development partner as soon as possible.

Please do not hesitate to contact me should you require any further information.

Yours faithfully,



**Jonathan Dixon**  
**BA (Hons) MA MRTPI FRSA**  
**Director**

Appendix 1: Submission 20<sup>th</sup> November 2020

20 November 2020  
Site Representation 201120



Planning Policy Team  
South Kesteven District Council  
St Peters Hill  
Grantham  
Lincolnshire  
NG31 6PZ

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



Dear Sir or Madam,

**SKDC LOCAL PLAN REVIEW (2044)  
CALL FOR SITES (REGULATION 18)  
SITE REPRESENTATION - LAND SOUTH OF LOW ROAD, BARROWBY**

Savills (UK) Ltd are instructed on behalf of 'The Master, Fellows and Scholars, Trinity College Cambridge', to submit representations in response to the SKDC Local Plan Review Call For Sites.

This letter comprises our representation in respect of the above site. It confirms the sites suitability, availability and achievability (including viability), and addresses any identified constraints.

**PLANNING POLICY CONTEXT**

In making this submission it is pertinent to refer to national planning policy and guidance, namely that set out in the 2019 National Planning Policy Framework (NPPF) and national Planning Practice Guidance (PPG).

The 2019 NPPF establishes that the purpose of the planning system is to contribute to the achievement of sustainable development. The three dimensions to sustainable development, as set out in the NPPF, require the planning system to perform an economic, social and environmental role.

Paragraph 78 of the NPPF outlines that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. It notes that planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby. Residential development in such settlements can make a significant contribution to the maintenance and continuing provision of local services and facilities for community use, as supported by paragraph 83 of the NPPF in relation to 'Supporting a Prosperous Rural Economy'.

This approach is also echoed earlier in the NPPF, where it is recognised that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly (paragraph 68).

National Planning Practice Guidance (PPG) notes that all settlements can play a role in delivering sustainable development in rural areas<sup>1</sup>.

<sup>1</sup> Paragraph: 001 Reference ID: 50-001-20160519



## **DELIVERABILITY**

Below the site is considered against the tests within the PPG, confirming that it is suitable, available and achievable for development purposes.

### **(a) Suitable**

The site is considered to be a suitable location for residential development. Barrowby is identified as a 'Larger Village' within the adopted South Kesteven Local Plan (2020), recognising the level of services, facilities and infrastructure available there within. The village audit (completed in November 2016) indicates that Barrowby has a Primary school/preschool, café, post office with general store, butchers shop, memorial hall and a public house. In addition, there are sports and recreation facilities in the form of football and cricket pitches used by local teams. The site is within walking/cycling distance of Barrowby and Grantham, connected via a public footpath.

The 2036 Vision for South Kesteven focuses new development, outside the four main towns, towards those villages where there are good levels of services and facilities, having regard to their environmental and infrastructure capacity and the desire to safeguard existing services and employment.

The site is located to the south of Barrowby, immediately adjacent to the housing allocation LV-H3, a 13 Ha allocation for 270 residential units. To the east and south of the site is open agricultural land with the ownership of Trinity College, Cambridge. To the immediate west is existing residential development, Charnwood Close and Westry Close.

The site forms a 5.42 Ha area of Grade 2 agricultural land currently in use for cultivation. A mature hedgerow forms the boundary between the site and the Low Road. The site's topography is predominately flat. In a wider context that site is largely screened from the surrounding countryside and wider vistas. Whilst having some intrinsic value, it is considered that it does not make a significant contribution to the wider landscape character. Whilst the loss of Grade 2 agricultural land could be considered to be a negative impact, there is still a requirement for the Council to meet its housing needs and the Council should balance the loss of Grade 2 land against the benefits of delivering new market and affordable housing.

There are no known physical limitations or constraints on the site which would make its development difficult or unacceptable. The site is not located within protected areas such as Green Belt, AONB or Flood Zones 2 and 3. Environment Agency surface water flood mapping indicates that the site is not susceptible to any areas of surface water flooding. The site is not subject to any PROW.

There are no designated heritage assets located on the site. There is a Grade II listed building to the south-east of the site (approx. 70 metres), namely Barrowby Lodge and adjoining stable. It is not considered that development at the site would result in significant harm to this heritage asset.

The site benefits from extensive street frontage with Low Road. Low Road is relatively straight at this point with good visibility available. Low Road is a main road into the village connecting it to Grantham to the east. Pedestrian footpaths are available along Low Road.

The site as a whole, or in part, could be brought forward in line with the Council's identified housing requirements. Development of the site would not appear out of character with the existing built form, providing a natural extension to this part of the settlement, particularly when viewed against the context of the allocation LV-H3 to the north. The site can therefore present a suitable location for the managed growth of Barrowby. It

is of an appropriate scale in relation to the form of the village, and as such, presents an opportunity to create an attractive and sympathetic residential development within a sustainable settlement.

**(b) Available**

The site is available for development being within the control of a single owner. Should it be accepted by the Council as a location for a residential use, Savills would be able to act on our client's behalf to take it forward with a view to identifying a suitable development partner as soon as possible. There are no known reasons that would prevent the site from coming forward within a 1-5 year period.

The site is let on an AHA tenancy. In the event of planning permission being secured the land can be released from the AHA tenancy.

**(c) Achievable**

As noted above, there are no known technical constraints relating to the site and therefore it is considered its development would be economically viable. Services including electricity, mains water, foul sewerage and telecommunications are anticipated to be easily connectable and readily available, albeit some improvements to wider infrastructure may be required. There are no known legal restrictions associated with the site. There are no other known factors that mean development of the site would be difficult or unacceptable.

**CLOSING COMMENTS**

This submission confirms that the site at 'Land south of Low Road, Barrowby' it represents a sustainable and deliverable option for development as defined by the NPPF. The site, within the ownership of 'The Master, Fellows and Scholars, Trinity College Cambridge' represents an attractive option for growth within the village and wider District. Should the site be taken forward as a location for new development, Savills would be able to act on our client's behalf to take the site forward with a view to identifying a suitable development partner as soon as possible.

I would be grateful if you could keep us updated in relation to the next stage of the Local Plan process.

Please do not hesitate to contact us should you require any further information.

Yours faithfully,



**Gareth Watts MRTPI**  
Senior Planner

cc. Lydia Voyias, Savills (UK) Ltd