South Kesteven Regulation 18 Consultation.

Proposed Housing and Mixed-Use Site Allocations.

Land at Honington Road, Barkston.

On behalf of Steindale Land Ltd.

Date: August 2025 | Pegasus Ref: P25-0983_R001v2

Document Management.

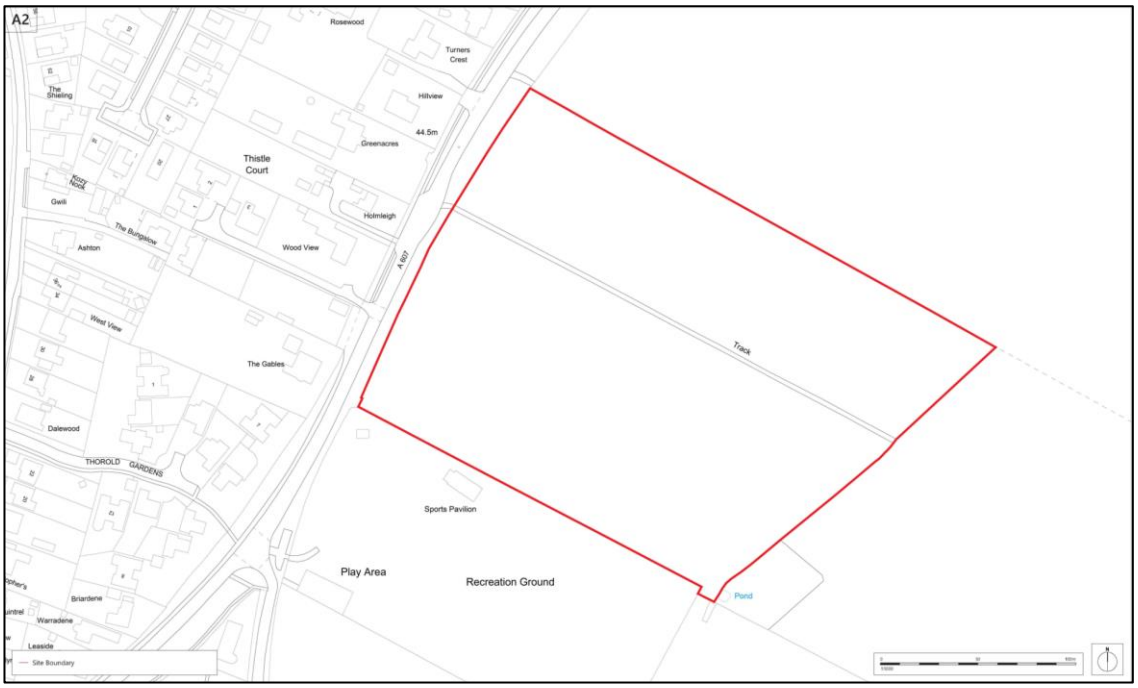
Version	Date	Author	Checked/ Approved by:	Reason for revision
V1	August 2025	AM	PA	First draft
V2	August 2025	AM	PA	Client comments

Contents.

1. Introduction

1.1. These representations have been prepared by Pegasus Group on behalf of Steindale Land in respect of their land interests at Honnington Road, Barkston, in South Kesteven District Council (SKDC), as identified in Figure 1 below:

Figure 1: Land at Honnington Road, Barkston



1.2. These representations are submitted in response to the current SKDC Local Plan Regulation 18 'Proposed Housing and Mixed-Use Site Allocations' consultation, in support of a site-specific policy that allocates the site for residential development in the emerging Local Plan.

1.3. The site is located within a sustainable location and represents a deliverable (suitable, available and viable) prospect to contribute approximately 80 new homes, as presented in Figure 2 below.

Figure 2: Indicative Framework Plan, Land at Honnington Road, Barkston

1.4. These representations demonstrate the deliverability of the site, and confirm that there are no environmental, technical, financial or legal constraints to delivery. The site therefore presents a clear opportunity to deliver a high-quality and sustainable residential development to contribute positively towards the district's significant housing needs.

2. Local Housing Need and Supply

2.1. The purpose of this further Regulation 18 consultation is to seek to ensure the Local Plan housing requirement aligns with the latest Standard Method as required by the National Planning Policy Framework 2024 (NPPF, as updated February 2025). Steindale Land supports this purpose, as it will allow for a sound Local Plan to be submitted for Examination.

2.2. The Regulation 18 document quotes a Standard Method figure for South Kesteven of 886 dwellings per annum, which takes into account the affordability ratios released March 2025. However, this is not the most up to date figure as it does not incorporate the latest housing stock data released May 2025 – which increases the Standard Method figure to 894 dwellings per annum. Over the proposed plan period 2023-2043, this results in an increase of 160 dwellings to the Local Plan's minimum housing requirement from 17,720 to 17,880.

2.3. It is noted that a detailed housing trajectory has not been provided at this stage (for both new allocations and existing commitments). This should be made available with the Regulation 19 Pre-Submission Plan to allow for interrogation. This is necessary for a sound and robust housing supply figure. Steindale Land does not dispute the deliverability of any of the proposed allocations (subject to the Council providing sufficient evidence), but does want to highlight that realistic site capacity and delivery trajectory figures need to be identified to ensure the housing supply figure can be relied upon. This is particularly important here given the reliance on "strategic sites" of 500+ dwellings, with 62% of the current identified housing supply of 19,672 dwellings coming from just 8 strategic sites.

2.4. The Standard Method figure (894 dwellings per annum) is a significant increase on recent housing delivery, which for the period of 2020-21 to 2022-23 averaged 550 dwellings per annum according to the 2023 Housing Delivery Test. Current delivery is also below required levels, with the Five Year Housing Land Supply Statement (March 2025) showing that only a 4.07 year housing land supply can be demonstrated. It is therefore important for the new Local Plan to follow a robust strategy that ensures the required increase in delivery can be achieved. A key component of this is allowing for an appropriate buffer. The Regulation 18 document states that a buffer of "around 11%" is allowed for to the housing requirement, equating to an identified housing supply of 19,672 dwellings across the plan period.

2.5. The Regulation 18 Draft Local Plan (March 2024) meanwhile proposed a buffer of around 21%, which is considered to be a more robust and appropriate buffer to allow for a sufficient supply of sites that factors in potential under-delivery of the allocated capacity, or the slow delivery of allocated sites. No justification has been provided for the 10% decrease in the buffer, which creates risk of under-delivery especially given the concerns highlighted below of over-estimating the capacity of allocated sites. The Council is strongly encouraged to increase the buffer back to at least 20% to ensure there is no risk of not being able to meet the minimum housing requirement. This results in a total housing requirement figure over the plan period of 21,456 dwellings, or an annual requirement of 1,073 dwellings.

2.6. Alongside the above, it is noted that the capacity of proposed allocations has been informed by a Housing Density Report (July 2025). The Report refers to density in the context of the developable area, so it is assumed this means all figures quoted are a net density. The Report analyses the densities of major housing schemes (10+ dwellings) approved under the current adopted Local Plan 2020, and concludes with a recommendation that a density of 35 dph is applied for allocations in Market Towns, and 30 dph for allocations in Larger Villages.

2.7. Allowing for increased densities is positive in that it ensures an efficient use of available land, in accordance with the NPPF. However, it is questioned whether the broad application of these densities is an appropriate method of calculating an accurate capacity of allocations. Density is a blunt design tool, with the capacity of a site being better informed by matters like the context of a site, the uses proposed and the housing mix – which in turn then leads to a density figure. The Housing Density Report itself acknowledges that, in the applications that were reviewed, there was a disparity between the average densities of applications approved in different Larger Villages, varying from 14.4 dph to 43 dph.

2.8. In terms of how the net density figures given in the Housing Density Report have been applied to potential allocation sites, paragraph 2.7 of the Regulation 18 document explains that assumptions of the available developable area have been made based on the site area. The larger the site, the larger the area it is assumed will be occupied by non-developed uses. It is not explained how requirements for biodiversity net gain and other technical requirements have been factored in.

2.9. Steindale Land acknowledges that the Council has undertaken some work to ensure there is an element of robustness in the capacity figures of proposed allocations. However, the above demonstrates that there are areas of weakness that call into question the reliance that can be placed on the stated housing supply. Indeed, paragraph 2.8 of the Regulation 18 document acknowledges that "The dwelling potential of sites is included in the Local Plan is indicative only; the true potential of any site will be assessed by more detailed study…". Steindale Land would go further in asserting that the methodology means that site capacities should be treated as highly indicative with an allowance for at least a 20% variation from the actual capacity unless detailed evidence is provided otherwise.

2.10. This re-affirms the importance of having a healthy buffer of 20%, to allow for deviances from the indicative site capacity stated in the Local Plan without any risk of falling short of the housing requirement. A robust buffer to the housing supply will also ensure appropriate support is given to the emerging Local Plan's ambitious economic development strategy.

2.11. Accordingly, to demonstrate to the Examining Inspector that the plan is 'sound', it is recommended that further allocations should be proposed to build this buffer, including Land at Honington Road, Barkston, which is promoted by Steindale Land as a new site for allocation.

3. Spatial Strategy

3.1. The Regulation 18 Draft Local Plan (March 2024) sets out the proposed Spatial Strategy, which is not subject to any changes in the latest Regulation 18 consultation. Draft Policy SP1: Spatial Strategy proposes to focus the majority of new growth at the sub-regional centre of Grantham and the three market towns, with Grantham being a particular focal point. The remainder of new growth is then expected to be shared among the Larger Villages, including Barkston. This is a continuation of the adopted Local Plan's spatial strategy and is considered to be suitable as the strategy will direct growth towards the most sustainable locations.

3.2. Table 7 in the Regulation 18 document demonstrates that the current housing distribution is heavily weighted towards Grantham (nearly 50%) with only 19% distributed to the 16 Larger Villages and the remainder (31%) to the 3 Market Towns. The representations above in Section 1 on housing need and supply demonstrate that additional allocations are required. It is recommended that it would be most appropriate to direct these additional allocations to suitable sites in Larger Villages first, which would allow growth to be spread across the District, and in a manner that reflects the sustainability of each settlement.

3.3. This is particularly relevant to Larger Villages like Barkston, which has only one allocation despite its sustainability as recognised in the Settlement Hierarchy Review (May 2025). It is acknowledged that this may simply be because of a lack of available sites, in which case the new site presented in Section 3 below should be carefully considered for allocation.

4. New proposed residential site for allocation

4.1. The above representations demonstrate that additional residential site allocations are needed, particularly in the Larger Villages, to deliver a sound spatial strategy that is able to robustly and sustainably deliver the District's housing need. For the reasons already outlined within these representations, the allocation of further sites is essential to ensure the new Local Plan can be found 'sound'.

4.2. Steindale Land submits, through these representations, a new site for consideration on the basis that it is extremely well placed to not only deliver new homes, but to support the Local Plan's spatial strategy. The remainder of these representations will affirm the deliverability (sustainability, availability, and viability) of Land at Honington Road, Barkston, and emphasise the suitability of the site for a site-specific policy that allocates it for residential-led development. The site is located to the north of site reference SKPR-242, which is currently presented as a preferred allocation by the Council. The South Kesteven: Points of the Compass Appraisal (February 2024), which forms part of the Sustainability Appraisal, assessed the area north-east of Barkston as one broad area of assessment (Bark2) which included both site reference SKPR-242 and Land at Honington Road. The assessment concluded that Bark2 was a suitable location for development in terms of existing constraints.

4.3. It is acknowledged that this was a broad assessment, and Land at Honington Road has not been assessed in greater detail by the Council yet. Steindale Land is keen to demonstrate the suitability of the site in a comprehensive manner. These representations are therefore supported by further technical evidence to assist the Council in its assessment of suitability, including:

- Site Location Plan (**Appendix 1**)
- Landscape Technical Note & Indicative Landscape Strategy (**Appendix 2**)
- Proposed Access Strategy (**Appendix 3**)
- Arboricultural Survey & Constraints Report (**Appendix 4**)
- Indicative Framework Plan (**Appendix 5**)

4.4. The site clearly has the opportunity to deliver considerable benefit, in the form of a high quality and sustainable residential development that can directly and promptly contribute to the local community's housing need and support local infrastructure delivery.

4.5. Steindale Land is committed to the promotion of this site. The evidence provided in these representations will therefore be elaborated upon at the Regulation 19 stage as needed to ensure the deliverability of the site is evident to both the Council and the Examining Inspector. This will include evidence gathering to determine local housing needs to ensure new homes are delivered in line with the requirements of local residents. This could include early engagement with a Registered Provider to provide certainty around the delivery of the site's affordable housing element.

4.6. The site's suitability is established in these representations utilising the same constraints criteria used by the Council in the Site Assessment Report (July 2025), which are split into "Major Assessment Criteria" and "Other Assessment Criteria". The former category is noted as covering matters of critical importance, while the latter category covers locally important issues that according to the Council are more capable of being "overcome, managed, or mitigated". The same scoring of **green**, **amber** and **red** have also been utilised for consistency with the Council's Assessment, although it is noted that this has the risk of being an overly simplistic assessment process.

4.7. The following highlights the deliverability of the site with reference to all of these criteria, demonstrating that the site is suitable, achievable and viable for residential development with no insurmountable environmental, technical, financial or legal constraints to delivery. The site should therefore be considered as an additional allocation to help SKDC meet identified housing needs.

Dwelling Capacity

4.8. These representations are accompanied by an Indicative Framework Plan (**Appendix 5**) which presents a clear vision for up to 80 new homes, alongside appropriate access, structural and aesthetic landscaping strategy, sustainable urban drainage systems (SUDS) and potential for car parking provision serving the adjoining recreation ground directly to the south, to respond to specific locally identified infrastructure needs.

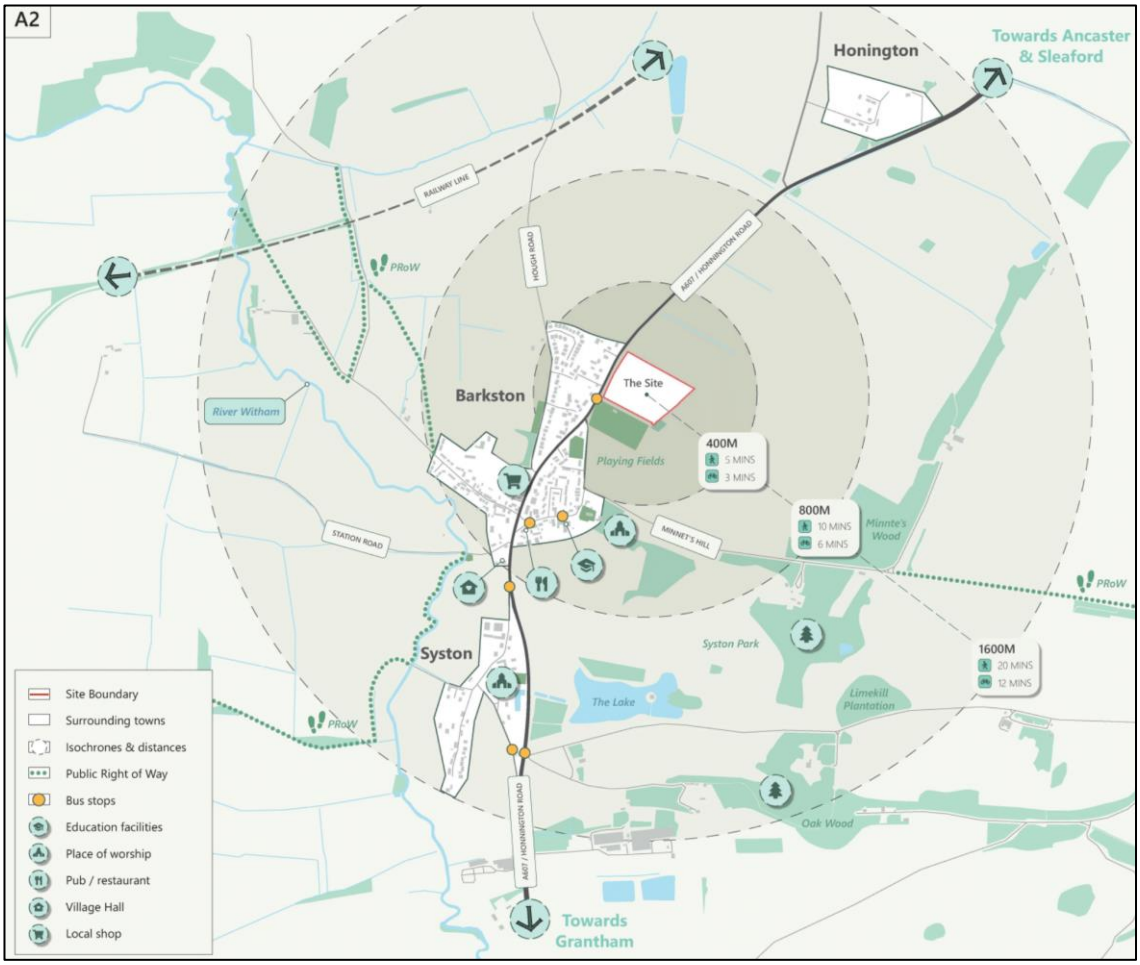
4.9. The quantum of development has had regard to appropriate density of development in the context of the local character of the area, and appropriate housing mix and tenure splits having regard to locally identified housing needs.

Major Assessment Criteria 1 – Settlement Type

4.10. The site achieves a **green** score as it is located in a Larger Village (as defined by Policy SP2), which have been deemed to be suitable and sustainable locations for potential allocations.

4.11. The above representations have discussed the importance of development in Larger Villages in the context of the Spatial Strategy. Barkston is more than able to accommodate a higher level of growth in a sustainable manner. Only one site has previously been put forward in Barkston for consideration (site reference SKPR-242) and which has subsequently been identified for allocation. A key aspect of sustainable development is seeking to ensure all opportunities to provide housing close to where the need is arising are taken. This is especially relevant to a settlement such as Barkston which is eminently sustainable, being supported by a range of local services as presented in Figure 3 below, and capable of accommodating a higher level of growth than currently allocated.

Figure 3: Barkston Village Amenities



Major Assessment Criteria 2 – Site Deliverability

4.12. The site is available for development in the short term (0-5 years) and therefore achieves a **green** score under this criteria.

Site Availability

4.13. The site is under single ownership, and comprises managed agricultural land. There are no legal constraints to the availability of land for development.

4.14. The landowner is willing to make the site available for development and the site is under option to and being promoted by Steindale Land through the emerging Local Plan, in addition to engaging with local stakeholders as part of this process. Steindale Land has considerable expertise as a land promoter, and is working with a team of technical experts – meaning that if allocated the site will be available for development and capable of delivering new homes in the early part of the New Local Plan.

Site Viability

4.15. The site comprises managed agricultural land (i.e. greenfield land) and accordingly, it is not anticipated that there will be any abnormal costs associated with the development of this

site as may be expected on previously developed (brownfield) land. The site is also not dependent on the delivery of significant enabling infrastructure, another benefit in terms of ensuring there are no abnormal costs.

4.16. As such, and subject to further ongoing site investigations and review of SKDC's Infrastructure Delivery Plan and Local Plan Viability Assessments, alongside emerging Planning Policy wording once finalised which will provide further details with regards to likely infrastructure requirements arising from the development of the site, it is to be anticipated that the site will be capable of delivering the Council's emerging policies, including Affordable Housing provision.

Major Assessment Criteria 3 – Flood Risk (Fluvial)

4.17. The site is within Flood Zone 1 (low probability and sequentially preferrable for residential development) and therefore achieves a **green** score in relation to fluvial flood risk constraint. There is no overlap or proximity to Flood Zones 2 and 3.

Major Assessment Criteria 4 – Surface Water Flood Risk (Pluvial)

4.18. The Environment Agency flood map indicates that the western edge of the site is at risk of surface water flooding. Although this is only part of the site, and without taking into account available mitigation measures, this constraint results in an immediate **red** score for surface water flood risk (pluvial) based on the Council's Site Assessment Methodology.

4.19. The Council acknowledges that the Strategic Flood Risk Assessment, once complete, may allow for a review of the scoring for surface water constraint, as it is only once the SFRA is complete that a comprehensive and robust appraisal of the nature and extent of flood risk will be available. This applies to Land at Honington Road, Barkston. Although there is surface water flood risk present, this affects only part of the site. Steindale Land has undertaken initial technical drainage investigation which has informed the Indicative Framework Plan and the location of the proposed SUDS basins, and which confirms that the majority of the site is at very low risk, and the presence of surface water flood risk can be appropriately mitigated through the implementation of a surface water drainage strategy. This would work with the existing topography and ground conditions to ensure that surface water is directed away from built development (existing and proposed). This drainage strategy would be of a form that is typical of residential developments.

4.20. It is important to note that the site is located within Flood Zone 1 (lowest probability of flooding) and is therefore deemed a sequentially preferable site for residential development. The area of surface water flood risk is concentrated in the south-western corner of the site. Safe access and egress (in flood risk terms) can be achieved utilising the existing agricultural access, and this access can be maintained in the event of extreme flood events.

4.21. The concentration of the surface water flood risk area on the south-western edge also means that new built development can be provided on the site in a manner that entirely avoids this area.

4.22. The site is therefore sustainable and suitable (and sequentially preferable) in terms of potential flood risk and residential development.

4.23. On the basis of the above, it is also contended that the constraint of surface water flooding should be considered an "Other Assessment Criteria" rather than a "Major Assessment Criteria" given the ability to mitigate any potential impacts arising.

Major Assessment Criteria 5 – Highway Impact (Local/National)

4.24. The Council's Site Assessment Methodology splits the highways assessment into four areas.

4.25. 5a. Impact on Local Road Network: The site will be able to provide a safe access onto the A607 Honington Road, utilising the existing agricultural access location. As this is a major 'A road' rather than a 'B road' or smaller classified / unclassified local road, the potential impacts on the local road network are considered to be **minor**.

4.26. 5b. Impact on Local Highway Network: The site will be able to provide a safe access onto the A607 Honington Road, utilising the existing agricultural access location. The access will be located in an area that is already established as having a residential character, with accesses and driveways serving residential and commercial development on the western side of Honington Road. The new access will be designed to ensure there will be no conflict with these existing accesses, and the existing bus stops will be relocated as required. The speed limit of Honington Road adjacent to the proposed site is 30mph, and so is already considered to be suitable for a new access although this will be investigated further if required. The new access will not lead to a material alteration of the local highway network. In addition, the proposed residential uses will generate a negligible amount of new traffic at peak hours. When distributed across the local highway network, this additional traffic will have no discernible impact on the operation and safety of the network. Overall therefore, the impacts on the local highway network are considered to be **minor**.

4.27. 5c. Access to Site: As mentioned above, Steindale Land has undertaken initial technical studies which confirm that a suitable vehicular access to the site can be achieved through an upgrade of the existing agricultural access. The enclosed Proposed Access Strategy (**Appendix 3**) demonstrates that safe access and egress to the site can be achieved for both residential car traffic and refuse vehicles, with visibility splays achieved that are in compliance with Manual for Streets guidance.

4.28. It should be noted that there is an existing good quality footpath located on the western side of Honington Road, which allows for pedestrian access to the facilities in Barkston to the south on continuous footpaths. The footpath also continues northwards, providing connectivity to the wider countryside. The site therefore has good pedestrian accessibility.

4.29. As the site is identified to be able to achieve suitable access from the local highway network, the site achieves a **green** score. Pre-application with Lincolnshire County Council (as the Local Highways Authority) is scheduled to be undertaken shortly to affirm that a safe access can be achieved, and to also confirm the above assertions of minor impacts on the local road and highway network.

4.30. The final area of assessment for Highway Impact is 5d Site Deliverability. The Council's Site Assessment Methodology clarifies that this relates to an assessment of whether the site is likely to be considered as low, medium or high priority by Highways England (now National Highways) in terms of impact on Strategic Road Network (SRN) Junctions. The relative small-scale nature of the proposed development means the site is considered to be a **low priority** site in this respect; aligning with the score given by the Council to SKPR-242 which is located to the south of the site.

Major Assessment Criteria 6 – Minerals and Waste

4.31. The site is not located within a mineral safeguarding area, and is not an allocated minerals or waste site / area in the adopted Lincolnshire Minerals and Waste Local Plan (December 2017). The site therefore achieves a **green** score on this criteria.

Major Assessment Criteria 7– Designated Nature Sites

4.32. The site is located between 0 – 5km from a designated nature site, and therefore automatically attracts a **red** score based on the Council's Assessment Methodology.

4.33. The designated sites of relevance are the Honington Camp Site of Special Scientific Interest (SSSI), located 2km east of the site, and the Copper Hill SSSI located 4.5km to the east. Both of these sites are understood to be designated for their high quality calcareous grassland. A review of Natural England's Impact Risk Zones for Sites of Special Scientific Interest indicates that the proposed development is unlikely to have a harmful effect on terrestrial SSSIs, and there is no need consult Natural England.

4.34. In any event, the relative small-scale nature of the proposed development means that there is low risk of impacts as a result of increased recreational pressure – including because there is no direct access to the two SSSI from the site. This is confirmed by Natural England making no comment on site reference SKPR-242, which falls within the same Impact Risk Zone.

Other Assessment Criteria 1 – Local Nature Sites

4.35. This criteria is split into several constraints.

4.36. 1a. Local Wildlife Site: The River Witham Local Wildlife Site (LWS) is located around 0.8km south-west of the site and therefore scores **red** on this criteria. However, there is no direct connectivity between the site and the LWS, which is separated by the built form of Barkston. There will therefore be no impacts arising.

4.37. 1b. Local Geological Site: The site is located more than 0.1km from the nearest local geological site, and therefore achieves a **green** score.

4.38. 1c. Local Nature Site: The site is located more than 10km from the nearest Local Nature Reserve. The Council considers this to be less favourable and the site scores **red**, with the Council's justification being that this distance indicates reduced opportunity for future residents to enjoy and study nature. It is important to note however, that all new major developments will be required to delivery minimum 10% biodiversity net gain.

Other Assessment Criteria 2 – Distance to services and facilities

4.39. The site's sustainability in respect of its location within a Larger Village has been discussed above and is considered in further detail below.

4.40. 2a. Proximity to Shops: The site is located less than 0.5km from the nearest food and retail shop (forming part of a petrol filling station), which allows for a **green** score.

4.41. 2b. Proximity to Public Transport: A bus stop is located on the site frontage, providing very good access to public transport and allowing for a **green** score.

4.42. 2c. Proximity to Medical Services: The nearest medical services are located in Grantham (comprised of Grantham Hospital, GP Surgery and Harrowby Pharmacy) as well as Caythorpe & Ancaster Medical Practice located in Ancaster. All of which are around 5km from the site and therefore allowing for an **amber** score.

4.43. 2d. Proximity to Primary School: Barkston and Syston Church of England School is located within 1km of the site, allowing for a **green** score.

4.44. 2e. Proximity to Secondary School: The Priory Ruskin Academy is located around 5km from the site, allowing for an **amber** score (falling within the category of between 2 – 8km away).

4.45. 2f. Proximity to Employment Site: There are some, albeit limited, employment opportunities within Barkston and in the surroundings in the form of small businesses. However, the Council's Site Assessment Methodology notes an employment site as being a cohesive area which provides job opportunity such as a business park. The nearest such area is Belton Park / Alma Trade Park located in Grantham around 4.5km from the site, allowing for an **amber** score.

4.46. Whilst not a scoring criteria according to SKCD, it is noteworthy that the proposals include provision for car parking to serve the existing recreation ground directly to the south of the site in response to locally identified infrastructure needs.

Other Assessment Criteria 3 – The Historic Environment

4.47. 3a. Distance From Listed Building: The nearest listed building (Church of St Nicholas) is 0.5km south of the site. Under the Council's Assessment Methodology, this results in an **amber** score.

4.48. 3b. Distance From Conservation Area: The site is located 0.2km from the Barkston Conservation Area boundary, resulting in a **red** score. However, there is no direct relationship, and any potential impacts can be appropriately mitigated through good design and landscaping measures.

4.49. 3c. Distance from Ancient Woodland: The Minnetts Wood Ancient Woodland is located between 0.8km and 1km from the site. Although this distance is sufficient to ensure there would be no direct impacts, this distance results in a **red** score under the Council's Assessment Methodology as the Ancient Woodland is closer than 1.5km from the site.

4.50. 3d. Distance From Scheduled Monument: The site is located more than 1.5km from Honington Camp hill fort, and therefore achieves a **green** score.

4.51. 3e. Distance From Historic Park and Garden: The site is located between 2km and 4km from Belton House Park and Garden, and therefore achieves an **amber** score.

Other Assessment Criteria 4 – Agricultural Land

4.52. 4a. Agricultural Grade 1: **No overlap**.

4.53. 4b. Agricultural Grade 2: **No overlap**.

4.54. 4c. Agricultural Grade 3: **Yes**.

Other Assessment Criteria 5 – Contaminated Land

4.55. 5. Contaminated Land: **No**, the site does not fall within an area of contaminated land.

Other Assessment Criteria 6 – Biodiversity and Green Infrastructure Opportunity Areas

4.56. The Council's Site Assessment Methodology refers to biodiversity opportunity mapping (BOM) developed by the Greater Lincolnshire Nature Partnership for the Greater Lincolnshire Region as being utilised for the assessment of constraints under this criteria. This mapping does not appear to be publicly accessible, an independent assessment of the site against this criteria therefore cannot be completed. It is noted that site reference SKPR-242, which is located to the south of the site, received two green and three amber scores – it is logical to assume that the two sites would achieve similar scoring on this criteria, but this cannot be confirmed without access to the evidence base the Council has used to assign these scores.

Other Assessment Criteria 7– Tree Preservation Orders

4.57. 7. Tree Preservation Order: The site does not contain any tree preservation order designations, and therefore achieves a **green** score.

Other Assessment Criteria 8– Public Rights of Way

4.58. 8. Public Right of Way: The site is located more than 0.4km from the public right of way network, which results in a **red** score under the Council's Assessment Methodology. However, this does not take into account the site's location in a village where attractive walking opportunities are plentiful, and there are convenient footpaths available connecting the site to all available public rights of way.

Suitability Summary

4.59. The below table provides a summary of the assessment results:

Table 1: Summary of Assessment Criteria for Land at Honington Road, Barkston

Criteria	Score
Major Assessment Criteria	
1 – Settlement Type	Green
2 – Site Deliverability	Green
3 – Flood Risk (Fluvial)	Green
4 – Surface Water Flood Risk (Pluvial)	Red
5 – Highway Impact (Local/National)	5a. Impact on Local Road Network: Green 5b. Impact on Local Highway Network: Green 5c. Access to Site: Green 5d Site Deliverability: Green
6 – Minerals and Waste	Green
7– Designated Nature Sites	Red
Other Assessment Criteria	
1 – Local Nature Sites	1a. Local Wildlife Site: Red

	1b. Local Geological Site: Green 1c. Local Nature Site: Red
2 – Distance to services and facilities	2a. Proximity to Shops: Green 2b. Proximity to Public Transport: Green 2c. Proximity to Medical Services: Amber 2d. Proximity to Primary School: Green 2e. Proximity to Secondary School: Amber 2f. Proximity to Employment Site: Amber
3 – The Historic Environment	3a. Distance From Listed Building: Amber 3b. Distance From Conservation Area: Red 3c. Distance from Ancient Woodland: Red 3d. Distance From Scheduled Monument: Green 3e. Distance From Historic Park and Garden: Amber
4 – Agricultural Land	4a. Agricultural Grade 1: Green 4b. Agricultural Grade 2: Green 4c. Agricultural Grade 3: Amber
5 – Contaminated Land	Green
6 – Biodiversity and Green Infrastructure Opportunity Areas	No access to mapping available
7– Tree Preservation Orders	Green
8– Public Rights of Way	Red

4.60. The above highlights the suitability of the site to contribute towards the District's housing needs and demonstrates that there are no insurmountable physical, environmental or technical constraints restricting the development of the site. The site achieves the same scores as site reference SKPR-242 when applying the Council's Assessment Methodology, although it is noted that the site is more appropriately located in terms of distance from the Conservation Area and the listed buildings located within. As such, the site is concluded to be a 'suitable' location for new residential development, which would complement site reference SPKR-242 well and allow for a 'rounding off' of the existing settlement, with the opportunity to create an attractive gateway into Barkston.

4.61. The scoring of the site in this Section 3 has been applied on a conservative basis that is consistent with the Council's Assessment Methodology, to ensure there is full transparency. This is notwithstanding that some of the scoring is arbitrary, as the Methodology itself acknowledges by stating that the constraints are not absolute and can be mitigated. This certainly applies to the few constraints where the site has scored **red**. These relate to surface water flood risk, heritage (Conservation Area), and proximity to Local Wildlife Site, and as explained above these are all matters that are capable of being appropriately mitigated. The Council's Methodology also results in negative scores in relation to connectivity to Public Rights of Way and distance from a Local Nature Reserve, although these criteria and the method of scoring seem illogical and are certainly not constraints to development of the site or its sustainability.

4.62. It is acknowledged in the Council's own Assessment that a pragmatic and balanced approach has been taken when identifying preferred sites for allocation, where the benefits of the relevant site and available mitigation measures have all been taken into account.

4.63. The Council is invited to undertake its own assessment to confirm the scoring and suitability of the site.

4.64. Notwithstanding the scoring of the site, the Section 1 and 2 representations demonstrate that the allocation of additional residential sites is needed to ensure a robust housing supply is identified in the Local Plan. The allocation of these additional sites in Larger Villages like Barkston aligns with the spatial strategy.

4.65. The site's sustainable location is evident. Barkston is defined as a 'Larger Village', and sustaining the vitality of these villages is vital to the long-term sustainable growth of the District. The site is extremely well related to the existing settlement, with a Primary School, Post Office, local shop, public house, village hall and playing field being some of the services and facilities within walking distance. The site is also well located in terms of wider accessibility to Ancaster, Sleaford and Grantham. Bus stops are located on the site frontage with Honington Road forming part of the local bus route which is served by three bus services.

4.66. The proposed development at Land at Honington Road, Barkston, would assist in ensuring the long term social and economic vitality and viability of the settlement, helping to maintain the existing services which are present in the village. The site would thereby assist in avoiding a potential future scenario where there is a requirement to travel elsewhere in the District for basic day-to-day needs as a result of declining service provision in the village – as is happening in countless rural settlements across the country.

4.67. Steindale Land reaffirms the deliverability (sustainability, availability, and viability) of the site and highlights the ability for Land at Honington Road, Barkston, to make a meaningful contribution towards ensuring a robust housing supply. This includes making an important contribution towards meeting local needs for affordable housing. The site is available to deliver homes within the first five years of the new Local Plan period, and a site-specific policy to allocate the site for residential development should therefore be fully supported.

Appendix 1 – Site Location Plan

Romsey T: 01794 367703
Portishead T: 01275 407000
London T: 01794 367703

www.thrivearchitects.co.uk

Rev	Description	Date	Au	Ch
P1	Preliminary Issue	31.07.25	MK/HT	--/--

Project	Land at Honington Road, Barkston, Lincolnshire
Drawing	Site Location Plan - 01
	-

Client	STEINDALE LAND LTD				
Job no.	STEI250703			Date	31.07.25
Dwg no.	SLP-01			Rev.	P1
Author	MK/HT	Checked	-/-	Scale	1:1000@A2
Status	PRELIMINARY			Office	Romsey
Client ref.	-				

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Appendix 2 – Landscape Technical Note and Strategy

STEPHENSON HALLIDAY

Planning, Landscape & Environment
an RSK company

LAND OFF HONINGTON ROAD, BARKSTON

Landscape Technical Note

Steindale Land Ltd

August 2025

STEPHENSON HALLIDAY
Planning, Landscape & Environment
an RSK company

Contents

Document history

	Name	Date
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Approved	Nick Allin	20.08.2025

1 INTRODUCTION

1.1 Background

1.1.1 Stephenson Halliday were commissioned to prepare a Landscape Technical Note to examine the suitability of Land off Honington Road (A607), Barkston (the Site) for residential development on behalf of Steindale Land Ltd. This Technical Note includes desk-based research into existing landscape policy and guidance, a review of landscape character and designations within a 2km study area, and Site based observations relating to the Site fabric and the surrounding landscape and visual environment. The Site visit was undertaken 7th August 2025. This Technical Note provides high-level recommendations to assist in the development of a landscape-led residential masterplan for the scheme; it does not constitute an assessment of landscape and visual effects of the conceptual proposed development.

1.1.2 We have used the Design Guideline for Rutland and South Kesteven (Supplementary Planning Document Nov 2021)[1] to guide our approach. Over the following pages we will describe the Site and contextual analysis and our findings, and identify landscape and visual matters of note regarding the principal of residential development on Site. Recommendations (Section 4) will be based upon the findings of Sections 2 and 3 and will enable the Proposed Development to respond and integrate with its context, bring benefits to the locality and have functional value.

1.1.3 A Zone of Theoretical Visibility (ZTV) (Image 1 / Figure 1) study was generated based on the Indicative Landscape Strategy (Appendix 1). The ZTV indicates areas of potential visibility of the development parcel proposed in the Indicative Landscape Strategy. The Indicative Landscape Strategy illustrates how the landscape led design measures could be applied to the Site to shape an integrated, high quality and functional residential development.

1.2 The Site and Proposals

1.2.1 The Site is situated on the northern edge of the South Kesteven village of Barkston. It comprises of a single, medium sized agricultural field which is in arable use. Barkston lies approximately 6km north of Grantham. Honington Road / A607 connects residents of Barkston to Grantham and Ancaster to the south and north east respectively. Whilst the setting of the village is agricultural, RAF Barkston Heath is approximately 2.6km to the east of the Site. The airfield is the home of 57 Sqn's B Flight of No. 3 Flying Training School RAF and a Relief Landing Ground for RAF Cranwell.

1.2.2 The Site adjoins the residential settlement edge of Barkston to the west and the recreation ground to the south. Its shared edges are formed by hedgerows, vegetation and tree planting. The Site has an open aspect to the surrounding agricultural context due to its low position in the landform; however, the land to the east and west slopes up away from the Site, providing a degree of visual containment.

[1] Design_Guidelines_Rutland_and_South_Kesteven.pdf

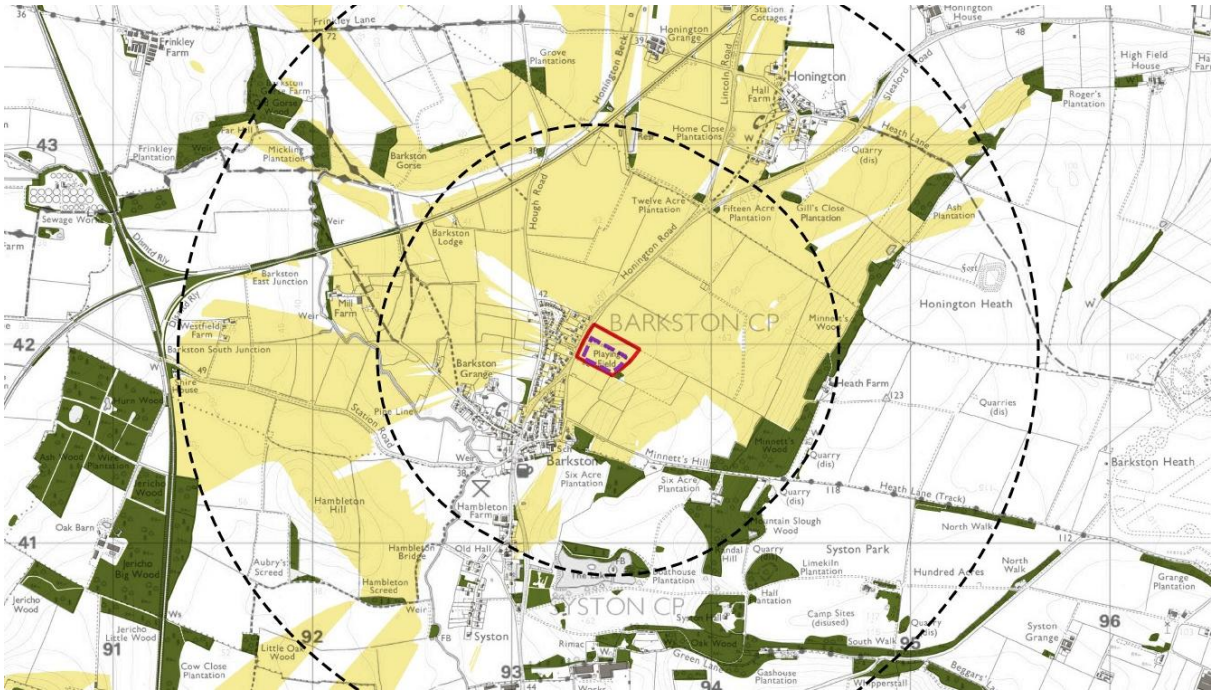


Image 1: Clipped view of Figure 1: Zone of Theoretical Visibility

Image 2: Aerial photograph of the Site and surrounding context. Barkston sits to the south-west of the Site with Honington Road / A607 extending away from the Site in a north-east direction.

2 BASELINE & POLICY

2.1.1 This section provides a summary of the baseline findings of the desktop assessment.

2.2 Planning Policy

South Kesteven Local Plan 2011–2036 (January 2020)[2]

2.2.1 Policies of particular relevance to landscape and visual matters relating to residential development on Site are as follows:

Policy SP2: Spatial Strategy

"Barkston is classified as a 'Larger Village'. Larger Villages are expected to play a supporting role in the in meeting the development needs of the district…. 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."

Policy EN1: Landscape Character

2.2.2 "*Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration.*

2.2.3 *In assessing the impact of proposed development on the Landscape, relevant Landscape Character Appraisals should be considered, including those produced to inform the Local Plan and Neighbourhood Plans. Consideration should also be given to the Capacity and Limits to Growth Studies produced for Grantham and Stamford and the Points of the Compass Assessments prepared for the Larger Villages…".*

Policy DE1: Promoting Good Quality Design

2.2.4 *"To ensure high quality design is achieved throughout the District, all development proposals will be expected to:*

a) Make a positive contribution to the local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area;

b) Ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and have regard to features that minimise crime and the fear of crime; and

[2] Local_Plan_2011-2036_(Final_inc_covers) (1).pdf

c) *Provide sufficient private amenity space, suitable to the type and amount of development proposed*

To ensure high quality design is achieved throughout the District, all development proposals will be expected to:

d) *Make a positive contribution to the local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area;*

e) *Ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and have regard to features that minimise crime and the fear of crime; and*

f) *Provide sufficient private amenity space, suitable to the type and amount of development proposed"*

2.2.5 Policies **OS1: Open Space Policy** and **EN2: Protecting Biodiversity and Geodiversity** would also be relevant to the development of proposals.

2.2.6 At the time of writing, South Kesteven District Council were consulting on the Regulation 18 – Draft Local Plan (2021-2041) [3] Proposed Housing and Mixed-Use Site Allocations along with the Sustainability Appraisal and Habitats Regulation Assessment.

2.2.7 Whilst the Draft Local Plan is still at relatively early stages of consultation, the draft policies provide steer on the future direction of local policy and how National Planning Policy Framework[4] (updated February 2025) would be applied to development in South Kesteven. The following draft policies would be relevant to development on Site; they have either been amended from the adopted version or are new policies.

- **SP4: New Residential Development on the Edge of Settlement**
- **EN1: Landscape Character**
- **NEW POLICY 4: Biodiversity Opportunity and Delivering Measurable Net Gains:** To accord with the requirement to deliver a minimum 10% biodiversity net gain on qualifying development sites, a new policy is proposed.
- **DE1: Promoting Good Quality Design**
- **OS1: Open Space and Recreation:** Updated with new requirements

[3] Regulation 18 Draft Local Plan.pdf

[4] National Planning Policy Framework

2.3 Supplementary Guidance

Design Guidelines for Rutland and South Kesteven (November 2021)[5]

2.3.1 This guide has been produced to improve the quality of new development being built in Rutland and South Kesteven. The document provides guidance for each stage of the development process from the initial Site analysis through to design development. The compilation of this Technical Note has been based upon recommendations made in Chapter 3. Chapter 5 provides guidance on Strategic Design which should be considered and appropriately implemented on Site.

2.3.2 In order to adhere to the document's recommendations, proposals on Site should:

- *"Provide connectivity and a walkable neighbourhood with good facilities;*
- *Design for pedestrians, cyclists and public transport users ahead of cars;*
- *Encouraging healthy, active lifestyles;*
- *…Promote biodiversity and green infrastructure through a landscape-first and nature-based approach;*
- *Enable local food production;*
- *Use natural or recycled and local materials…."*

2.3.3 Whilst many of the matters set out in Chapter 5 of this document are relevant to the architectural proposals, the landscape-led nature of this scheme means that the following measures / aims should be prioritised:

5C: Encouraging healthy lifestyles: "*The Council will expect development proposals to protect, promote, support and enhance physical and mental health and wellbeing."*

5D: A strong landscape structure: *"…Landscape design should be considered at the very start of the design process. This ensures that sufficient space is given to landscape and drainage within a layout - before streets and buildings get added - and that parks, ecological corridors and other 'green infrastructure' are positioned in the optimum locations on Site."*

5E: Continuous green corridors and circuits: *"A development with a strong and attractive landscape and movement structure that interconnects key destinations, spaces and places has many benefits"*

5F: Trees in the public realm: "*Street trees have many benefits…. Existing mature trees can be preserved and/or new large species planted and given sufficient space to flourish and become key features."*

[5] Design_Guidelines_Rutland_and_South_Kesteven.pdf

5G: Sustainable drainage systems: *Sustainable drainage systems (SuDS) cover a range of approaches to managing surface water to reduce flood risk whilst improving water quality, amenity and biodiversity.*

2.3.4 Other paragraphs relating to **Street hierarchy** (5H), **Connected layouts** (5I), **Addressing the street** (5J), **Strong front boundary treatments** (5K), **Special places - breaks/interruptions/ events** (5L), **Street character** (5M) and **Local rural village and town urban form and street character** (5N) should be reflected in the development layout.

2.4 Landscape Character

National Scale: National Character Area Profiles, Natural England

2.4.1 The Site is situated within National Character Area: 47 - Southern Lincolnshire Edge[6]. The western boundary onto Honington Road adjoins National Character Area: 48 - Trent and Belvoir Vales[7].

Local Scale: South Kesteven Landscape Character Assessment (January 2007)[8]

Landscape Character Area (LCA) Grantham Scarps and Valleys Character Area

Location and Context

2.4.2 The Site is located at the convergence of Landscape Character Areas. It is situated within the Grantham Scarps and Valleys LCA in the 2007 document but, due to its proximity to the Southern Lincolnshire Edge LCA and Trent and Belvoir Vale LCA, all should be considered relevant in informing the scheme as it develops.

2.4.3 It is noted that that report was adopted nearly 20 years ago and therefore findings and recommendations may not be as relevant to the area now.

2.4.4 Key Characteristics of Grantham Scarps and Valleys – relevant to the context of the Site

- *"Built development in Grantham is generally on the lower lying land in the valleys.*
- *Steep scarp slopes to the east and south, with woodland or pasture cover.*

[6] Southern Lincolnshire Edge - National Character Area Profiles

[7] Trent and Belvoir Vales - National Character Area Profiles

[8] LandscapeCharacterAssement0.pdf

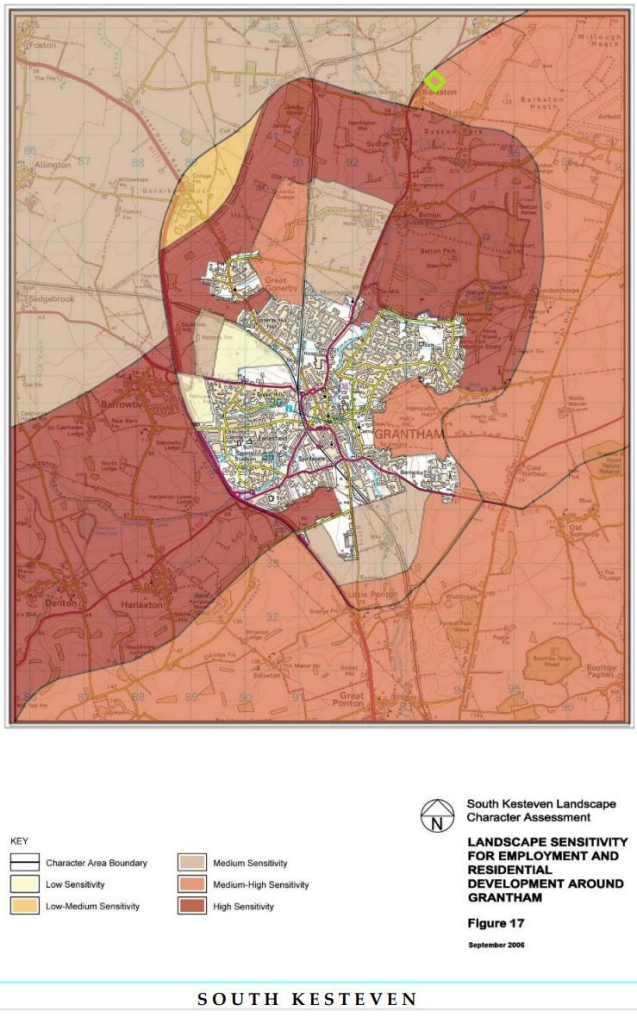
- *Generally medium-scale arable fields, with relatively few hedgerow trees to the west and north.*
- *Small-scale hedged pasture fields with hedgerow trees to the east and south.*
- *Attractive parkland with attractive woodland and parkland trees at Belton.*
- *Small villages, separated from Grantham town by narrow areas of open countryside."*

2.4.5 The report states that: "*Grantham lies at the junction of a range of landscape areas, with the Trent and Belvoir Vales to the north and west, the Lincolnshire Uplands to the east and the Kesteven Uplands to the south…. The landscape and the town combine to influence the character of the wider landscape. The urban influences, and agricultural landscape, combine to create a distinct landscape character area with its own characteristics and landscape issues. Inevitably with a character area at the junction of other distinct areas, the boundaries are not easy to define."*

Landscape Sensitivity within the LCA

2.4.6 *The Grantham Scarps and Valleys character area is a complex area influenced by the surrounding character areas, and depending on the topography, landscape and human influences. The landscape is generally small in scale…. Other areas are of medium sensitivity because of the landscape elements, visibility or general character. These areas may offer some scope for development if sensitively designed and mitigated.*

2.4.7 **Image 3 (adjacent)** is an excerpt from the South Kesteven Landscape Character Assessment which shows the landscape sensitivity for employment and residential development around Grantham, as assessed in 2007. The Site is indicated by the green box in the northern section of the map. Is it deemed to be positioned within an area of medium – high sensitivity which also covers the whole Southern Lincolnshire Edge Character Area and the whole Kesteven Uplands Landscape Character Area. The Site is situated away from the area deemed to be of high sensitivity but adjoining a large swathe of medium sensitivity land.



2.4.8 Landscape Management Objectives for Grantham Scarps and Valleys (relevant to the Site) include:

- *Protect and manage field boundaries and hedgerow trees.*
- *Soften harsh urban edges by new woodland planting.*
- *Avoid built development encroaching on the higher scarp slopes, or 'skylining'.*
- *Use new development, and associated structural landscape, to soften existing harsh urban edges.*
- *Maintain a varied urban edge with fringes of countryside extending into the town.*
- *Consider opportunities for enhanced access to the countryside around the edge of town.*

2.4.9 Other documents to consider in the development of the proposed scheme area are:

- **Grantham Green Infrastructure Strategy – GI Planning Principles and Standards.** [9]
- **South Kesteven Points of the Compass Appraisal** [10]

2.5 Designations

2.5.1 The Site and immediate context are not subject to any local or national landscape designations.

2.5.2 The Site is located outside of the Barkston Conservation Area (CA), approximately 150m to the south west at its closest point. The Barkston Conservation Area Appraisal and Management Plan (April 2013[11]) and associated Conservation Area Map[12] note that Important Views are generally contained within the CA and are focussed towards Listed and Locally Important Buildings. A single Important View from within the CA looks northeast from the junction of Minnette's Hill and Honington Road towards the wooded scarp / cliff to the east of the Site. Whilst the Site may be partly visible in this aspect, the intervening field parcel, between the view location and the scarp, is being considered as a potential residential Site allocation (SKPR-242 Land East of Honington Road) in the Regulation 18 Local Plan – Proposed Housing and Mixed-Use Site Allocations - South Kesteven Local Plan 2023-2043[13]. Should it come forward, the Site is likely to be screened.

[9] ENV3 Green Infrastructure Strategy.pdf

[10] SK Local Plan SA_Technical Annex_PoCA_v1.0_280224

[11] Barkston_Conservation_Area_Appraisal_and_Management_Plan_(2013_Review).pdf

[12] Barkston_Conservation_Area_V2.1.pdf

[13] Appendix A for Regulation 18 Local Plan Consultation.pdf

2.6 Site Fabric and Context

Image 4: View towards western Site boundary on A607 / Honington Road from eastern Site boundary. The access track is visible to the right of the image, with the boundary hedgerow also visible and individual homes adjacent beyond it.

2.6.1 The redline boundary of the Site adjoins the A607 / Honington Road to the west. Individual dwellings are evident on the adjacent Site of the road, extending the existing settlement edge beyond the northern field boundary of the Site. The Site itself is formed by a single agricultural field parcel, currently in pastoral use. The Site is relatively level with no landscape features within its boundary apart from a single access track that enters from the A607 / Honington Road. A bus stop is positioned close to the field access. The south-western corner of the Site is noted as being at high risk of surface water flooding.

2.6.2 The Site boundaries are in a mixed condition. To the west, onto A607 / Honington Road hedgerows are tall and continuous; they appear to be in good condition and extend north beyond the Site to bound the adjacent fields. The hedge provides a level of containment to the Site, limiting the intervisibility of the area from road and footpath users. The northern field boundary is in a poor condition with only minor remnants of the previous boundary hedgerow still present; no trees are evident on this edge. The eastern and southern boundaries are in a mixed condition, although generally acceptable. More instances of tree planting are present on these edges, particularly alongside the southern boundary to the recreation ground where tree planting on the Site adjoins additional specimens outside of the Site boundary. A level of intervisibility between the Site and the recreation ground is still available.

2.6.3 The Site adjoins Barkston to the west and the south. Homes to the west of the Site are set back from the roadside beyond front gardens and vegetation. However, views into the Site would be available, particularly from upper floors. Residential development extends west from their rear boundaries. Bungalows form the north-western settlement edge to Barkston and are positioned beyond a tall boundary hedgerow. The Site boundary does not extend north to meet the existing settlement edge on the adjacent side of the road.

Image 5: View of north western settlement edge of Barkston, adjacent to the Site

2.6.4 The A607 / Honington Road, extends north from the Site to the settlement of Honington, the two being positioned approximately 1.5km apart. There is limited intervisibility between them. The intervening landscape is relatively level and comprises of large agricultural fields, mainly in pastoral use. Whilst the setting between the two villages is agricultural, there are a number of tree blocks which break up the aspect between the two areas and limit views toward the Site.

Image 6: Tree block in the northern context of the Site

2.6.5 The wooded slope of the scarp / cliff is a prominent topographical feature of the northern and eastern context of the Site. The Site and the surrounding landform sits at a similar level between 40 and 50m AOD. However, land to the east, approximately 150-200m from the eastern edge of the Site, slopes steeply up to Barkston Heath at 123m AOD and Minnett's Hill at 72m AOD to the south. The topography to the south-west and north-west is similarly varied, with Hambleton Hill and Summerfields Hill representing high points in the wider context at 75m and 95m respectively. The slopes of the wider setting provide a level of containment to Barkston village and its context.

2.7 Landscape Value

2.7.1 As the Site and its immediate surrounds are not subject to a recent landscape character assessment at a scale to support our work as such, we have used Technical Guidance Note 02/21 Assessing Landscape Value Outside National Designations (Landscape Institute 2021)[14] to understand the potential value of the Site.

Natural Heritage: The Site displays no clear evidence of positive ecological, geological or physiological contributions on the landscape. However, it is expected that the boundary hedgerow to the west and the boundary hedgerow and tree planting to the south and east may have some ecological value.

Cultural Heritage: The Site is not known to have any cultural heritage associations. It is situated approximately 150 to the north-east of Barkston Conservation Area. Views of the spire of the Grade I Listed St Nicholas Church are available from within the Site and across it.

Landscape Condition: The Site is of moderate condition agricultural farmland.

Association: The Site has no known association with notable people or events.

Distinctiveness: The low-lying agricultural field parcels of the Site are commonplace features in the northern context of Barkston.

[14] tgn-02-21-assessing-landscape-value-outside-national-designations.pdf

Recreational: The Site is not accessible to the public and there are no formal public routes across or within it. However, there are opportunities to enhance its recreational value through new connections to the adjacent facilities.

Perceptual (Scenic): Whilst the Site itself is relatively featureless, the scarp / cliff slope to the east / northeast of the Site is an eye-catching feature. The settlement edge in the context is greened and views generally have an agricultural character.

Perceptual (Wildness and tranquillity): The position of the Site on the settlement edge influences its overall sense of wildness and tranquillity. The busy nature of the A607 / Honington Road also effects the overall perceptual value.

Functional: The Site comprises agricultural land and, as such, has an output and function. The land is not designated as performing a particular role or function in the landscape as Green Infrastructure or as a part of a wider network of spaces. A small area of the sites south-western extent is deemed to be at risk of flooding from surface water.

2.7.2 The resultant assumption from the summary landscape value review asserts that the Site is not a high or high / medium value landscape.

3 LANDSCAPE & VISUAL CONSIDERATIONS

3.1.1 The position of the Site on the settlement edge, adjoining it to the south and west; its transport links; the commonplace features evident within its boundary; and the opportunity to integrate with, and enhance, the recreational context; have led to its selection as a potential Site for development. There is a visual connection between the settlement edge and the Site. The landscape and settlement patterns of the context inform recommended design approaches which would be in keeping with the context and enable the Site to integrate with its setting.

3.1.2 A ZTV study was generated (Image 1 / Figure 1) based on the position of development indicated in the Indicative Landscape Strategy Plan (Appendix 1.) The ZTV study was used to aid the identification of those receptors that are likely to be most affected by the Proposed Development and those that do not require detailed consideration at this stage. The ZTV analysis was carried out using a topographic model and including buildings and trees (with heights derived from LiDAR surface mapping data) as visual barriers, in order to provide a more realistic indication of potential visibility.

3.1.3 The ZTV suggests that the main areas of visibility with the development will be dwellings in the immediate context and the agricultural land to the north and west. Due to the scale of the proposed development, views of the scheme beyond 2km away are unlikely to result in overt landscape or visual effects. Woodland on the steep scarp contains views to the immediate context. Similarly to the south, tree planting and topography combine to limit the visibility of the scheme. Views extend further to the southwest and west although from this direction, the Site would be positioned beyond, and partly screened by, the intervening settlement at Barkston. Generally, the ZTV is contained to within 1km of the Site where it would either be viewed from a residential setting or perceived as a part of the settlement context.

3.2 Landscape Considerations

3.2.1 Through the summary assessment of the landscape value of the Site and its immediate context, positive and negative elements are identified, informing considerations as follows:

- Respond to the transitional nature of the Site from agricultural land to a settlement.
- Whilst development on Site would represent an extension to Barkston, the proposed northern edge of the Site would not encroach beyond the existing boundary to the west of the Site.
- Use materials and a colour palette appropriate to the local vernacular. Potential to enhance the landscape character through the inclusion of improved boundary treatments a part of the scheme.
- Reflect and respect the settlement and landscape pattern, emulating forms and features commonplace in the context.
- Retain positive landscape features on Site and integrate them into the proposals.
- Enhance low value features on Site, such as the northern boundary hedgerow to strengthen, green, and soften the settlement edge.

- There is potential to respond, in layout terms, to the adjacent recreation use by providing new connections to existing routes and accessible recreational features for use by the existing community and new residents.

- There are no footpaths and bridleways in the immediate context of the Site, the closest PRoW is approximately 850m to the north-east.

3.3 Visual Considerations

3.3.1 Through the summary assessment of the visibility of the Site and its immediate context positive and negative elements are identified, informing considerations as follows:.

- Consider how to reduce visual effects on the approach to Barkston from the north on the A607 / Honington Road.

- Opportunities to emulate the north-western settlement edge on the northern Site boundary, filtering and softening views of the proposed scheme.

- Ensure that views of the spire of the Grade I St Nicholas Church are considered and retained in development proposals.

- Reduce visual effects on adjacent residential properties through the considered positioning of new homes. Residential properties in the immediate context would experience the greatest degree of visual change as a result of development. Views would be from a residential context.

- Respond to the adjacent context through the layout proposals to allow the Site to establish as a part of Barkston.

- Apply a palette of tree and hedgerow planting which is in keeping with the context and provide softening and filtering of views, as well as greening of the settlement edge.

- The ZTV indicates that views of the Site may stretch beyond 1km, due to the scale of the development and its positioning on the settlement edge. It is expected that appropriate mitigation with reduce potential visual effects.

- Road users in the context would experience a degree of visual change as a result of development of the field parcel. Views of the Site would be experienced in the setting of the approach to Barkston.

4 RECOMMENDATIONS

4.1.1 The following recommendations are made in accordance with the findings of the study and landscape and visual considerations. They are made in response to the findings of the Site and contextual analysis

4.1.2 Site Context and Integration

- Facilitate the integration of the Site with the settlement context by emulating the existing bungalows and the varied green edge present on the north-western settlement edge.
- Create a greened and softened northern boundary to the Site, in line with recommendations made in the South Kesteven Landscape Character Assessment
- Design Green Infrastructure (GI) on Site to respond to the adjacent context, for instance, vegetation and tree planting on the northern boundary should connect to existing planting in the agricultural landscape to the north. In contrast, proposals on the western and southern edges of the Site should relate to the recreational / residential context.
- Strengthen ties to the landscape setting through enhancement / improvement / introduction of connecting features and green corridors.
- Minimise disturbance to adjacent properties to the west through the development of a considered and responsive residential layout proposal, such as an appropriate offset for new homes from the western Site boundary.
- Create active travel routes and green circuits around the Site to forge new connections to footpaths outside of the Site, particularly to the recreation ground to the south.
- Use boundary treatments and materials that are in keeping with the local vernacular and will enable integration of the development into the context.
- Provide parking provision for the recreation ground to ease pressures on surrounding streets.

4.1.3 Green Infrastructure and Public Open Space

- In addition to its used as screening and softening of new homes from the north and north-west, GI should be used to enhance species diversity and condition on Site.
- Proposals would comply with adopted policy **OS1: Open Space Policy** (South Kesteven Local Plan.)
- GI proposals should shape the character of the Site through the considered application of landscape features and uses. GI should play a host of functional roles as well as emulating and responding to the adjacent context
- Form a wide green corridor to the north and in the northwest corner of the Site that would connect to the immediate context of the Site and:

- Host a green circuit around the Site, encouraging activity from new and existing residents.
- Maximise the habitat potential of the transitional nature of the northern Site boundary.
- Play a role in satisfying the Biodiversity Net Gain requirement on Site, where the proposals would have a more informal character and encourage interaction with nature.
- Set an area aside for water storage to address the surface water flood risk and integrate it with a wider sustainable drainage system across the Site.
- Retain the vista to the spire of St. Nicholas Church.

- Form a wide green corridor to the south and southeast that would connect to the immediate context and:
  - Host more formal recreation activities and opportunities to tie in with the adjacent recreational uses.
  - Include opportunities for growing food of a scale that is appropriate and compliant with policy.
  - Introduce active provision to sit alongside existing play provision and diversify opportunities for outdoor activities for a range of age groups.
  - Provide focal and gathering points for the community to congregate in a way which co-locates spaces adjacent to existing recreation features and has appropriate interactions with new homes.
- Green streets and edges of the development parcel to break up the developed nature of the Site and create a high-quality street character. The inclusion of street trees within the Site should be prioritised as the layout evolves.

4.1.4 Biodiversity and Green Networks

- Retain existing landscape features wherever possible. Should removal be necessary, replacements should bring added value. This may include native species or in numbers and / or specification that accord with Landscape Management Objectives for Grantham Scarps and Valleys detailed in the South Kesteven Landscape Character Assessment (2007.)
- Appropriately enhance and improve species diversity, connections and condition in an area which is currently agricultural.
- Maximise habitat potential of landscape features through considered specification of appropriate grassland, vegetation and tree planting according to setting and conditions.
- Consider how planting should be adapted to the west of the Site to reflect the position of the Public Open Space (POS) in the Surface Water Flood Zone. Ensure longevity of species and approach.

4.1.5 Blue Infrastructure and Sustainable Drainage Systems

- Propose a simple and integrated sustainable drainage system that would address the movement of water across the Site, the storage of water, the potential for surface water flooding, and how to maximise habitat diversity and connectivity.
- Consider the use of swales or other sustainable drainage features to direct the movement of water across the Site.
- Position attenuation features in locations that will enable them to appropriately integrate with the wider drainage network on Site, adopting naturalised forms.
- Maximise the habitat and amenity potential of proposed drainage attenuation features and reduce the risk of flooding by surface water.

5 FINDINGS SUMMARY

5.1.1 The Site is situated on the northern edge of the South Kesteven village of Barkston. It comprises a single, medium sized agricultural field which is in arable use. The Site adjoins the settlement edge of Barkston to the west and south. Its shared edges are formed by hedgerows, vegetation and tree planting. The Site has an open aspect to the surrounding agricultural context due to its low position in the landform; however, the land to the east and west slopes up away from the Site, providing a level of visual containment. The Site is not subject to any national or local designations. It is separated from Barkston Conservation Area by the intervening recreation ground, but views of the spire of St Nicholas Church should be considered through design development. The site has few features of note: boundary hedgerows and vegetation are its primary feature; these are considered to be in a mixed condition and should be retained and enhanced wherever possible. It has a transitional character between agricultural land to the north and residential development.

5.1.2 Adopted policy relevant to development on site is included within the South Kesteven Local Plan 2011-2036. However, South Kesteven District Council are currently consulting on the Regulation 18 Draft Local Plan. A number of policies relevant to development on site are included and should be considered as the Proposed Development design evolves. The Design Guidelines for Rutland & South Kesteven (Supplementary Planning Document Nov 2021) have been used to support the compilation of the Regulation 18 Draft and have been a key driver in the delivery of this document, along with the landscape led approach illustrated in the Indicative Landscape Strategy.

5.1.3 The Site's position adjacent to the recreation ground is an opportunity to forge connections to the primary recreation resource of the village and to shape an enhanced recreational offering for new and existing residents. Inclusion of parking provision on Site, with easy access to the recreation ground, would represent a significant benefit to residents.

5.1.4 GI that combines structural tree planting / screening and public open space will be key to containment of landscape and visual effects on the setting to the north. Existing residents on the Site boundary would experience a degree of visual change, but would be perceived from the context of residential development and well-filtered and buffered by GI proposals.

5.1.5 Emulation of the adjacent settlement edge through the inclusion of similar built form and character set within a greened site will facilitate more rapid integration with the surrounding settlement context.

5.1.6 Public Open Space (POS) should adapt in accordance with the adjacent context and facilitate a smooth transition between the agricultural land to the north and Barkston. GI proposals should be developed in direct response to the context, for instance green corridors to the north would have a more naturalistic character and focus more on habitat diversity, whereas POS would have community and recreation connections with the adjacent recreation ground.

5.1.7 Development on Site would provide an opportunity to visually reinforce and enhance the settlement edge, as well as bringing recreational value and improved connectivity through the inclusion of connected routes. The scheme would create the opportunity for habitat enhancement, connectivity and increased species diversity. The existing GI of the Site should be retained and improved, wherever possible.

QGIS-ZTV_JM.qgz

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Honington Road, Barkston

FIGURE 1

Zone of Theoretical Visibility (ZTV) with Screening Effect of Woodland and Building

KEY

- Site Boundary
- Distance from Site Boundary (1km, 2km)
- Development Parcel
- Existing Woodland (OS modelled at 15m)
- Existing Buildings (OS modelled at 7.5m)

ZTV

- Proposed Development may be visible

0 1 2 km

NORTH

Projected Coordinate System: British National Grid

DATE	BY	PAPER	SCALE	QA	REV
AUG 2025	JM	A3	1:20,000	-	-

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APPENDICES

Appendix 1: Indicative Landscape Strategy

KEY

- Residential Development 1.7ha
- Single Storey Dwellings
- Varied / Habitat Rich Grassland
- Water Tolerant Grassland
- Formal Green Spaces
- Recreation Ground Parking
- Play Provision 0.03ha
- Community Growing Area (Orchard) 0.04ha
- Seating / Community Spaces
- Young Person Active Provision 0.024 ha
- Existing Tree Planting and Vegetation
- Native Structural Planting
- Native Hedgerow
- Individual Trees (POS)
- Fruit Trees
- Road Network
- Footpath Network
- Key Nodes / Focal Points

Please refer to supporting documents in submission for details of proposed built form proposals and relevant survey information.

Drawing not to scale

N

Indicative Landscape Strategy

Figure Number: Appendix 1

1111 / Honington Road, Barkston

Date	By
Aug 2025	JPF
Paper Size 420 x 297mm	QA JPF
Status -	Rev 01
1111 Indicative Landscape Strategy V2	

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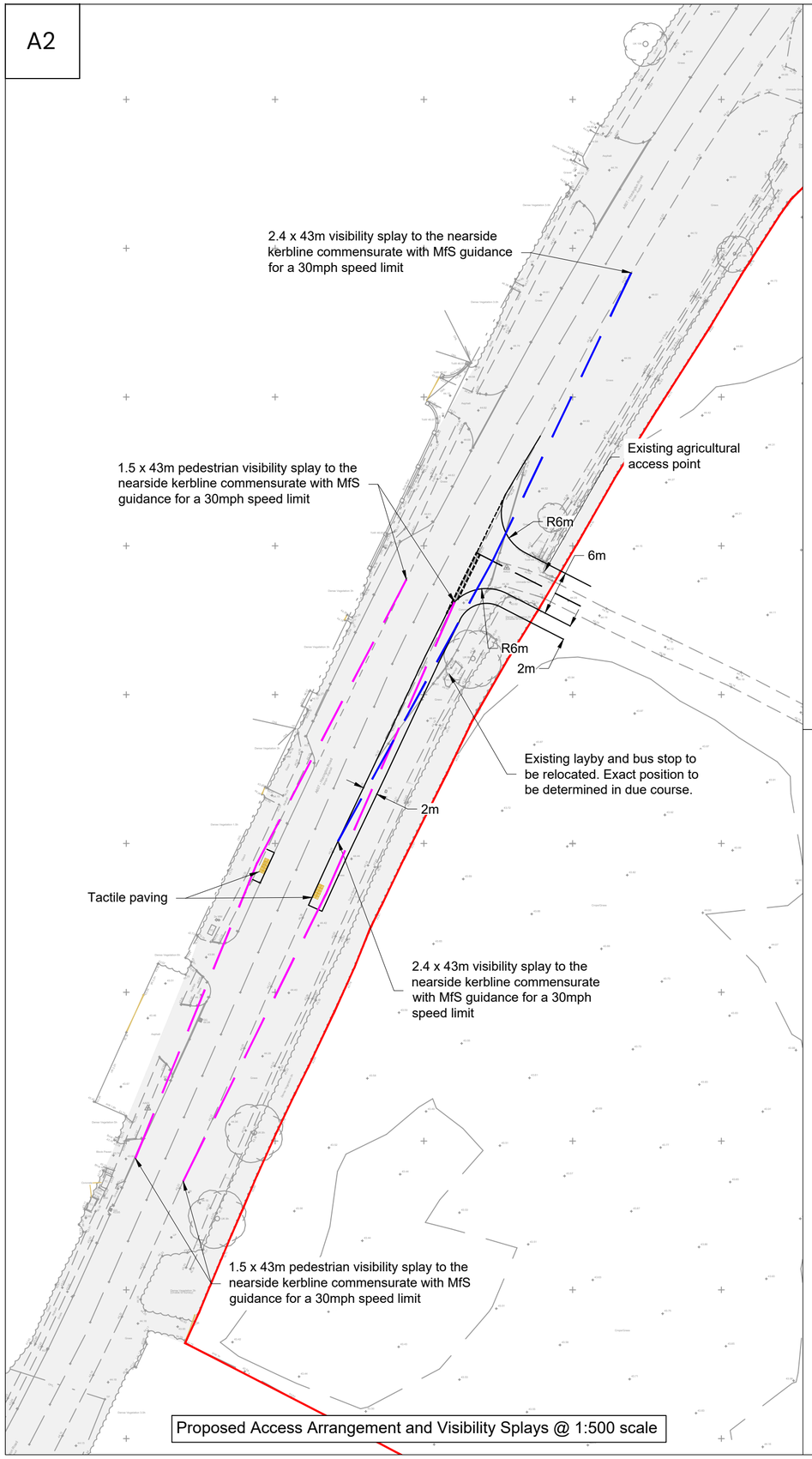
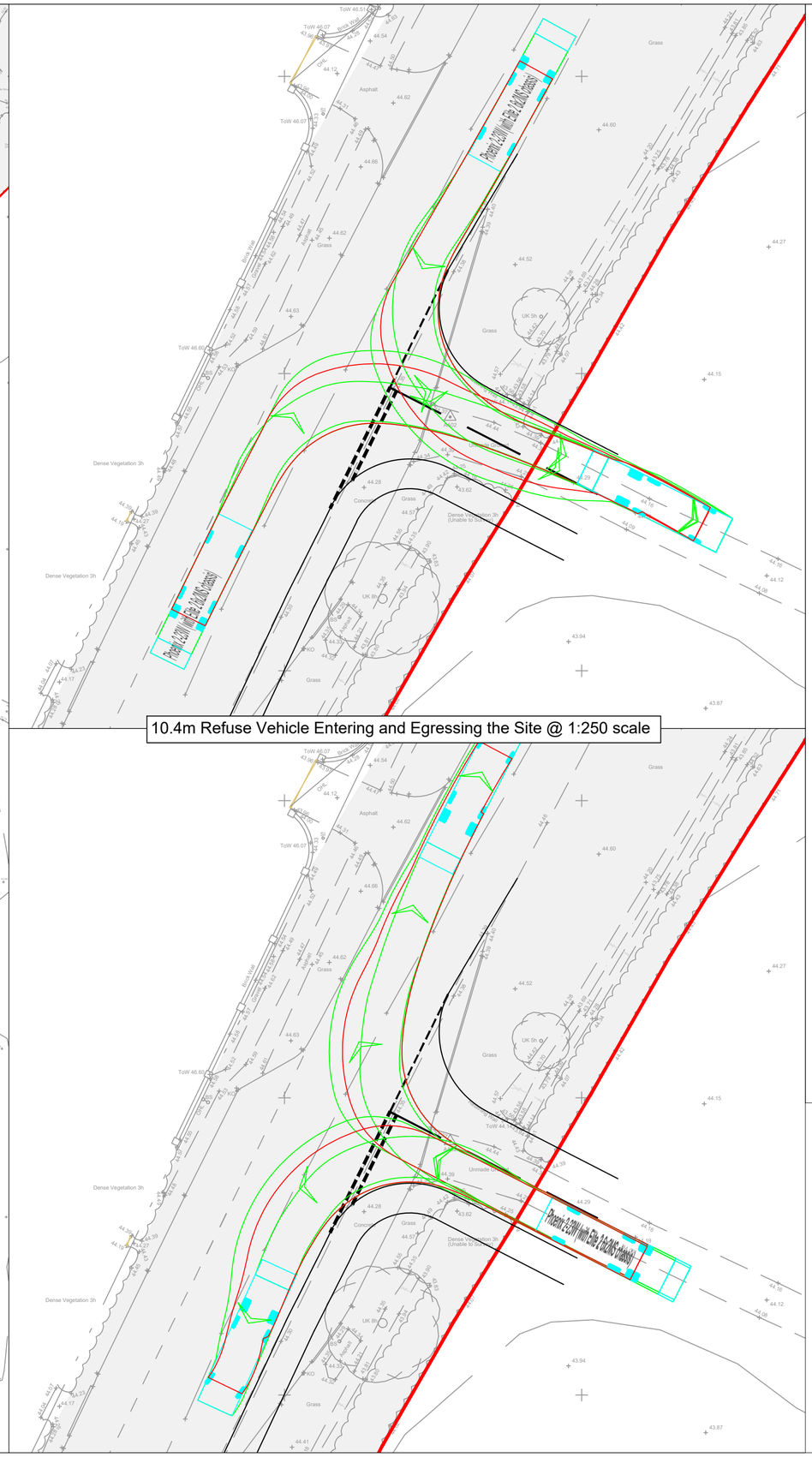
Appendix 3 – Indicative Access Strategy

A2



Proposed Access Arrangement and Visibility Splays @ 1:500 scale



10.4m Refuse Vehicle Entering and Egressing the Site @ 1:250 scale

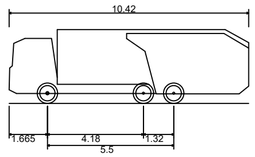
N

Key:

- Approximate Site Red Line Boundary
- Approximate Adopted Highway Boundary
- Vehicular Visibility Splay
- Pedestrian Visibility Splay

Note;

1. Vehicle tracked at default forward speed of 5mph



Phoenix 2-23W (with Elite 2 6x2MS chassis)	
Overall Length	10.420m
Overall Width	2.530m
Overall Body Height	3.211m
Min Body Ground Clearance	0.416m
Track Width	2.530m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	11.150m

REV	DATE	DESCRIPTION	REVISED BY	APPROVED BY
-	DD.MM.YY	-	-	-

PROPOSED ACCESS ARRANGEMENT

LAND TO THE WEST OF HONNINGTON ROAD, BARKSTON

CLIENT: STEINDALE LAND LTD

STATUS: INDICATIVE

DATE: 14/08/2025

SCALE: AS SHOWN

DRAWN/CHECKED BY: LT

APPROVED BY: CMR

JOB No: P25-0983

DRAWING No: FIGURE 3.1

REVISION No: -

DRAFT

PEGASUS GROUP

L:\Cambridge Data\DATA\Projects\Cambridge Project Files - Live\CAM Projects - 2025\P25-0983 - Honnington Rd, Barkston\09 PG Dwgs\06 TR\03 Figures\P25-0983_Figure 3.1_Access.dwg©

Appendix 4 – Tree Survey and Constraints Report

ENVIRONMENTAL CONSULTANTS

Date: August 2025
Contract Ref: 3410

BS5837:2012 ARBORICULTURAL SURVEY & CONSTRAINTS REPORT

LAND AT HONINGTON ROAD,
BARKSTON, GRANTHAM, NG32 2BT

for

STEINDALE LAND LTD

Focus Environmental Consultants
Unit 2
Ball Mill Top Business Park
Worcester
WR2 6PD
Email: quotes@focus-enviro.com
Tel. 01905 780700

CONTROL SHEET

Steindale Land Ltd
Land at Honington Road, Barkston, Grantham, NG32 2BT
BS5837:2012 Arboricultural Survey & Constraints Report

	Name	Position
Surveyor(s)	Edward Cleverdon BSc (Hons) MArborA	Senior Arboriculturist
Author	Edward Cleverdon BSc (Hons) MArborA	Senior Arboriculturist
Checked by	Fern Fellowes-Day	Director

Contract No.	Project Contact	Revision No.	Date of Issue
3410	Edward Cleverdon	01	18/08/2025

Template Version: V5 (January 2020)

TABLE OF CONTENTS

1. INTRODUCTION

1.1 Overview & Client Brief

Focus Environmental Consultants was commissioned by Steindale Land Ltd to undertake an arboricultural survey and constraints report for land at Honington Road, Barkston in accordance with BS5837:2012 - *Trees in Relation to Design, Demolition and Construction*.

The following documents were supplied by the client:

- Topographical survey

1.2 Personnel & Quality Assurance

The site was surveyed by an experienced arboricultural consultant from Focus Environmental Consultants (Edward Cleverdon BSc (Hons) Arb MArborA) on 14 August 2025.

1.3 Site Location

The site is located at Land adjacent to Honington Road, Barkston, Grantham, NG32 2BT. The site is centred on Ordnance Survey grid reference SK 93440 42004.

Figure 1: Location Plan with red-line survey boundary.

1.4 Planning Policy & Guidance

This report has been produced in accordance with the recommendations of British Standard 5837:2012 - *Trees in Relation to Design, Demolition and Construction*.

Trees are a material consideration in the UK planning system. This report provides an assessment to help facilitate the correct application of the Town and Country Planning Act 1990 (sections 197 and following).

1.5 Assessment Method

Trees, groups and hedgerows onsite or immediately adjacent to the site have been assessed for their quality and value. This has been done according to the BS5837:2012 categorisation method (Annex 5.4).

The position of each tree, group and hedgerow with retention category, canopy spread, root protection area (RPA) are shown on the Tree Survey Plan highlighting areas where development will not be suitable (Annex 5.3).

Category ‘A’ and ‘B’ trees are usually considered to provide an important contribution to the landscape and should be retained as part of the proposed development, wherever possible. Category ‘C’ trees are not usually considered to be a constraint to the development. Category ‘U’ trees have been assessed as having a very limited future contribution due to their poor structural and/or physiological condition.

2. RESULTS

2.1 Tree Preservation Orders & Conservation Areas

A check has been made on the Local Planning Authority interactive map to determine if any of the trees included in the survey are covered by a Conservation Area or protected by a Tree Preservation Order (TPO). The check, completed on 18 August 2025, confirmed that none of the trees are covered by a Conservation Area or protected by a TPO.

2.2 Site Description

The site is located to the north of the village of Barkston, Grantham. The surrounding area is rural in nature with low-density residential development to the west and agricultural fields to the north, east and south.

The site comprises an agricultural field with access point from the A4607 Honington Road. All vegetation is located around the site boundaries, with several features located offsite within the playing fields to the south.

The most significant individual features are the oak trees T13 / T14 on the southern boundary and the pine tree T23 to the east. Several offsite trees were not recorded on the topographical survey and have been grouped to form G8 and G12 on the southern boundary. Indicative tree locations and RPA's have been included on the tree survey plan to create a buffer for design; the retention of boundary vegetation features will be key to softening the visual impact of any proposed development.

The hedgerows along the western boundary are regularly managed and have limited species diversity, therefore have been afforded low amenity value (Category 'C'). However, they provide valuable screening along the site frontage the retention of which will limit the impact of any proposed development on the adjacent properties.

There is an existing access point and ample room for development within the central area of the site, allowing the retention of boundary arboricultural features and making the site suitable for a range of proposed design options.

Plate 1: site entrance, T4 and H5.

Plate 2: offsite southern boundary trees within group G8.

Plate 3: southern boundary low level vegetation G12.

Plate 4: oak trees T13 and T14.

Plate 5: scrub vegetation G17.

Plate 6: pine tree T23.

2.3 Site Geology

2.3.1 Data Search

Geology of Britain viewer (GoBV) has been used to check the prevailing soil type in the area (http://mapapps.bgs.ac.uk/geologyofbritain3d/index.html?).

2.3.2 Bedrock

The underlying bedrock consists of Blue Lias Formation and Charmouth Mudstone Formation with no superficial deposits. The presence of clay is not indicated, and the risk of vegetation related subsidence therefore may be low. However, the liability of the soils to seasonal movement is unknow and should only be determined using soil samples.

2.4 Tree Stock

The tree stock recorded within and immediately surrounding the site is made-up of 16 trees, 3 hedgerows, and 4 groups. This includes 5 Category 'B', 17 Category 'C' items and 1 Category 'U' items. The age range of the tree stock by majority within the semi and early-mature life stages of development.

A categorised summary of the existing trees, groups and hedgerows situated on, and immediately adjacent to the site has been provided in accordance with BS5837:2012 (Table 1). The details of all surveyed trees, groups and hedgerows are listed in the Tree Survey Schedule (Annex 5.1).

Table 1: summary of tree stock with reference to BS5837:2012 retention categories.

	Total	A	B	C	U
Trees	16	0	4	11	1
Hedgerows	3	0	0	3	0
Groups	4	0	1	3	0
Totals	23	0	5	17	1

3. DISCUSSION

3.1 Category 'B' Trees and Groups

The onsite Category 'B' trees and groups provide notable screening and sheltering features of the site. These trees should be incorporated into the site layout where feasible ensuring adequate space is retained from the proposed development. This will minimise the chance of damage occurring during the development process and reduce future pressure from prospective site-users for tree removal or heavy pruning works.

3.2 Category 'C' Trees

It is preferable to retain Category 'C' trees; however, their removal may be acceptable for development. Effective mitigation planting should be incorporated into the landscaping scheme to justify any tree loss.

3.3 Category 'U' Trees

Trees possessing a limited safe-useful life expectancy (< 10 years) are not considered a constraint to development.

3.4 Root Protection Areas

Development should not occur within the RPAs of trees highlighted for retention, minimising the chance of root damage/disturbance and soil compaction that can be detrimental to a tree's condition.

3.4.1 Safeguarding RPAs

The RPAs should be effectively safeguarded during the development process using tree protection fencing as specified in BS5837:2012. It is **advised** that a further two-metre buffer, beyond the RPAs of the retained trees is incorporated into the site layout proposal. This provides adequate space between the tree protection fencing and the proposed development, so that construction works can be completed without conflicting with the tree protection fencing.

3.4.2 Development within RPAs

Where development within RPAs is unavoidable certain measures may be considered acceptable by the Local Planning Authority depending on the tree's value, species and extent of the RPA breach. Considerations include:

- Initial root investigation works using an AirSpade to confirm the presence or absence of roots. If a lack of root material is confirmed development is unlikely to have a negative impact on the tree's condition, and therefore construction within that particular location may be deemed as acceptable.

- Building on specialist foundations such as screw pile foundations that minimise ground disturbance and therefore limit the impact on tree roots. Incorporating irrigation systems from the constructed building's guttering to the RPA beneath is advised in these circumstances to ensure tree roots are still provided with a source of water.

- Car parking bays, driveways and footpaths can be constructed through the incorporation of a cellular confinement system, installed using no-dig techniques on top of the existing ground-levels. A cellular confinement system should be incorporated with a suitable porous in-fill material (*e.g.* type 1 gravel with no fines).

- Underground utilities can be inserted using trenchless insertion methods, with entry and retrieval pits being sited outside the RPA.

- Minor groundworks may be acceptable if completed sympathetically. This would include excavating manually, using hand-held tools.

- Areas of new hardstanding should not influence any more than 20% of a tree's overall RPA, but ideally much less than this percentage.

3.5 Crown Spreads

Adequate space between the crown spread of trees and the proposed development should be incorporated into the site layout proposal. Future tree growth should also be taken into account to minimise the chance of future direct conflict with the proposed development which could lead to future pressure for tree removal or heavy pruning works.

3.6 Shade

The shade trees cast should be considered to ensure proposed dwellings and/ or garden spaces are not over-shadowed during the day, leading to undesirable, dark living spaces. Further tree growth should also be taken into account to minimise the chance of future shade conflicts, which could lead to future pressure for tree removal or heavy pruning works.

3.6.1 Development within Tree Shade

Where proposed liveable spaces within tree shade is unavoidable, it may be acceptable to incorporate additional windows, including sky lights to maximise the amount of natural light that is able to filtrate into the building. Additionally, the more frequently occupied rooms/spaces can be designed away from the shaded side of the building.

3.7 Development Considerations

3.7.1 Tree-Related Subsidence

The initial GoBV information suggests the presence of shrinkable clay-based soils onsite is feasible (Section 2.3). The precise soil type can only be confirmed with further soil investigation/analysis.

If shrinkable clay-based soils are confirmed, the design and size of dwelling foundations proposed to be built within the vicinity of trees may need to be considered in line with NHBC Standards - *Chapter 4.2 'Building near trees'.* Structures built on shrinkable clay-based soils, within the proximity of trees and on inadequate foundations, could be left at risk from tree-related subsidence damage.

3.7.2 Ground-Level Changes

Ground-level changes, either raising or excavating, can impact upon a tree's roots and its condition. Ground-level changes within the RPAs of retained trees should be avoided.

3.7.3 Visibility Splays

Trees and vegetation can obstruct visibility splays. This includes newly planted trees that could grow and develop to cause a visual obstruction in the future. The ultimate size of trees proposed for planting near road junctions should be taken into account.

3.7.4 Tree Species Characteristics

The project arboriculturist should review the site layout proposals to assess where undesirable conflict may arise between the trees and the development (*e.g.* building near trees with brittle wood properties or parking bays beneath trees that drop heavy fruit).

3.8 Tree Management Recommendations

Any recommended management works to trees that currently pose a risk to people and/or property have been highlighted within the condition notes/ recommendations section of the Tree Survey Schedule (Annex 5.1) in green font.

Any necessary tree works should be carried out by a suitably qualified arborist in accordance with BS3998:2010 – *Recommendations for Tree Work*.

3.9 Mitigation Planting

Tree planting should be incorporated into the landscaping scheme, especially if tree removal is required to facilitate the development proposal. Such planting would enhance the landscape setting of the site and provide long-term amenity benefits to the surrounding areas.

Further details could be provided through a carefully developed planting scheme, which would greatly benefit the amenity values of the area long into the future. Such a scheme needs to be followed up with good quality planting and aftercare

in accordance with BS 8545:2014 – *Trees: from nursery to independence in the landscape*, to ensure the trees have the best opportunity to successfully establish and thrive.

3.10 Additional Tree Management Permissions

The following additional permissions maybe required, depending upon the extent of any changes to the site.

3.10.1 Nesting Birds

Where the removal of trees and/or hedgerows is required, removal of potential bird nesting habitat should be undertaken outside the bird nesting season (March – August inclusive) or otherwise under the direct supervision of a suitably qualified ecologist who will be able to identify nesting birds and advise of appropriate safe working distances.

3.10.2 Bats

Where the removal of trees is required, a detailed ground-based assessment by a suitably qualified ecologist, should be undertaken to identify any features (*e.g.* fissures, cracks, cavities and hollows) suitable to support roosting bats. This is typically relevant to mature/senescent trees that have developed decay features suitable for occupation by bats.

4. RECOMMENDATIONS

The following processes and additional documents are recommended to acquire planning approval and ensure the trees of quality and value are retained and safeguarded during development:

1. The details and drawings provided in this report should be used to inform the site layout proposals.

2. Draft site layout proposals to be reviewed by the project arboriculturist to highlight whether the proposed development can be completed without negatively impacting upon the condition of the trees and hedgerows highlighted for retention.

3. Amend the site layout proposals in-line with the guidance/feedback provided by the project arboriculturist.

4. On production of the finalised site layout proposals an Arboricultural Impact Assessment (AIA) report should be produced to inform on how the development will affect the trees and hedgerows.

5. Produce an Arboricultural Method Statement (AMS) and Tree Protection Plan to detail how the retained trees and hedgerows will be safeguarded during development and how works will be completed within proximity to the trees and hedgerows.

5. ANNEXES

5.1 Tree Survey Schedule

5.2 Tree Survey Key

5.3 Plans

5.4 BS5837:2012 Cascade Chart for Tree Quality Assessment

5.5 Scope & Limitations

5.6 Survey Methods

5.7 Bibliography & References

5.1 Tree Survey Schedule

3410-PD-10-Tree schedule (BS5837)

Honington Road

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Hedge H1	1	Crataegus monogyna (Common Hawthorn/Quick/May)	2.0	7	1	1.0		1.0		1.0		1.0		0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Dimensions estimated and averaged for the group. Hedgerow maintained. Dimensions estimated and averaged for the group. Roadside hedgerow maintained.	18/08/2025	2.2	0.8	10-20	C2
Tree T2	1	Fraxinus excelsior (Ash)	8.0	22	1	3.0		3.0		3.0		3.0		1.0		Semi Mature	Structural condition Fair. Physiological condition Fair. DBH estimated at base due to low crown break. Dimensions estimated due to inaccessibility. Tree located on raised bank.	14/08/2025	21.9	2.6	10-20	C2
Tree T3	1	Aesculus hippocastanum (Horse Chestnut)	5.0	14	1	2.5		2.5		2.5		2.5		0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. DBH estimated at base due to low crown break. Tree located on opposite side of the drainage ditch.	14/08/2025	8.9	1.7	10-20	C2
Tree T4	1	Aesculus hippocastanum (Horse Chestnut)	5.0	32	1	3.0		3.0		3.0		2.0		0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Crown reduction - Historic. Crown reduction - Recent. DBH estimated at base due to low crown break. Tree located on opposite side of the drainage ditch.	14/08/2025	46.3	3.8	10-20	C2
Hedge H5	1	Crataegus monogyna (Common Hawthorn/Quick/May)	2.0	7	1	1.0		1.0		1.0		1.0		0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Dimensions estimated and averaged for the group. Hedgerow maintained.	14/08/2025	2.2	0.8	10-20	C2
Tree T6	1	Fraxinus excelsior (Ash)	9.0	24	1	4.0		3.0		3.0		3.0		2.0		Semi Mature	Structural condition Fair. Physiological condition Poor. Die-back - Mid crown. Decline - Evident / observed. Dimensions estimated due to inaccessibility. Emergent hedgerow tree.	14/08/2025	26.1	2.9	0-10	C3

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Honington Road

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T7		Fraxinus excelsior (Ash)	9.0	28	1	4.0		3.0		4.0		4.0		2.0		Early Mature	Structural condition Fair. Physiological condition Good. Dimensions estimated due to inaccessibility. Emergent hedgerow tree. Good condition for species. Higher value Category C tree, has growth potential.	18/08/2025	35.5	3.4	10-20	C1
Group G8	1	Tilia cordata (Small Leaved Lime)	11.0	30 AVE	1	3.5		3.5		3.5		3.5		1.0		Early Mature	Structural condition Fair. Physiological condition Good. Dimensions estimated and averaged for the group. Offsite trees not recorded on topographical survey.	14/08/2025	40.7	3.6	20-40	B2
	1	Sorbus aria (Whitebeam)																				
	3	Acer campestre (Field Maple)																				
Tree T9	1	Acer pseudoplatanus (Sycamore)	11.0	28	1	4.0		4.0		4.0		4.0		1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Dimensions estimated due to inaccessibility. Offsite tree. Location estimated, not plotted on topographical survey.	14/08/2025	35.5	3.4	10-20	C2
Tree T10	1	Fraxinus excelsior (Ash)	11.0	28	1	4.0		4.0		4.0		4.0		1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Dimensions estimated due to inaccessibility. Offsite tree. Location estimated, not plotted on topographical survey.	14/08/2025	35.5	3.4	10-20	C2
Tree T11	1	Acer pseudoplatanus (Sycamore)	11.0	28	1	4.0		4.0		4.0		4.0		1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Crown reduction - Historic. Crown reduction - Recent. Coppice stool - Coppice origin / Mature stems. Dimensions estimated due to inaccessibility. Offsite tree. DBH estimated, average of stems.	14/08/2025	35.5	3.4	10-20	C2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Honington Road

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Group G12			5.0	17	1	2.0		2.0		2.0		2.0		0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Dimensions estimated and averaged for the group. Offsite boundary scrub vegetation and failing cherry trees not plotted on topographical survey. General boundary buffer provided.	14/08/2025	13.1	2.0	10-20	C2
Tree T13	1	Quercus robur (English Oak)	15.0	65	1		5.5		3.61		5.5		7.46	2.0		Early Mature	Structural condition Poor. Physiological condition Fair. Coppice stool - Coppice origin / Mature stems. Suppressed crown - Minor. Unbalanced crown - Minor. DBH estimated, average of stems. Dimensions estimated due to inaccessibility. Offsite tree.	14/08/2025	191.1	7.8	20-40	B2
Tree T14	1	Quercus robur (English Oak)	15.0	80	1		8.0		9.54		8.0		5.46	2.0		Early Mature	Structural condition Poor. Physiological condition Fair. Coppice stool - Coppice origin / Mature stems. Suppressed crown - Minor. Unbalanced crown - Minor. DBH estimated, average of stems. Dimensions estimated due to inaccessibility. Offsite tree.	14/08/2025	289.5	9.6	20-40	B2
Group G15	1 1	Crataegus monogyna (Common Hawthorn/Quick/May) Cerasus avium (Wild Cherry)	3.0	10 AVE	1	1.5		1.5		1.5		1.5		0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Dimensions estimated and averaged for the group. Offsite boundary scrub vegetation.	14/08/2025	4.5	1.2	10-20	C2
Tree T16	1	Fraxinus excelsior (Ash)	18.0	98 COM	2		12.1		11.0		11.0		11.0	4.0		Mature	Structural condition Fair. Physiological condition Fair. Dimensions estimated due to inaccessibility. Offsite tree. Tree located on opposite side of the drainage ditch.	14/08/2025	443.3	11.9	20-40	B2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Generated By MyTREES tree management software

Honington Road

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Group G17	1	Rubus fruticosus s. (Blackberry/Bramble)	4.0	9 AVE	1	1.5		1.5		1.5		1.5		0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Dimensions estimated and averaged for the group. Scrub.	14/08/2025	3.7	1.1	10-20	C3
	1	Prunus spinosa (Blackthorn/Sloe)																				
	1	Fraxinus excelsior (Ash)																				
	1	Crataegus monogyna (Common Hawthorn/Quick/May)																				
Tree T18	1	Fraxinus excelsior (Ash)	11.0	28	1		3.0		3.0		3.0		5.75	4.0		Early Mature	Structural condition Poor. Physiological condition Poor. Decline - Evident / observed. Leaning trunk - Major. Dimensions estimated due to inaccessibility. Location estimated, not plotted on topographical survey.	18/08/2025	35.5	3.4	0-10	U
Tree T19	1	Fraxinus excelsior (Ash)	12.0	32	1	4.0		4.0		4.0		4.0		3.0		Early Mature	Structural condition Fair. Physiological condition Fair. DBH estimated, average of stems. Dimensions estimated due to inaccessibility. Emergent hedgerow tree. Location estimated, not plotted on topographical survey.	14/08/2025	46.3	3.8	10-20	C2
Tree T20	1	Malus sylvestris (Wild Crab)	8.0	26	1	3.0		3.0		3.0		3.0		3.0		Early Mature	Structural condition Fair. Physiological condition Fair. DBH estimated, average of stems. Dimensions estimated due to inaccessibility. Emergent hedgerow tree. Location estimated, not plotted on topographical survey.	14/08/2025	30.6	3.1	10-20	C2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Honington Road

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Hedge H21	1	Prunus spinosa (Blackthorn/Sloe) 1 Crataegus monogyna (Common Hawthorn/Quick/May)	1.5	7 AVE	1	1.0		1.0		1.0		1.0		1.5		Semi Mature	Structural condition Fair. Physiological condition Fair. Dimensions estimated and averaged for the group. Hedgerow maintained.	14/08/2025	2.2	0.8	10-20	C2
Tree T22	1	Acer campestre (Field Maple)	6.0	28	1	2.0		2.0		2.0		2.0		2.0		Early Mature	Structural condition Poor. Physiological condition Fair. Pollard - Regrown. Dimensions estimated due to inaccessibility. Emergent hedgerow tree.	18/08/2025	35.5	3.4	10-20	C2
Tree T23	1	Pinus radiata (Monterey Pine)	10.0	56	1	4.0		4.0		4.0		4.0		2.0		Early Mature	Structural condition Fair. Physiological condition Good. Form - Low canopy. Low crown break. High growth potential.	14/08/2025	141.9	6.7	20-40	B2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Summary table with retention category

	Group	Hedgerow	Tree	Total
B2	1	0	4	5
C1	0	0	1	1
C2	2	3	9	14
C3	1	0	1	2
U	0	0	1	1
Total	4	3	16	23

Summary table with life stage

	Group	Hedgerow	Tree	Total
Early Mature	1	0	11	12
Mature	0	0	1	1
Semi Mature	3	3	4	10
Total	4	3	16	23

Table 1 of BS5837 (2012) **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	* Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) * Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline * Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7			**RED**
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Tree that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricutural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	**GREEN**
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	**BLUE**
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	**GREY**

5.2 Tree Survey Key

Table 2: Tree Survey Key

Reference Code	Description
ID	Each plotted position has been allocated a sequential reference number: T1, G1, H1, W1.
Species	Listed by common name and scientific name.
Maturity	**Young** – not yet established, can be moved or replaced relatively easily and less than 1/3 of their potential mature size. **Semi-mature** – established in the landscape and approximately 1/3 of their potential mature size. **Early-mature** – approximately 2/3 of their potential mature size. **Mature** – considered to have reached mature size. **Veteran** – by recognized criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned. **Dead** – Dead specimen.
Height (m)	Measured in metres from ground level.
Stem Diameter (mm)	Diameter is measured at 1.5m above ground level (DBH – diameter at breast height). For multi-stemmed (M/S) trees, the diameter of each stem is measured and the squares of the stems are added together. The square root of this figure is then calculated to give the equivalent single stem diameter. In some instances, this method may provide a misleading figure (*e.g.* for coppiced trees). The diameter at ground level may be recorded instead, or a diameter that provides a more appropriate RPA.
Crown Spread (m)	The spread of the crown is measured in metres on the north, east, south and west sides. This has been recorded either with a laser or by pacing, depending upon site conditions.
Ground Cl (m)	This is the clearance of the first significant branch from ground level, measured in metres.

Reference Code	Description
Structure/form	An assessment of the form of the tree, with reference to any significant defects found (e.g. decay, weak forks, exposed roots). **Good** – No obvious major defects observed **Fair** – Minor defects present **Poor** – Major defects present
Physical condition	This refers to how well the tree is functioning as a living organism. Factors including: leaf size and condition; shoot growth; and presence of deadwood have provided an indication of its overall health. **Good** – Appears a healthy example of this species **Fair** – Early signs of stress present **Poor** – Not a healthy example of this species, with substantial signs of stress/decline evident **Dead** – No remaining contribution.
Life expectancy	The approximate remaining contribution in years has been assessed with consideration of the species and site. **<10** – less than 10 years remaining contribution **10 – 20** years remaining **20 – 40** years remaining **>40** – greater than 40 years remaining
Retention category	BS5837:2012 Table 1 categories (Annex 5.4) have been used to assess the quality and value of tree, tree groups and hedgerows. **A** – High **B** – Moderate **C** – Low **U** – In such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
RPA (m^2)	Root Protection Area (in m^2) calculated as a circle with a radius of 12 x the stem diameter.
RPA (m)	The radius in metres of the Root Protection Area.

5.3 Plans

5.3.1 Tree Survey Plans

The original of this drawing was produced in colour -a monochrome copy should not be relied upon.

BS 5837:2012 TREE RETENTION CATEGORIES

Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Trees in groups shown indicatively.

Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Trees in groups shown indicatively.

Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer that 10 years.

BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.

REV	DATE	DESCRIPTION	DRAWN
-	xx.xx.xx	-	xx

Base Drawing

-	-	-

Title
Tree Survey

Client
Steindale Land Ltd

Project
Land at Honnington Road

Date	Drawn by	Checked by
August 2025	EC	-

Drawing No	Rev	Scale
3410-P-10	-	1:1000 A3

focus
ENVIRONMENTAL CONSULTANTS

5.4 BS5837:2012 Cascade Chart for Tree Quality Assessment

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Tree unsuitable for retention (see Note)				
Category U Those in a such condition that they cannot realistically be retained as living trees in the context of the current land us for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (*e.g.* where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE: Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7.*			See Table 2
	1 Mainly Arboricultural qualities	***2 Mainly landscape qualities***	***3 Mainly cultural values, including conservation***	**Identification on plan**
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (*e.g.* the dominant and/or principal trees with an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (*e.g.* veteran trees or wood-pasture)	See Table 2
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (*e.g.* presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attach a higher collective rating than they might as individuals: or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them scientifically greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

5.5 Scope & Limitations

The scope of this report is as follows:

- To undertake a BS5837: 2012 survey of trees, groups and hedgerows on, and immediately adjacent to the site identified by the client as being subject to future development proposals.

- To provide an initial Tree Constraints Plan (See Annex 5.3) for the site, provided without reference to a detailed development design in order to inform and optimise future development proposals.

- To identify the key constraints and opportunities for a future development, arising from the surveyed trees and hedgerows at this site.

This report is valid for a period of not more than 12 months from the date of the inspection or less in the event of significant changes to the condition of trees present on site (*e.g.* following major storm damage, fire or disease) or prevailing site conditions.

No detailed assessment has been undertaken as part of this report with regard to managing the trees in relation to their risk of failure (either parts of the trees or the entire trees).

Trees and hedgerows can support a variety of vertebrate and invertebrate fauna, including species that are afforded protection under wildlife legislation (*e.g.* The Wildlife and Countryside Act 1981 (as amended), The Conservation of Habitats and Species Regulations (2017).

Where the presence of legally protected species is known or suspected, advice should always be sought from an experienced ecological consultant and/or the relevant statutory nature conservation organisation (*e.g.* Natural England) for formal advice. Such detailed advice is beyond the remit of this report, but obvious wildlife constraints will be identified wherever feasible.

This survey should be read in conjunction with the Tree Constraint Plan (TCP) which has been prepared by overlaying tree survey data onto the topographical survey provided by the client.

5.6 Survey Methods

The tree survey was carried out according to the methods set out in British Standard 5837:2012 - *Trees in Relation to Design, Demolition and Construction*.

The survey was carried out from ground level. Binoculars were used where required. Measurements were taken with the use of electronic measuring equipment and measuring tapes. Crown spread dimensions were measured either with a laser or by pacing. Where measurements have been estimated (*e.g.* for neighbouring trees) or approximately plotted due to not being present on the topographical survey, this will be indicated in the survey (#).

The survey was carried out at the site address or from public places, with no access to neighbouring properties.

The tree, group, woodland and hedgerow positions are those shown on the topographical survey provided. Positions have only been amended where obvious inaccuracies have arisen. Trees have been recorded as groups where they form cohesive features either aerodynamically, visually or culturally. Sequential reference ID numbers are given for plotted positions as described in Table 3, below:

Table 3: Summary of Reference Identification Codes.

Reference Code	Description
T1, T2, T3 *etc*.	Individual trees
G1, G2, G3	Tree groups
W1, W2, W3	Woodlands
H1, H2, H3	Hedgerows

The stem diameter measurements were recorded at 1.5m above ground level. For stems growing on slopes, multi-stems and stems with unusual growth patterns the BS5827:2012 guidance was followed (Annex C). Trees with a diameter of less than 75mm were not recorded for this survey as they are likely to be replaceable or can be relocated.

5.7 Bibliography & References

British Standards Institute (2010). *British Standard 3998:2010 Tree Work – Recommendations.* BSI, London UK.

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British Standards Institute (2014). *British Standard 8545: 2014 Trees: from nursery to independence in the landscape – Recommendations*. BSI, London UK.

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NHBC Standards (**2019).** *Chapter 4.2 Building near Trees*. NHBC, Milton Keynes UK. (https://nhbc-standards.co.uk/).

6. QUALIFICATIONS & EXPERIENCE

Focus Environmental Consultants® has the expertise to provide sure-fire environmental solutions to a wide range of projects. The company ethos forges the highest standards of professional scientific practice with a best value approach for our clients. Our core area of expertise is in the production of specialist environmental reports and advice to support planning applications. Our comprehensive services include tree constraints surveys, Arboricultural Impact Assessments (AIA) and Method Statements, Health and Safety tree assessments, reports to accompany insurance/mortgage applications and production of Woodland Management Plans. The arboricultural team at Focus Environmental Consultants are all members of the Arboricultural Association and Institute of Chartered Foresters. Our flexible approach, range of skills and broad project experience from major infrastructure contracts to small private developments allows us to adapt to your individual requirements. As well as offering a full suite of arboricultural services, Focus Environmental Consultants is able to provide expert ecological advice and reports and is building an enviable reputation for innovative habitat creation and management solutions. Focus Environmental Consultants is situated in Worcestershire, providing a convenient and central UK location.

Edward Cleverdon BSc (Hons) MArborA, ICF Associate
This report has been prepared by Edward Cleverdon. Edward is a senior arboricultural consultant dealing with trees in relation to all forms of human activity including the built environment. Edward is a professional member of the Arboricultural Association, an associate member of the Institute of Chartered Foresters, graduated with a BSc (hons) degree in Arboriculture from The University of Central Lancashire, is a LANTRA qualified professional tree inspector; and a registered user of Quantified Tree Risk Assessment.

This report has been checked for quality and content by:

Fern Fellowes-Day BSc (Hons) MSc MCIEEM MRSB
Fern has over twenty years of professional experience in the ecological consultancy field. She holds BSc (Hons) in Zoology from the University of Wales, Aberystwyth and MSc in Habitat Creation and Management from Staffordshire University. Fern has considerable experience in conducting Preliminary Ecological Appraisals, Ecological Impact Assessments (EcIA) and Habitat Regulations Assessments (HRA). Fern's particular expertise is with protected species surveys. As a Registered User of the CL35 Badger Class Licence she has extensive knowledge in dealing with the badgers, with practical experience in artificial sett design and creation and has held numerous Natural England licences to close or disturb badger setts. In addition, Fern holds survey licences for great crested newts, bats and white-clawed crayfish. Fern has held Natural England Mitigation (development) licences for great crested newts (including being a Registered Consultant for the new great crested newt Low Impact Class Licence (LICL)) and Conservation licences for white-clawed crayfish. She is particularly experienced in dealing with newt issues affecting the quarrying, mineral extraction and landfill industry.

Appendix 5 – Indicative Framework Plan

A2

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Portishead T: 01275 407000
London T: 01794 367703

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Rev	Description	Date	Au	Ch
P1	Preliminary Issue	15.08.25	DB/SWD	AL/--
P2	Revised Layout	20.08.25	DB/MG	
P3	Revised Layout	27.08.25	DB/MG	

Project	Land at Honington Road, Barkston, Lincolnshire				
Drawing	Concept Masterplan - 01 -				
Client	STEINDALE LAND LTD				
Job no.	STEI250703			Date	31.07.25
Dwg no.	CMP-01			Rev.	P3
Author	DB/SWD	Checked	AL/-	Scale	1:1000@A2
Status	PRELIMINARY			Office	Romsey
Client ref.	-				

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Town & Country Planning Act 1990 (as amended)
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