

Boyer

Land East of Rectory Lane, Barrowby

Representations to Barrowby Neighbourhood
Plan Regulation 16 Consultation

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APPENDICES

Appendix 1. Site Location Plan

Appendix 2. Landscape and Visual Representations prepared by Align Landscape Planning

1. INTRODUCTION

- 1.1 These representations have been prepared on behalf of Land First Barrowby Ltd in response to the Barrowby Neighbourhood Plan Regulation 16 consultation.
- 1.2 These representations provide Land First Barrowby Ltd's response to the Regulation 16 consultation and are made with respect to the ongoing promotion of their land at land east of Rectory Lane, Barrowby ('the site') (**Appendix 1**). The site is located within the parish of Barrowby. An outline planning application for up to 90 dwellings was submitted and validated by South Kesteven District Council on 10th February 2026 and is currently pending determination (ref: S26/0235).
- 1.3 As set out within National Planning Practice Guidance (NPPG), Neighbourhood Plan policies should be clear and unambiguous (Paragraph: 041 Reference ID: 41-041-20140306). Moreover, National policy and guidance requires that Neighbourhood Plans are in general conformity with the adopted Local Plan in their area (Paragraph: 065 Reference ID: 41-065-20140306).
- 1.4 The Basic Conditions relevant to the making of a neighbourhood plan are:
- Condition a – Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.
 - Condition d – The making of the neighbourhood plan contributes to the achievement of sustainable development.
 - Condition e – The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority.
 - Condition f – The making of the neighbourhood plan does not breach and is otherwise compatible with EU obligations.
 - Condition g – Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.
- 1.5 These representations consider the evidence base that has been provided by Barrowby Parish Council regarding to the approach taken towards the provision of housing, proposed development policies, Green Space Assessment, and the SEA / HRA Screening Document. These representations consider the suitability of the Neighbourhood Plan, and if it meets the Basic Conditions required by the NPPG.

2. APPROACH TO HOUSING

- 2.1 The following section of these representations provides Land First Barrowby Ltd's response to the proposed approach to housing and the housing requirement of the Barrowby Neighbourhood Plan.

Housing Need

- 2.2 The Barrowby Neighbourhood Plan ('BNP') draft document sets out the approach to housing within the Neighbourhood Plan area. The BNP outlines the need to meet the community's housing needs and to ensure development is of an appropriate scale, form and type within the development footprint of Barrowby village.
- 2.3 Within the BNP document, section 2.44 to 2.45 provides an outlook of the outcomes of the Housing Needs Assessment ('HNA') (2024) undertaken by AECOM to inform the BNP. The HNA outlines that the South Kesteven Local Plan allocated 270 new dwellings in Barrowby, in addition to approximately 1,500 dwellings on the site to the edge of Grantham which overlaps the parish boundary.
- 2.4 Section 2.49 of the BNP states that the HNA recommends an overall housing need figure of 167 dwellings for Barrowby between 2024 to 2041. The BNP outlines that given that 270 new dwellings have been allocated under the adopted South Kesteven Local Plan to Low Road, Barrowby (Ref: LV-H3) and that there is little or no residual need for further new housing. However, we contend that the HNA is based on housing requirement from a now out-of-date Local Plan, following the introduction of the new Standard Method for calculating housing requirement and due to the age of the adopted SKDC Local Plan.
- 2.5 Whilst it is the Parish Council's choice as to whether to allocate sites for housing with the BNP, the justification for not allocating new housing sites, based on the position in the HNA is an out-dated one. If updated there is likely to be a further wider residual need for Barrowby to plan for new housing growth to align with the emerging SKDC Local Plan and the higher rate of housing growth required to meet the new Standard Method figure.
- 2.6 In regard to the preparation of the emerging South Kesteven Local Plan, a further Regulation 18 consultation 'Proposed Housing and Mixed-Use Allocations' occurred in August 2025, with a Regulation 19 consultation anticipated to occur September – October 2026. Changes to the standard method have resulted in an increase in the housing requirement within South Kesteven from 701 dwellings (as set out within the April 2024 Draft Plan) to 886 dwellings per year. As a result, the District Council are correctly proposing to plan to meet the higher housing requirement within the emerging Local Plan.
- 2.7 As a result, there is an opportunity to address South Kesteven District Council's increased housing need figure under the new Standard Method in order to futureproof housing supply within the district. This is particularly the case given that South Kesteven's emerging Local Plan will have progressed past the Regulation 19 stage and may be at Examination before the NDP is adopted as part of the development plan. This would therefore ensure that the BNP meets condition e by being in general conformity with the strategic policies of the new emerging Local Plan.

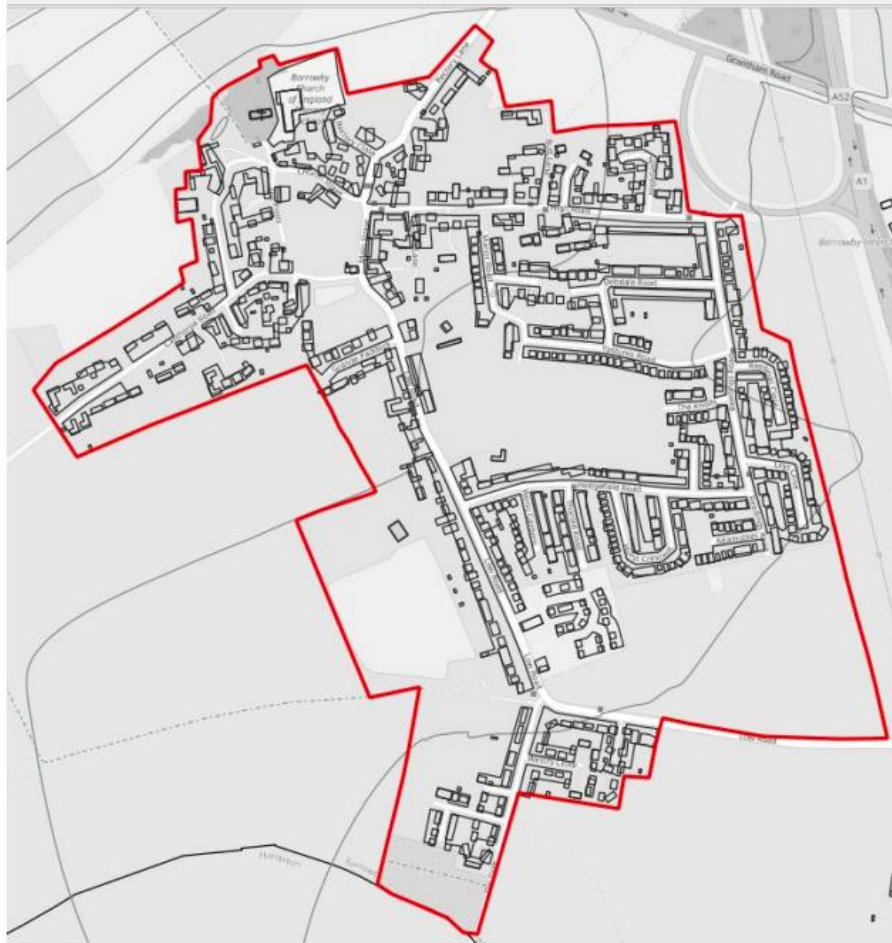
- 2.8 We consider that our client's site at land east of Rectory Lane, Barrowby as at **Appendix 1** provides an opportunity to provide housing which can contribute towards the area's increased housing need figure and should be considered by the Parish Council to be taken forward as a housing allocation in the BNP.

Housing Development

- 2.9 The BNP Policy 3 'Housing Development' sets out that development which provides housing to meet the needs of the local community will be supported provided they meet other policy requirements within the BNP and that the development is aligned with priorities and is suitably located.
- 2.10 In terms of suitable locations for future development BNP Policy 3 section b indicates that infill sites within the Development Footprint and land within the parish of Barrowby, to the east of the A1 are suitable locations.
- 2.11 However, there are no supporting evidence-based documents to justify the reasons for the suitability of these identified locations within the BNP, as opposed to other locations within the village and parish. Ordinarily some form of Sustainability Appraisal would be carried out to identify suitable locations vs non-suitable locations with consideration to a methodology and at the least a basic RAG assessment.
- 2.12 We therefore consider that without the evidence to support the spatial approach taken to Policy 3, that the BNP does not accord with basic condition criteria d set out within the NPPG, which states a Neighbourhood Plan should contribute to sustainable development.
- 2.13 Furthermore, Policy 3 section b outlines that land on the edge of the village immediately adjacent to the Developed Footprint may also be taken into consideration as a suitable location if the development is well integrated with the village, of a scale which does not overwhelm facilities and services, and which maintain and strengthens the distinctiveness and coherence of the village of Barrowby.
- 2.14 We consider that it is unclear from the wording of Policy 3 whether land at the edge of the village adjacent to the Development Footprint is acceptable or unacceptable for new development. The policy should be clear and unambiguous. Use of the word 'may' with no explanation of under what scenarios or circumstances 'may' be supported or not supported is required. Clarification should also be provided in the supporting text to the policy.
- 2.15 Furthermore, it is not clear how 'scale' is defined within Policy 3 and therefore the BNP cannot align with basic condition a set out within the NPPG due to the definition not having regard to national policy. The NPPF (2024) refers to 'scale' in the context of physical size of development and in the context of the character of local areas. As a result, we consider that Policy 3 should align with national policy when defining 'scale' of development within the Neighbourhood Plan area.

Development Footprint

- 2.16 Within the BNP, the document sets out the proposed Barrowby Village Development Footprint (Figure 2.1).



Barrowby Neighbourhood Plan – Submission Version – August 2025

Figure 2.1 Barrowby Village Development Footprint

- 2.17 The BNP document sets out criteria delineating the Development Footprint to be a 15-minute walking catchment area, centred on the junction of Church Street, High Road and Main Street. Areas where development would not be considered appropriate include north of the A52 and active farmland are proposed to be excluded from the Development Footprint.
- 2.18 We consider that the justification for the proposed Development Footprint area is not robust due to some areas of the village falling within the 15-minute walking catchment area not being included. This includes our client's land to the east of Rectory Lane, Barrowby which is within the 15-minute walking catchment area. Therefore, we consider that the Development Footprint should be reviewed and amended to include all parts of the village of Barrowby that are located within the 15-minute walking catchment area, if this is what forms the basis of the justification for how the Development Footprint is defined.

- 2.19 Furthermore, the BNP outlines that ‘active farmland’ is an area which is excluded from the Development Footprint due to development not being considered appropriate within the BNP. However, this does not accord with NPPF which references within paragraph 187b that planning policies and decisions should recognise the benefits of the ‘best and most versatile agricultural land’ and does not refer to ‘active farmland’. The national policy emphasis is on the quality of agricultural farmland and not whether it is actively farmed. Therefore, as drafted, the BNP Development Footprint does not accord with basic condition a set out within the NPPG due to the BNP not complying with national planning policy.

Summary

- 2.20 As it is currently drafted, our client objects to the Barrowby Neighbourhood Plan. The Neighbourhood Plan sets out an indicative housing requirement for the parish as 167 dwellings between the Neighbourhood Plan period 2024 – 2041. However, the Neighbourhood Plan has not taken into consideration the implications of the new Standard Method which has seen an increase in South Kesteven’s housing needs figure to 886 dpa. It is our view that the Barrowby Neighbourhood Plan should account for the increase in the housing need figure within the parish and support sustainable development in accordance with local and national policy.
- 2.21 It is our view that the Barrowby Neighbourhood Plan should review and amend the proposed Development Footprint to include all areas of the village that are located within the 15-minute walking catchment area, including our client’s land to the east of Rectory Lane, Barrowby. Moreover, we consider that the Development Footprint should be amended to accord with national planning policy which references within paragraph 187b that policies and decisions should recognise the benefits of the ‘best and most versatile agricultural land’ not ‘active farmland’.

3. NEIGHBOURHOOD PLAN DEVELOPMENT POLICIES

3.1 This section of these representations provides Land First Barrowby Ltd's view on the Neighbourhood Plan Development Policies outlined within the Barrowby Neighbourhood Plan Regulation 16 document.

Policy 2: Delivering Good Design

3.2 Policy 2 'Delivering Good Design' sets out development should respond to local character, be attractive and functional, and meet the design aspirations of the local community. The proposed policy states that the Barrowby Design Codes and Guidance should be taken into consideration in the design of proposed development and development should be supported where they align with this guidance.

3.3 However, no detailed Design Code has been identified or set out within the Barrowby Neighbourhood Plan document, nor does the Design Code form a separate part of the Regulation 16 consultation documents. Therefore, we consider that the BNP does not accord with basic condition a as set out within the NPPG.

3.4 To accord with basic condition a, we consider that the BNP document should include the proposed Barrowby Design Code in full to ensure that the Neighbourhood Plan accords with local policy in relation to design and the NPPF chapter 12 'Achieving well-designed places'. Chapter 12 of the NPPF indicates that good design is a key aspect of sustainable development and that design polices should set out a clear design vision. Therefore, in order to meet basic condition d within the NPPG the BNP should include the proposed good design principles as part of the Design Code that contribute to achieving sustainable development within the Neighbourhood Plan area.

3.5 This is further reinforced by paragraph 143 of the NPPF, which outlines that design guides and codes should be produced as part of a plan or as a supplementary planning document in order to carry weight in decision-making. Therefore, in order for the BNP to accord with national policy and meet basic condition a and d within the NPPG, policies from the Barrowby Design Code should be included in full within the BNP document.

Policy 7: Green Infrastructure, Local Green Spaces, and Biodiversity

3.6 Policy 7 'Green Infrastructure, Local Green Spaces, and Biodiversity' sets out development that protects and/or enhances Barrowby Parish's Green Infrastructure will be supported and encouraged. The policy outlines that development will be resisted where it would disrupt or otherwise harm the Green Infrastructure.

3.7 We consider that in order to accord with basic condition a within the NPPG, Policy 7 needs to clarify the definition of 'Green Infrastructure' within the BNP document in accordance with national planning policy.

3.8 The NPPF defines Green Infrastructure as '*a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide*

range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity’.

- 3.9 Furthermore, the proposed policy outlines that development will not be supported where it involves the loss of any Local Green Space as identified on Map 4 (Figure 3.1) or would reduce its value as a Local Green Space.

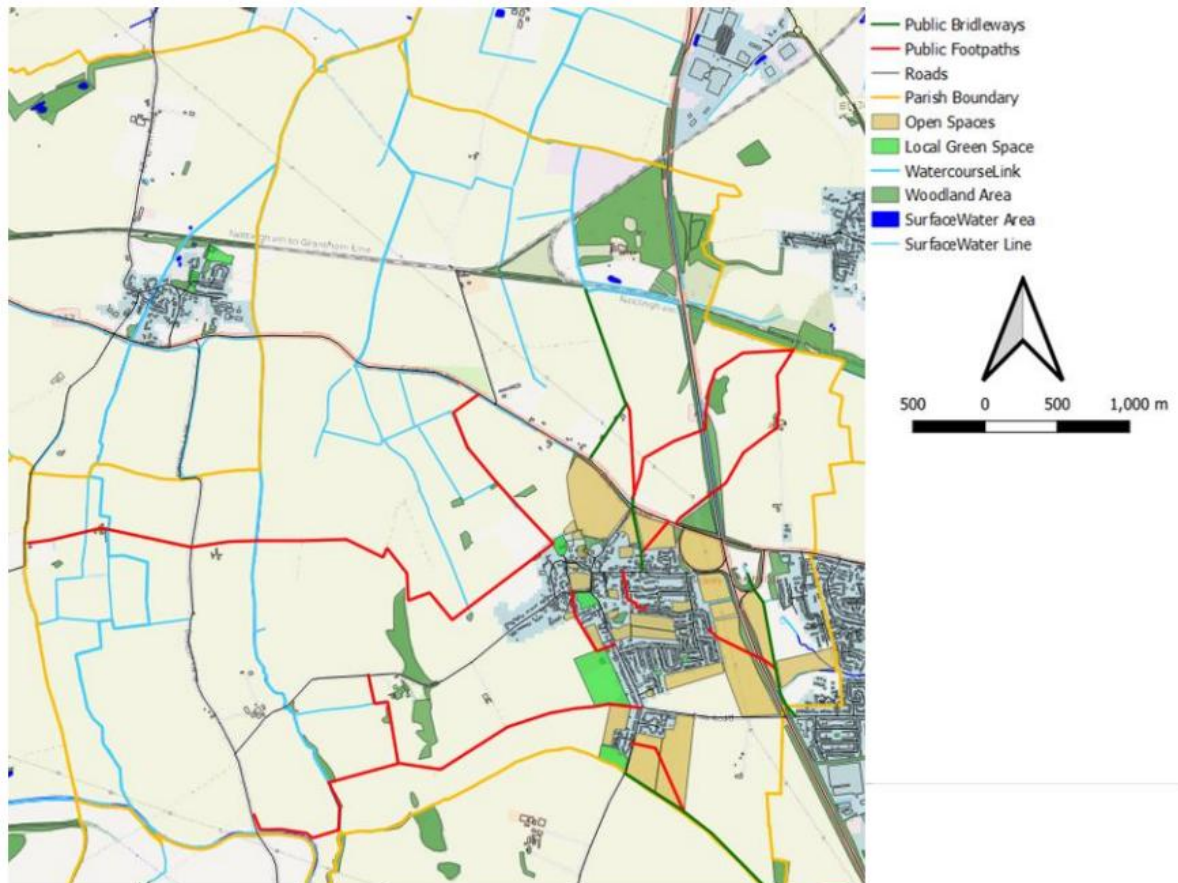


Figure 3.1 ‘Map 4: Green Infrastructure’ within Barrowby Neighbourhood Plan document.

- 3.10 It is noted that the Local Green Space Assessment Report (December 2025), which forms a part of the consultation evidence base, sets out criteria for designating local green spaces in accordance with the NPPF paragraphs 105 – 107. Four Local Green Spaces have been identified within the Neighbourhood Plan area.
- 3.11 However, the sites indicated as ‘open spaces’ within Map 4 (Figure 3.1) have not been referenced within the Local Green Space Assessment Report (December 2025) or any other Regulation 16 consultation document. We consider that no evidence or justification for the identification of open spaces within the Neighbourhood Plan area have been identified. No methodology has been presented to identify and select those proposed ‘open spaces’ or to identify their value from a local and landscape perspective which aligns with local and national planning policy and guidance. The sites chosen as ‘open spaces’ within Map 4 appear to have been selected on the basis that they are edge of built settlement agricultural

parcels of land. No regard appears to have been had for their ownership, land use or accessibility. Furthermore, within the NPPF there is no protection or generic 'open space' designation afforded to edge of settlement agricultural land.

- 3.12 Moreover, when looking at the definition of green infrastructure set out within the NPPF it is clear that open space does not form a part of the definition of green infrastructure. Therefore, we consider that the BNP does not accord with basic condition a of the NPPG due to the BNP document not taking account of the national planning policy definition of green infrastructure.
- 3.13 Within the NPPF, open space is defined as *'all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity'*. When viewing the national definition of open space we consider that edge of settlement agricultural land would not contribute towards the definition of open space. Instead a methodology is required to robustly identify spaces that are of public value, whether they provide sport and recreation opportunities or whether they offer some degree of beneficial visual amenity to be put forward as proposed 'open spaces'.
- 3.14 It is clear that the open spaces proposed within the Neighbourhood Plan area do not accord with national policy and do not comply with basic condition a of the NPPG. We therefore consider that a further assessment of 'Local Green Spaces' be undertaken with a clear methodology and justification to ensure that the identification of green spaces within Barrowby is robust and that open space be removed from this assessment. Further commentary regarding the proposed open space designations are provided within **Appendix 2** 'Landscape and Visual Representations prepared by Align Landscape Planning'.

4. LOCAL GREEN SPACE ASSESSMENT REPORT SUMMARY (DEC 2025)

- 4.1 The Local Green Space Assessment Report Summary ('LGSA') was published in December 2025 and forms a part of the evidence base for the Barrowby Neighbourhood Plan Regulation 16 consultation documents. The LGSA assesses the open areas in Barrowby for potential designations as Local Green Space ('LGS') in accordance with national guidance within the NPPF (2024).
- 4.2 The LGSA set out the criteria within paragraph 107 of the NPPF (2024) by which open areas were assessed against to determine if they qualified as LGS:
- Reasonably close proximity to the community it serves;
 - Demonstrably special to a local community and hold particular local significance; and
 - Local in character and not an extensive tract of land.
- 4.3 The LGSA identifies four 'Local Green Spaces' which met the above criteria including All Saint's Churchyard, Village Green, Lowfields Sports Field, and Barrowby Allotments.
- 4.4 The LGSA makes an assessment of the identified green spaces based on criteria of site ownership, planning status, area, whether the site is an extensive tract of land, local in character, close proximity to community services, and attributes contributing to its value as a community green space. Some of these attributes include beauty, historic significance, and reactional value.
- 4.5 The identification of Local Green Spaces within the Neighbourhood Plan area has been justified by a robust methodology within the LGSA report which considers local and national policy and guidance. Conversely, as set out in the section above, despite this, there is no evidence or justification as to how the 'open spaces' within Map 4 within the BNP have been identified.
- 4.6 We therefore consider that the Barrowby Neighbourhood Plan has not produced a robust methodology and no such justification has been provided for identified 'open spaces' within Map 4 within the Neighbourhood Plan. The Neighbourhood Plan as a result has not complied with basic condition a and d of the NPPG where the Neighbourhood Plan has not complied with national policies and does not contribute to sustainable development. We therefore consider that the identification of 'open spaces' should be removed from the Neighbourhood Plan completely in order for the plan to be found sound. Further commentary regarding the proposed open space designations are provided within **Appendix 2**.

5. SEA AND HRA SCREENING STATEMENT

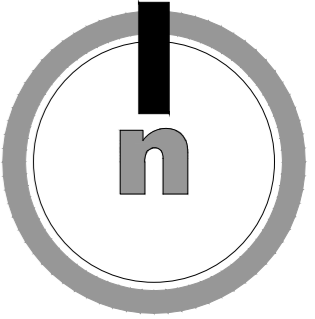
- 5.1 The Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Screening Statement (November 2025) forms a part of the evidence base for the Barrowby Neighbourhood Plan Regulation 16 consultation.
- 5.2 The Statement provides screening for whether the Barrowby Neighbourhood Plan requires a SEA and /or a HRA to be undertaken.
- 5.3 The Statement confirms that when assessed against the SEA Schedule 1 of 2004 SEA Regulations, the Neighbourhood Plan as submitted does not require a full SEA as the Plan will not have any significant environmental effects regarding any of the SEA criteria.
- 5.4 The SEA indicates that the Neighbourhood Plan meets criteria 1c of the Annex II SEA Directive as the Plan promotes sustainable development within the vision and objectives, and policies set out within the Neighbourhood Plan. However, we consider that the Plan does not effectively promote sustainable development within these policies as discussed within these representations and that the Plan it does not comply with basic conditions a and d within the NPPG.
- 5.5 Therefore, we do not agree with the outcomes of the SEA regarding criteria 1c in relation to the Neighbourhood Plan promoting sustainable development. Additionally, we consider that the SEA needs to be recarried out after 'open space' has been removed from the Neighbourhood Plan in order to determine if the Plan will have any significant environmental effects.

6. CONCLUSION

- 6.1 These representations have been prepared by Boyer on behalf of Land First Barrowby Ltd in response to the Regulation 16 Barrowby Neighbourhood Plan consultation.
- 6.2 Our client objects to the approach to housing and the proposed Development Footprint set out within the Neighbourhood Plan. Further objections are raised in relation to the proposed areas of open space and the justification as to how these have been selected.
- 6.3 We consider that the approach that Barrowby Neighbourhood Plan has taken does not meet the Basic Conditions set out within the NPPG.
- 6.4 In order for the Barrowby Neighbourhood Plan to meet the Basic Conditions, the Neighbourhood Plan needs to set out a robust and justified methodology for the proposed Development Footprint and areas of proposed open space.
- 6.5 Furthermore, the Neighbourhood Plan should take into consideration the increased housing needs figure within South Kesteven District and how growth in Barrowby can be sustainably brought forward to support the district's increased housing need figure as a result of the new standard method within the NPPF (2024).

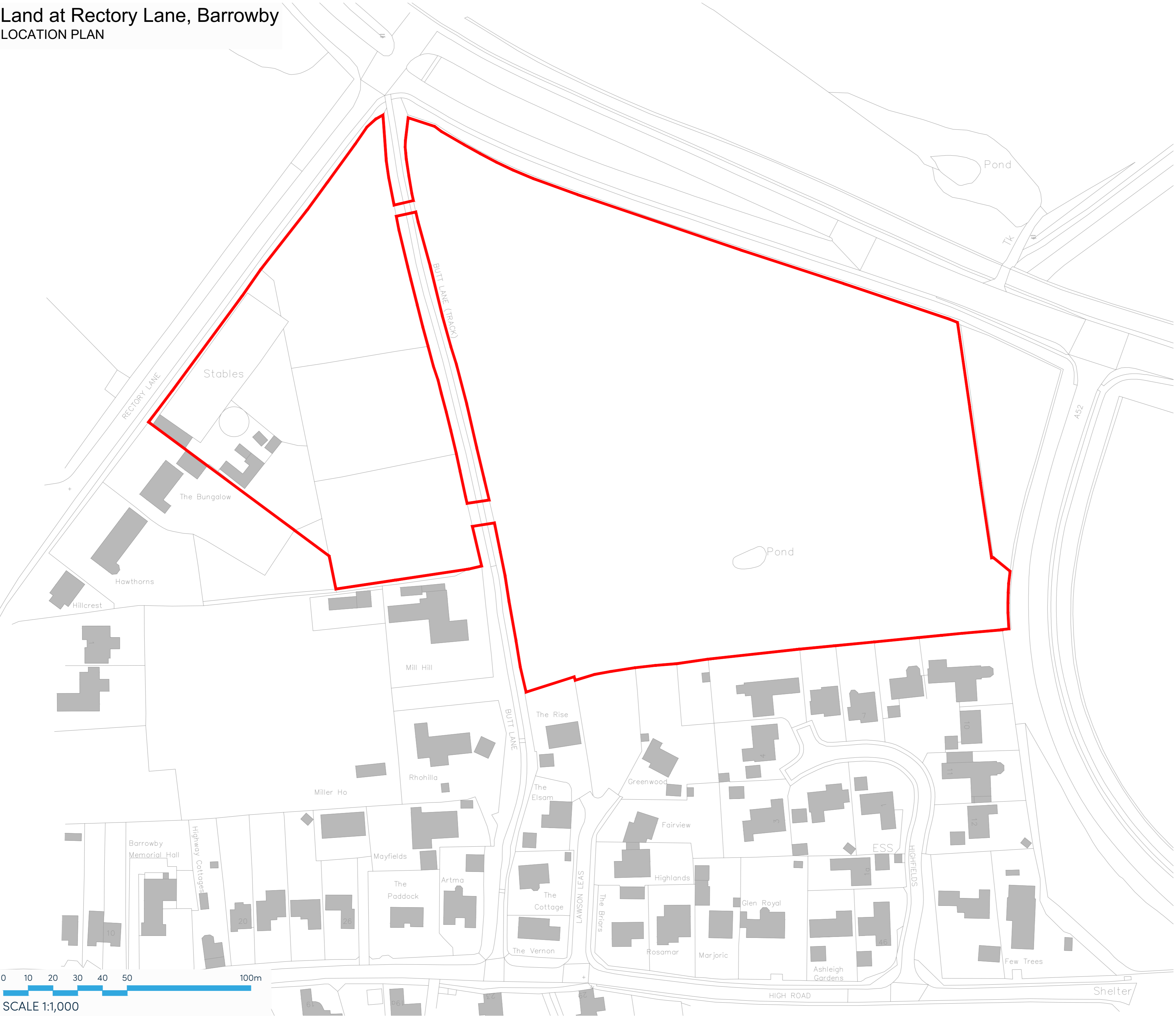
APPENDIX 1. SITE LOCATION PLAN

Land at Rectory Lane, Barrowby
LOCATION PLAN



SITE KEY

- █ Site Boundary
- █ Public Right of Way (Footpath)
- █ Public Right of Way (ByWay)



Rev	Date	Amendment	Initials
B	04-02-26	Amendment to Red Line Boundary	LW
A	05-01-26	Amendment to Red Line Boundary	EBC

Project:
**LAND AT RECTORY LANE,
BARROWBY**

Client:
LANDFIRST

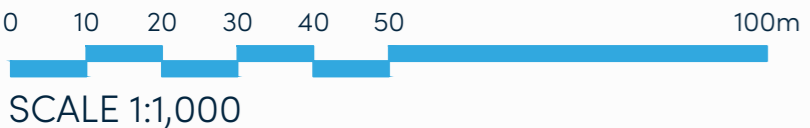
Drawing:
LOCATION PLAN

Drawing no: 25.2351.1000 Rev: B

Scale@A2: 1:1000 Date: OCT '25 Drawn: CT Checked: -

finc Architects Ltd
61-63 New London Road | Chelmsford | Essex | CM2 0ND
T: +44 (0)1245 933988
W: www.fincarchitects.com
E: company@fincarchitects.com

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Draft

APPENDIX 2. LANDSCAPE AND VISUAL REPRESENTATIONS PREPARED BY ALIGN LANDSCAPE PLANNING

Reg. 16 Barrowby Neighbourhood Plan Consultation

Landscape & Visual Representations

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1. INTRODUCTION

1.1. Background

- 1.1.1. Align Landscape Planning are instructed by Land First Barrowby Ltd to undertake a review of the landscape related policies within the draft Reg. 16 Barrowby Neighbourhood Plan in response to the public consultation on the Plan.
- 1.1.2. By way of background, my name is Alastair Macquire and I hold an Honours Degree from the University of Sheffield which is a dual degree in Landscape Architecture and Planning. Following a year in the industry, I gained my Post Graduate Diploma in Landscape Architecture, also at the University of Sheffield.
- 1.1.3. I am a Chartered Member of the Landscape Institute.
- 1.1.4. I have over 25 years' experience in the industry having worked in several multi-disciplinary practices providing detailed landscape advice for a variety of projects in sectors ranging from residential to retail and distribution to renewables.
- 1.1.5. I am a director of Align Landscape Planning which provides landscape planning and design advice to the public and private sectors.

1.2. Approach

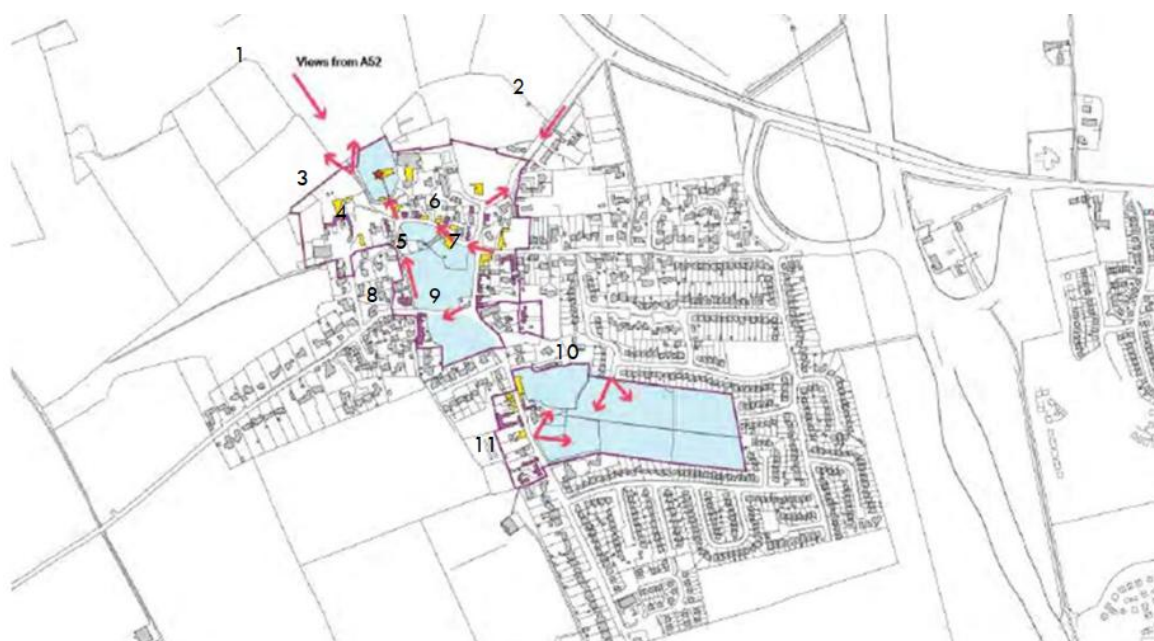
- 1.2.1. The purpose of this Representation is to review the policies set out within the Reg. 16 Barrowby Neighbourhood Plan ("the Plan") and provide commentary on those which are deemed relevant from a landscape and visual perspective as to their appropriateness for inclusion within the Plan.
- 1.2.2. A review of the Plan has highlighted the following policies:
 - Policy 6 – Important Views
 - Policy 7 – Green Infrastructure, Local Green Spaces and Biodiversity
- 1.2.3. Section 2 of this Representation will review each of the policies and assess them in terms of landscape character and visual matters.

2. LANDSCAPE REVIEW OF EMERGING POLICIES

2.1. Policy 6 – Important Views

- 2.1.1. Policy 6 of the Draft Neighbourhood Plan relates to 'Important Views'. The policy is supported by Map 8 (on page 53 of the Draft Neighbourhood Plan) which identifies a number of Important Views around the settlement. An extract from Map 8 of the Draft Neighbourhood Plan is included below for ease of reference (refer Figure 1).

Figure 1: Extract from Draft Barrowby Neighbourhood Plan – Map 8: Important Views



- 2.1.2. The Important Views appear to be informed by the Barrowby Design Codes and Guidance that forms part of the evidence base of the emerging Plan, with Map 8 also reproduced in this document. There is no clear methodology to explain the selection of the views. For example, there is no justification as to their locations or the sensitivity of the receptors who might experience these views.
- 2.1.3. The identified views vary and include a longer distance view from the north west, a view from the edge of the Conservation Area out over the Vale of Belvoir and a number of internal views, within the settlement. The view along Rectory Lane (View 2) is the only Important View identified at one of the 5 gateways into Barrowby.
- 2.1.4. Important Views 1 and 2 are located to the north of the village centre looking towards the historic core of the settlement which is focussed on All Saints Church.

- 2.1.5. Important View 2 looks south along Rectory Lane, referred to as the north east approach to the village. The supporting text identifying that the significance of the view is the entrance to the Victorian village, with the mature trees surrounding the Rectory forming the key features that can be seen. There are also views out over the Vale of Belvoir to the west of the road corridor. It must be noted that the more contemporary residential development that lines the eastern side of the road corridor is an existing component of the view and the approaches from the north.
- 2.1.6. In addition, Important View 1 is a long distance view from the wider landscape to the north west. The supporting text refers to this viewpoint as **“A52 looking north west to the village across fields as the bottom of the scarp face”**. For clarity, the viewpoint lies to the north west of the village and looks south east. The supporting text notes that the significance of this view is the first view of the village from the Vale of Belvoir along the A52. The key features of the view are identified as being the church spire and trees along the summit of the scarp.
- 2.1.7. The remaining views are located within the village, focussed around the church, the village green and the area of green space which extends to the east of Low Road.
- 2.1.8. While the identification of Important Views is supported, there does not seem to be a clear methodology to support the views that the Plan considers to be “important”. For example, there is no Zone of Visual Influence (ZVI) model which sets out the extent to which the village, or key features, are visible from the wider setting. Nor is there an assessment of the key receptors of the views which will influence the extent to which these views would be perceived, i.e. by motorists and therefore fleeting, or by walkers on the local public right of way network who experience the landscape at a different pace.
- 2.1.9. Overall, there are no significant issues with Policy 6, however, it should be noted that the supporting evidence which objectively assesses the “importance” of these views, and justifies their inclusion within the Plan is limited. As noted above, there is no clear and objective methodology supporting the selection of views.

2.2. **Policy 7 – Green Infrastructure, Local Green Spaces and Biodiversity**

- 2.2.1. Policy 7 of the Draft Neighbourhood Plan relates to ‘Green Infrastructure, Local Green Spaces and Biodiversity’. The policy 7 states that:

“1. Development that will protect and/or enhance Barrowby Parish’s Green Infrastructure will be supported and encouraged. Development that would disrupt or otherwise harm that Green Infrastructure will be resisted.

2. Development that would involve the loss of any Local Green Space, as identified on Map 4, or would reduce its value as a Local Green Space, will not be supported.

3. Development that would lead to a reduction in biodiversity within the Neighbourhood Area will not be supported, and all development should contribute to a net gain in biodiversity locally, at a level that, at a minimum, accords with current legislative and policy requirements.”

2.2.2. Map 4 of the Plan indicates a number of parcels around the edge of the village as areas of “Open Space”, rather than a “Local Green Space”. Neither the policy nor the supporting text make reference to “Open Spaces”. An extract of Map 4 is included below at Figure 2

Figure 2: Extract from Draft Barrowby Neighbourhood Plan – Map 8: Important Views



2.2.3. There is no justification included within the Plan to support the designation of the “Open Spaces” and it is noted that Map 4 indicates that most of the fields which abut the settlement have been identified as “open space” regardless of their ownership, land use or accessibility.

2.2.4. It is noted that justification *is* provided for the “Local Green Spaces”. These comprise All Saints’ Churchyard, the Village Green, Lowfield Sports Field and Barrowby Allotments, within the Local

Green Space Assessment Report (December 2025) which forms part of the evidence base to the Plan. However, no such justification is included for the identified “Open Spaces”.

2.2.5. Para 2.27 of the Neighbourhood Plan makes reference to paragraph 107 of the 2014 NPPF in relation to “Local Green Spaces”. It is not clear whether the reference to 2014 is a typo or if the Plan is referring to a now superseded version of the NPPF. The Plan includes an extract from para 107 of the 2014 NPPF which states that:

“...Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;**
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and**
- c) local in character and is not an extensive tract of land”.**

2.2.6. Taking each of the criteria set out within para 107 of the NPPF in turn:

“reasonably close proximity to the community it serves”

2.2.7. While all of the parcels abut the settlement, most are not publicly accessible and as such do not represent an asset to the community. While public rights of way cross several parcels, the wider field / landholding is not publicly accessible, again limiting the contribution that the parcel makes to the community.

“demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife”

2.2.8. As set out above, there is no supporting justification setting out the reasoning behind why these parcels have been designated. As such, there is no evidence supporting how these parcels of land are demonstrably special to the community.

2.2.9. The designated parcels vary in terms of land use and scale, typically comprising areas of improved grassland or arable land. There are no distinct landscape or topographic features associated with the parcels which could be considered as contributing to the beauty of the area. With the exception of the parcel which extends to the west of Rectory Lane, to the north west of the settlement, all of the parcels have been influenced by the growth of Barrowby or changes to the highway network. The Conservation Area is focused on two parts of the settlement and does

not include any of the identified parcels, most of which are well separated from the historic townscape. As such, it is considered that the identified parcels are not of historic significance.

- 2.2.10. As noted above, while public rights of way cross some of the parcels, the main body of the fields are not publicly accessible and, as such, make a limited contribution to recreation. Typically, Local Green Spaces comprise publicly accessible areas such as village greens or recreation grounds, as reflected by the designated “Local Green Spaces” on Map 4 of the Plan.
- 2.2.11. In terms of tranquillity, the parcels to the north and east of the settlement are influenced by the adjacent A52 and A1 busy road corridors, with traffic movement and noise reducing a sense of tranquillity. Furthermore, these parcels are also influenced by the settlement which lies immediately to the south and west, often with recent residential developments backing onto the fields, presenting a hard built edge. While the parcels to the south are afforded a degree of separation from the road corridors, they do lie adjacent to residential areas, with the presence of the settlement edge reducing the perceived tranquillity of the settlement fringe landscape.
- 2.2.12. As noted above, the parcels are typically improved grassland or arable land and, as such, are of limited ecological value. The designation does not include any areas of woodland, neutral grassland or ponds. While the field boundary hedgerows are of some ecological value, limited species diversity, regular cutting back and gaps reduce the quality.
- 2.2.13. Overall, it is clear that the parcels identified as “Open Space” do not meet the requirements of Criteria B.

“local in character and is not an extensive tract of land”

- 2.2.14. While “local in character” is rather vague, the parcels identified as “Open Space” vary in terms of land use and character and are not considered to be representative of local character. South Kesteven Council have undertaken the South Kesteven Landscape Character Assessment (2007) which breaks the district down into 7 separate Landscape Character Areas (LCAs). Barrowby is located within the “Harlaxton Denton Bowl” LCA, which lies towards the western side of the district, to the west of Grantham.
- 2.2.15. The Council’s landscape character assessment identifies a number of characteristics associated with the “Harlaxton Denton Bowl” LCA which include:
- **“Varied topography, hills, slopes and valleys.**
 - **Small to medium-scale landscape.**
 - **Patchwork of land use including woodlands, arable and pasture land**

- **Historic parkland at Harlaxton, and tree lined roads associated with other estates.**
- **Villages with stone built or brick properties, with some distinctive properties associated with the estates.”**

- 2.2.16. While arable and pasture land are identified as characteristics of the LCA, these cannot be considered rare or distinct land uses, reflective of just this landscape. Given the rural nature of the District such land uses will be present across all of the LCAs. Box 5.1 in GLVIA3 defines representativeness as “**a particular character and / or features or elements which are considered particularly important examples**”. None of the identified parcels are notable and there are no characteristics or features that elevate them above ordinary countryside.
- 2.2.17. Based on the criteria set out within para 107, it is clear that the areas identified on Map 4 as “Open Spaces” *do not* represent “Local Green Spaces” and, as such should not be afforded the same policy protections. The designation of “Open Spaces” is not nationally recognised and there is no such designation at the local level within the South Kesteven Local Plan. Within the Adopted Local Plan, “Open Spaces” is used as a broad, catch all phrase when referring to “Informal / Natural Green Space”, “Outdoor Sports Space” and “Other Open Space” (which includes equipped playspace, young person spaces, allotments and parks). The Barrowby Neighbourhood Plan makes no such distinctions, reinforcing the unjustified approach to this designation.
- 2.2.18. The wording of the policy is unclear as to whether the identified “Open Spaces” form part of the Parish’s green infrastructure and, as with the “Important Views”, the Plan fails to present a clear, objective methodology setting out how the designated parcels have been identified.
- 2.2.19. In conclusion, as noted above, neither the policy nor the supporting text make reference to “Open Spaces”, nor is there any supporting justification as to why the identified parcels have been designated. As such, the designation of “Open Spaces” is not justified and should be removed from the Plan.

3. SUMMARY AND CONCLUSIONS

- 3.1. Align Landscape Planning are instructed by Land First Barrowby Ltd to undertake a review of the landscape related policies within the draft Reg. 16 Barrowby Neighbourhood Plan (“the Plan”) in response to the public consultation on the Plan.
- 3.2. The purpose of this Representation is to review the policies set out within the Reg. 16 Barrowby Neighbourhood Plan from a landscape and visual perspective and assess their appropriateness for inclusion within the Plan.
- 3.3. A review of the Plan has highlighted the following policies:
- Policy 6 – Important Views
 - Policy 7 – Green Infrastructure, Local Green Spaces and Biodiversity

Policy 6 – Important Views

- 3.4. As set out in Section 2 of this assessment, there is no supporting methodology setting out how and why the views which are illustrated on Map 8 of the Plan have been identified. While this representation does not have any issues with the identified “Important Views”, the Plan fails to provide a clear and transparent methodology to ensure that a clear, objective understanding as to the justification behind the selected views.

Policy 7 – Green Infrastructure, Local Green Spaces and Biodiversity

- 3.5. Section 2 of this Representation sets out that, while Map 4 of the Plan illustrates a series of “Open Spaces” encircling the settlement, there is no justification as to their designation and no reference within the policy wording or supporting text.
- 3.6. When tested against the criteria of para 107 of the NPPF, notably Criterion B, it is clear that none of the parcels identified as “Open Spaces” comprise “Local Green Space” and, as such, there is a clear difference between the designations on Map 4, with Policy 7 specifically referring to “Local Green Space”.
- 3.7. The wording of the policy is unclear as to whether the identified “Open Spaces” form part of the Parish’s green infrastructure and, as with the “Important Views”, the Plan fails to present a clear, objective methodology setting out how the designated parcels have been identified.

- 3.8. In conclusion, as noted above, neither the policy nor the supporting text make reference to “Open Spaces”, nor is there any supporting justification as to why the identified parcels have been designated. As such, the designation of “Open Spaces” is not justified and should be removed from the Plan.

