

Site Description

Large site located to the east and south of the village. It comprises a large field in agricultural production. The site occupies the land between the village and the A1 trunk road, and acts as a separation between Barrowby and Grantham.

Summary of Assessment

Constraints:

Highway Authority: There are serious concerns, no direct access will be permitted from the A1 slip, extensive Section 278 works (ghost island) are likely to be required. There are issues with capacity on Dysart Road and further into Grantham.

Lincolnshire Heritage: SE corner of historic settlement. Romano-British finds & flints. Archaeological evaluation prior to determination of a planning application may be required.

There is a Pipeline buffer zone to front/south of site - along boundary with Low Road. A public footpath crosses the site.

High voltage power cables and pylons cross the site in a north - south direction.

Sewers cross the site and the capacity of the Marston treatment works will restrict any planned development in Barrowby until a later phase in the plan period.

Impact:

This is a large site on the edge of the settlement. Development would encroach on open countryside and have a significant impact on landscape character (medium) of the open countryside and the visual character of the village. The site was designated as an EN5 site (Prevention of Coalescence) in the Local Plan. The retention of this space between Barrowby and Grantham remains an important consideration.

Consultation Response:

14 representations were received as a result of the consultation in October 2009 covering the following points:

- support - development should be on edge of village
- support - most practical site with easy access to Dysart Road and not detrimental to village
- concerns at scale of suggested development
- concerns that part of site which may be suitable is not identified

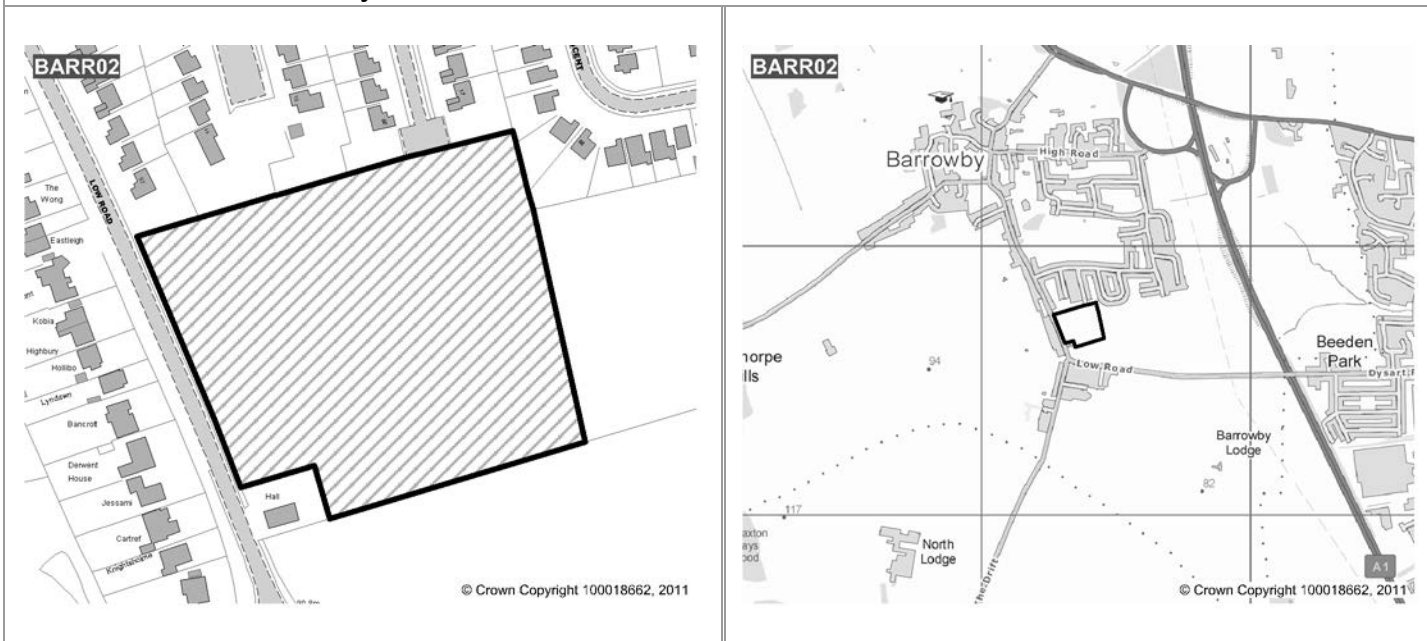
Conclusion

Not considered to be suitable for allocation:

The site has previously been identified for protection to separate Barrowby and Grantham (Local Plan policy EN5). The site as a whole is unsuitable because of its impact on the landscape. A small part of the site, adjacent to BARR02 and accessed off Low Road, was considered for development, but was rejected because of highway concerns.

Site Reference: **BARR02** (2.05 ha)

Location: **Land adjacent Low Road**



Site Description

Field in agricultural use, adjacent to residential properties on the edge of the village. The site is hedged to the road frontage.

Summary of Assessment

Constraints:

Highways Authority: access should be from the north end of the road frontage.

Lincolnshire Heritage: Historic settlement. Archaeological evaluation prior to determination of a planning application may be required.

Sewer crosses site

The capacity of the Marston treatment works will restrict any planned development in Barrowby until a later phase in the plan period.

Impact:

The site lies adjacent to existing estate type residential development on the edge of the village. It is reasonably well related to the existing built form and the topography of the site means that development here will have a limited impact on the open countryside. There is residential development to the south of the site which is presently separated from the village. Development here would consolidate the village.

Consultation Response:

13 representations were received as a result of the consultation in October 2009 covering the following points:

- support - most suitable site
- concerns about possible traffic issues

Conclusion

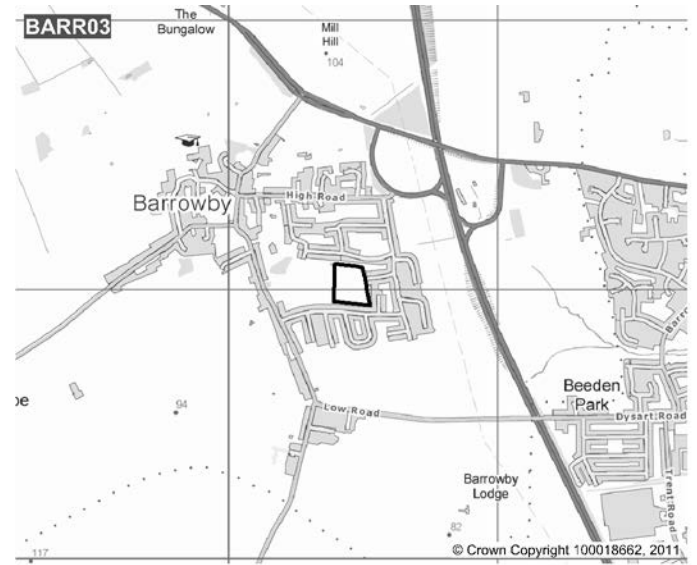
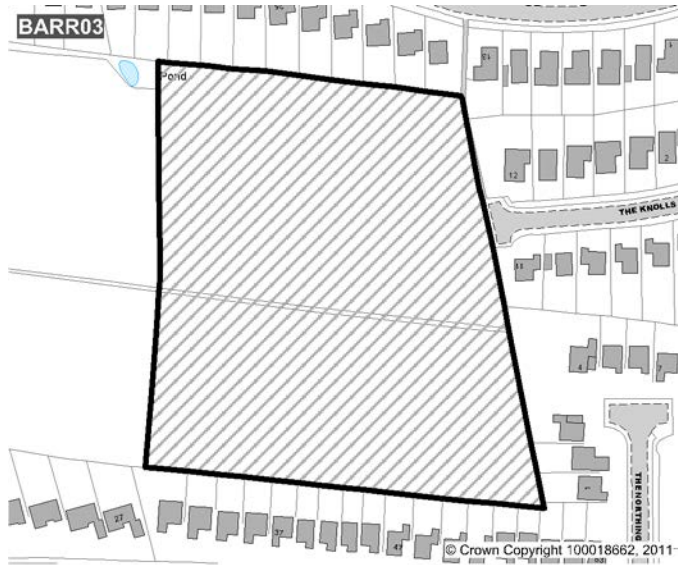
This site is considered to be suitable for allocation:

This site is considered suitable for housing development.

Site Reference: **BARR03** (1.67 ha)

Location: **Adj The Knolls**

REJECTED



Site Description

The site consists of small agricultural paddocks with hedges and trees to the boundary. It is completely within the settlement and can be accessed only via a small residential street.

Summary of Assessment

Constraints:

Highway Authority object to development on this site: concerns that the only means of access is via The Knolls which would result in an intensification of movements along a road that cannot support this.

Lincolnshire Heritage: Historic settlement. Archaeological evaluation prior to determination of a planning application may be required.

Water main crosses site.

The capacity of the Marston treatment works will restrict any planned development in Barrowby until a later phase in the plan period.

Impact:

The site was previously identified as an open area important to the character and setting of the built-up area.

Consultation Response:

33 representations were received as a result of the consultation in October 2009 covering the following points:

- concerns about loss of historic pasture land
- concerns about loss of important open space
- concerns about access to site
- NT state site is important to character of village

Conclusion

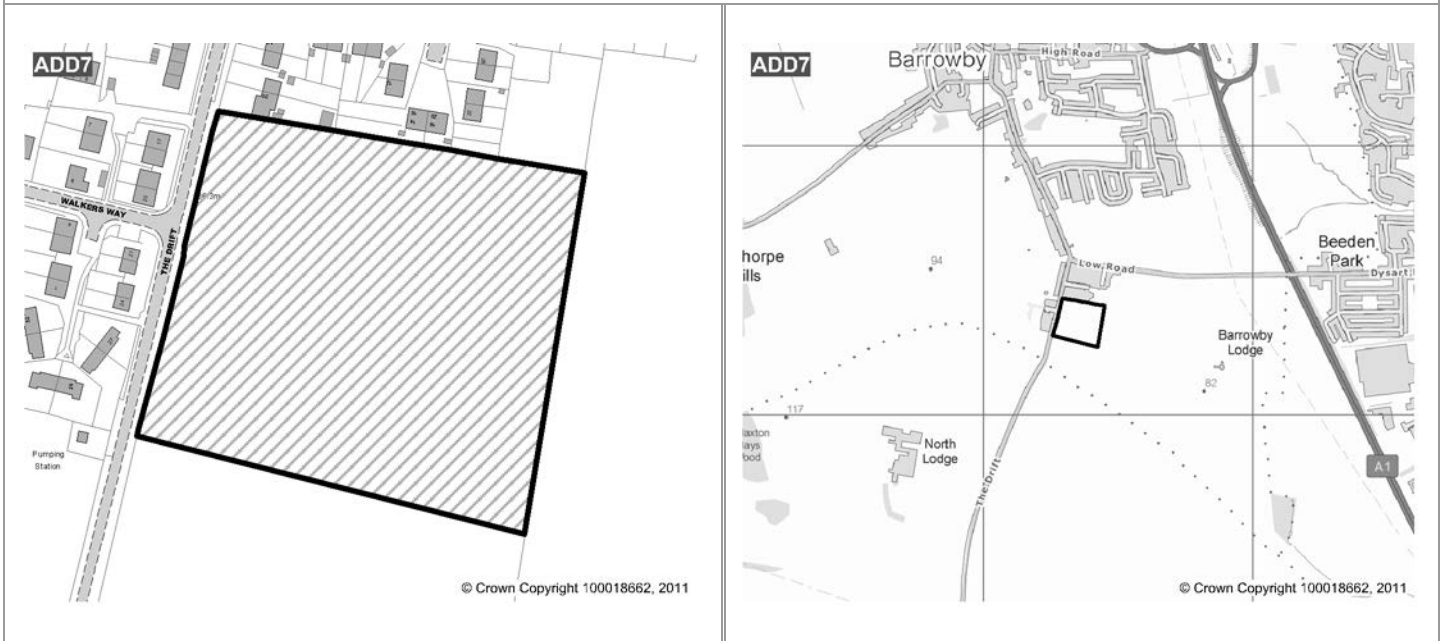
Not considered to be suitable for allocation:

This site is not suitable due to highway constraints and the impact of development on Conservation Area. The site has previously been identified as an open area important to the setting and character of the area (Local Plan policy EN6).

Site Reference: **ADD7** (2.48 ha)

REJECTED

Location: **land east of The Drift & south of Westry Close**



Site Description

Site located on the southern edge of the village. It is a slightly sloping, field in agricultural production, which is part of a larger field. A public footpath crosses the site.

Summary of Assessment

Constraints:

Highway Authority: Development could create crossroads which is not acceptable - concerns with junction with Westry Corner/Low Road. Possible highway improvements and comprehensive drainage proposals required.

Public footpath crosses the site.

Lincolnshire Heritage: no remains recorded but prehistoric & Roman finds nearby, evaluation prior to determination required.

Sewer crosses site

The capacity of the Marston treatment works will restrict any planned development in Barrowby until a later phase in the plan period.

Impact:

The site lies south of the village in open countryside. Development here would encroach upon open countryside and have a significant impact on the landscape character (medium) of the open countryside and the visual character of the village.

Consultation Response:

2 representations were received as a result of the consultation in August 2010 covering the following points:

- concerns about loss of prime agricultural land
- concerns about capacity of roads, school and utilities

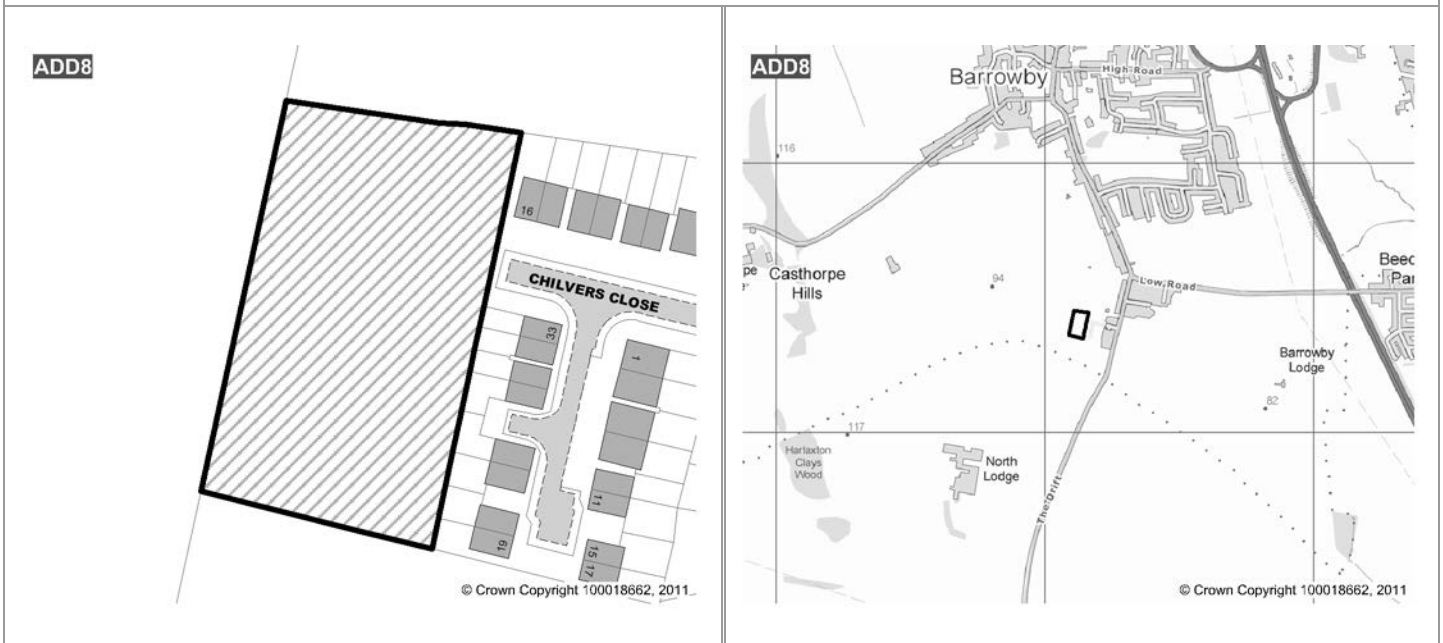
Conclusion

Not considered to be suitable for allocation:

Highway Authority constraints may make site unviable.

Site Reference: **ADD8** (0.52 ha)

Location: **land west of Chilvers Close & The Drift**



Site Description

Pony paddock on the edge of the settlement. Accessed via Chilvers Close, a small development to the southwest of the village.

Summary of Assessment

Constraints:

Highways Authority: concerns about the junction with Low Road and Westry Corner. Comprehensive drainage proposals would be required.

Lincolnshire Heritage: no remains recorded but prehistoric & Roman finds nearby, evaluation prior to determination required.

The capacity of the Marston treatment works will restrict any planned development in Barrowby until a later phase in the plan period.

Impact:

The site is adjacent to existing residential development on the edge of the village. It is reasonably well related to the existing built form, although it is some distance from the main village facilities/amenities. Development here would have minimal impact on the landscape and visual character of the village.

Consultation Response:

2 representations were received as a result of the consultation in August 2010 covering the following points:

- concerns about loss of prime agricultural land
- concerns about capacity of roads, school and utilities

Conclusion

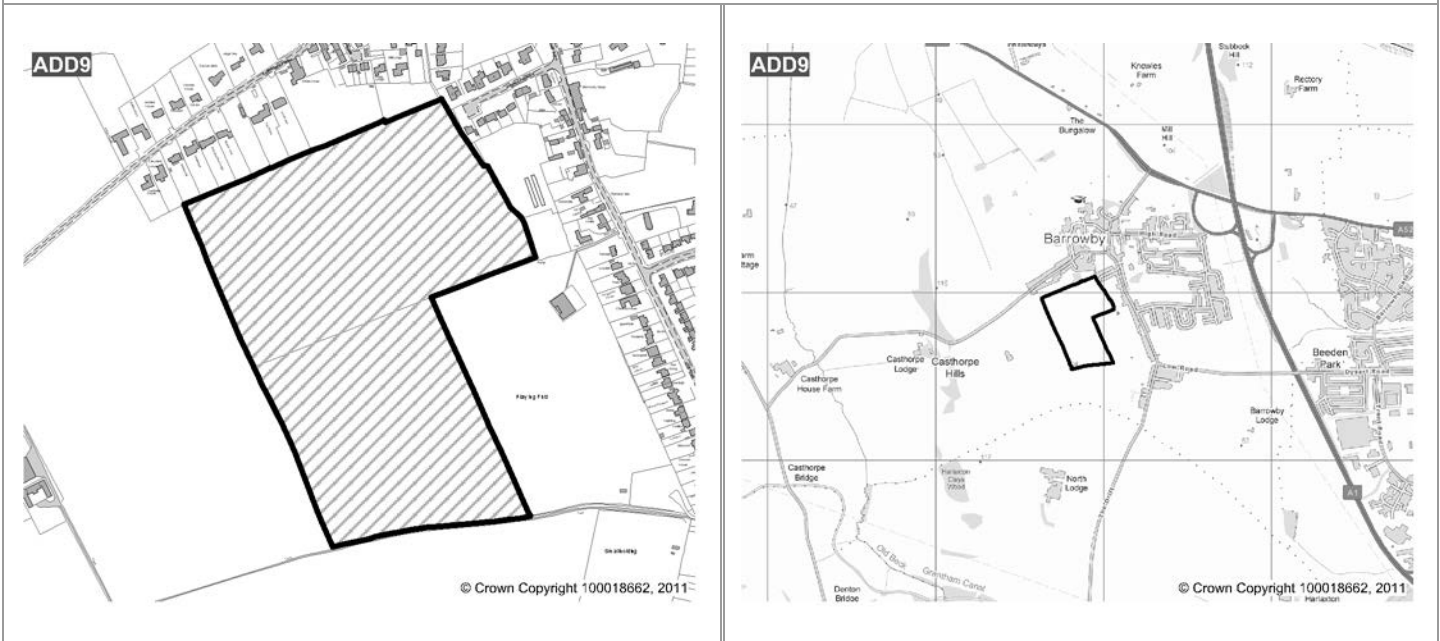
This site is considered suitable for allocation:

May be suitable for residential development, but is some distance from village facilities

Site Reference: **ADD9** (14.33 ha)

REJECTED

Location: **land west of Low Road & south of Casthorpe Road**



Site Description

Large site located on the western side of the village. Comprises a large agricultural field with residential properties to the north. Public footpaths run along the southern boundary and part of the eastern boundary.

Summary of Assessment

Constraints:

Highway Authority: unlikely to support development at this site - access issues, concerns about Westry Corner, access onto Low road and possible impact on Trent Road, Low Road and Barrowby Gate. Comprehensive drainage proposals will be required.

Tree Preservation Order (No 123) to the north boundary.

Public footpaths to south boundary and east boundary.

Lincolnshire Heritage: no remains recorded but prehistoric & Roman finds nearby, evaluation prior to determination required.

The capacity of the Marston treatment works will restrict the scale of development. Any planned development in Barrowby could only be considered in a later phase in the plan period.

Impact:

This is a large site which is located outside the confines of the village, away from the main settlement. There are residential properties to the north edge of the site only. Development in this location would have a significant impact on landscape character (medium) of the open countryside and the visual character of the village.

Consultation Response:

10 representations were received as a result of the consultation in August 2010 covering the following points:

- concerns about access to site and narrow roads
- no requirement for large developments,
- concerns about infrastructure capacity
- concerns about impact on landscape - site has sweeping views over open countryside
- school at capacity
- concerns about loss of good agricultural land

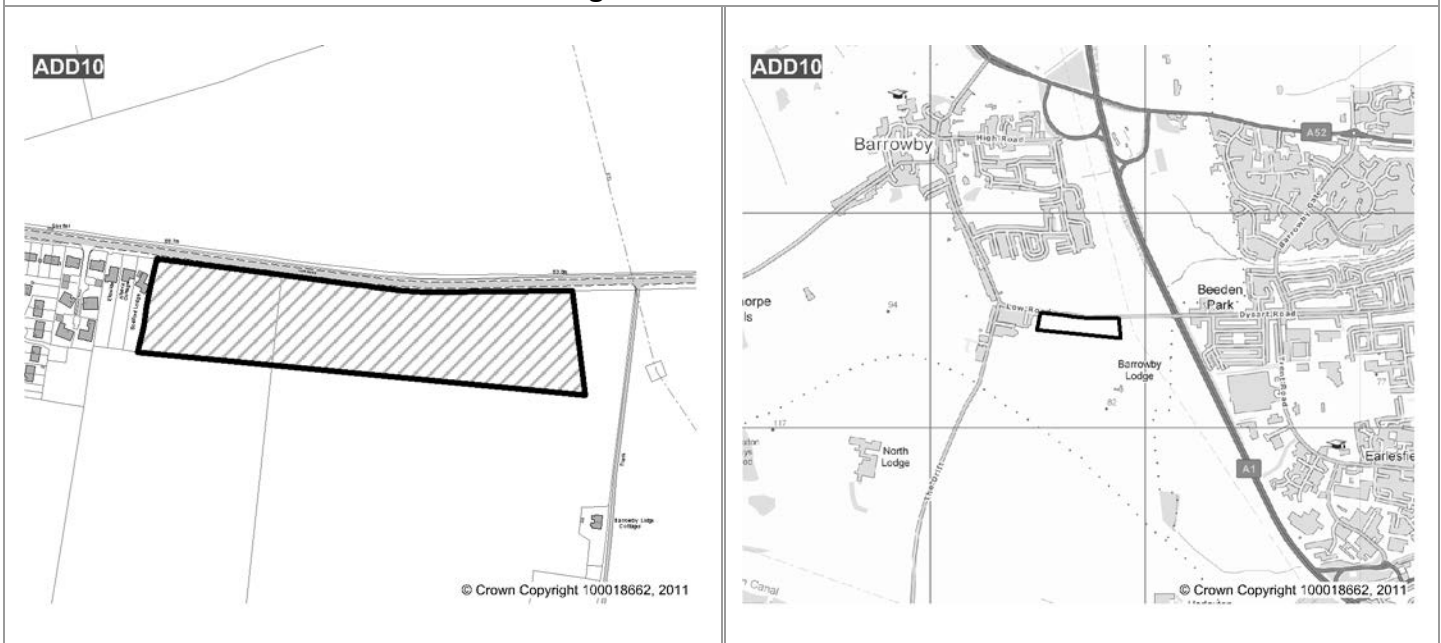
Conclusion

Not considered to be suitable for allocation:

This is a large site in open countryside, which can only be accessed via a track. The site unsuitable due to size, impact on landscape and existing village and Highway Authority constraints.

Site Reference: **ADD10** (3.05 ha)
Location: **Land East of Scalford Lodge**

REJECTED



Site Description

Large site located south of the village. Comprises part of a larger field which is in agricultural production.

Summary of Assessment

Constraints:

Highway Authority: highway improvements may be necessary (ghost island right turn lane, road widening, speed limit extension) and comprehensive drainage proposals are required. May support small frontage development only, adjacent to existing.

Lincolnshire Heritage: no remains recorded but prehistoric & Roman finds nearby, evaluation prior to determination required.

The capacity of the Marston treatment works will restrict any planned development in Barrowby until a later phase in the plan period.

Impact:

This site is adjacent to existing residential development on the edge of the settlement. It is a large site which, if fully developed, would extend the village, encroach on the open countryside and have a significant impact on landscape character (medium) of the open countryside and the visual character of the village. Some small-scale frontage development, adjacent to the existing residential properties, may be appropriate but it is some distance from the village facilities/amenities and would increase ribbon development.

Consultation Response:

2 representations were received as a result of the consultation in August 2010 covering the following points:

- concerns about loss of prime agricultural land
- concerns about capacity of roads, school and utilities

Conclusion

Not considered to be suitable for allocation:

This is a large site on the edge of the village. Development here would extend ribbon development, have an adverse impact on the landscape and extend the village towards the A1 and Grantham.