



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Cabinet

11 September 2023

Report of Councillor Phil Dilks –
Cabinet Member for Housing and
Planning

Comprehensive Masterplan for Local Plan allocation at Low Road, Barrowby

Purpose of Report

To seek approval from Cabinet for the submitted Comprehensive Masterplan document for the Local Plan residential development site allocation at Low Road, Barrowby (Local Plan Ref: LV-H3).

Report Author

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Recommendation

It is recommended Cabinet approves the proposed Comprehensive Masterplan (Dated June 2023) (Revision Q) enclosed at Appendix 1 as the agreed Masterplan for the Low Road, Barrowby Local Plan allocation.

Decision Information	
Is this a Key Decision?	No
Does the report contain any exempt or confidential information not for publication?	No
What are the relevant corporate priorities?	Housing that meets the needs of all residents
Which wards are impacted?	Belvoir Ward

1 Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance and Procurement

- 1.1 The approval of the Masterplan will have no financial implications for the Council or the Local Planning Authority.

Completed by: Alison Hall-Wright, Assistant Director of Finance and Deputy S151 Officer

Legal and Governance

- 1.2 The approval of the Masterplan is a Non-Key Decision to be taken under the requirements of the adopted Local Plan. As such, under the Scheme of Delegation, the approval of the masterplan falls to be considered by Cabinet.

Completed by: Graham Watts, Assistant Director of Governance and Monitoring Officer

Is an Equality Impact Assessment required?

- 1.3 An Equality Impact Assessment is not required.
- 1.4 The allocation of the site has been the subject of an Equality Impact Assessment as part of the preparation of the adopted South Kesteven Local Plan 2011-2036 and the approval of the Comprehensive Masterplan is a requirement of the adopted Local Plan policy.

- 1.5 The Comprehensive Masterplan will form part of the decision-making process for forthcoming planning applications on the site and, these will also be determined in accordance with the relevant Public Sector Equalities duties.

Completed by: Carol Drury, Community Engagement Manager

Climate Change

- 1.6 The Local Plan policies were subject to a Sustainability Appraisal as part of the preparation and examination of the Local Plan.
- 1.7 Any forthcoming planning applications for development on the site will be subject to assessment against the policies in the development plan, which includes a series of principles of sustainable development and require development proposals to minimise their impacts on climate change.

Completed by: Serena Brown, Sustainability and Climate Change Officer

2 Background to the Report

- 2.1 The Council's vision in the Corporate Plan is to "be the best district in which to live, work and visit". The adopted Local Plan and planning have a key role in realising this aspiration. Housing that meets the needs of all residents is identified within the Corporate Plan as a key priority for the Council and this is echoed within the adopted Local Plan.
- 2.2 The South Kesteven Local Plan 2011-2036 was adopted by the Council on 30 January 2020 and plans for the delivery of development to meet the District's housing and employment needs.
- 2.3 Land at Low Road / Reedings Road, Barrowby is allocated within the adopted Local Plan (Site Ref: LV-H3) for the development of up to 270 new dwellings at a maximum density of 35 dwellings per hectare.
- 2.4 The allocation site is located to the south of Barrowby, bounded by residential development to the north and Low Road to the south. The A1 is located to the east of the site, approximately 85 metres away and separated by a further parcel of arable land. Whilst there are no formal public rights of way running through the site, there is an established, well used route running north to south from Reedings Road to Low Road towards the centre of the site.
- 2.5 The Local Plan policy requires a masterplan to be approved for the entire site. The policy sets out several development principles which need to be followed including the phasing of the development, landscape and boundary treatments, and biodiversity net gain enhancements. The full text of the Local Plan policy allocation is contained in **Appendix B** of this report.

- 2.6 The Local Plan allocation site is under the control of three separate parties; Persimmon Homes (northern parcel), Allison Homes (southern parcel) and Platform Housing Group (western parcel). Whilst the site ownership falls under three separate landholdings, it is a single allocation within the adopted Local Plan with the associated development principles covering the whole site. In this respect, the purpose of the Masterplan is to ensure that the site is developed in a comprehensive and co-ordinated manner, and to ensure that the development of the individual land parcels does not inhibit the provision of a high-quality scheme across the whole allocation.
- 2.7 The western parcel has already been given planning permission for 49 dwellings (Our Ref: S18/0093 and S19/2140) and for the construction of a food store (Our Ref: S20/1124). The food store has been built and is open, and the housing has been completed.
- 2.8 The Council (as Local Planning Authority) are currently in the receipt of two planning applications for the development of the northern parcel (Persimmon Homes). These applications envisage the development of the site for 67 dwellings and are currently undetermined. The recent full planning application – submitted in February 2023 – has been designed in parallel with the proposed masterplan document.
- 2.9 The developers for the northern and southern parcels of land (Persimmon Homes and Allison Homes) have been working together to prepare a Comprehensive Masterplan document. Whilst the masterplan focuses primarily on the development of the northern and southern parcels of the site allocation, it does show the already built development on the western parcel. This is important as it demonstrates how the remaining, undeveloped parcels would connect into the completed development, as well as the existing settlement.
- 2.10 The preparation of the Masterplan has involved extensive discussions between Officers, Developers and the local community, and this has included a review of the emerging document by the Council's Design PAD service. The submitted version of the Masterplan (see **Appendix A**) has been the subject of formal public consultation as part of a 21-day consultation on the ongoing Persimmon Homes applications; this has included consultation with Barrowby Parish Council, local residents and all statutory consultees, which has not identified any objections to the submitted document. Further information relating to the consultation is provided at Paragraph 2.13. below.

The Masterplan document

- 2.11 The submitted Comprehensive Masterplan document (**Appendix A**) (Dated June 2023) (Revision Q) includes a site and contextual analysis, response to this contextual analysis, vision for the overall site allocation, and a series of key development principles. The vision for the site allocation is outline as the following:
- “A landscape led extension to the village, centred around a large central green space with a plethora of connections to the wider community. The development will be inter-dispersed with landscaping, tree planting and green corridors to maintain the rural feel of the wider rural community”.*

2.12 Section 6 of the Comprehensive Masterplan document sets out the development proposals for the whole site allocation and outlines the following key points:

- Vehicular access to the Allison Homes parcel will be via Low Road. Whilst vehicular access to the Persimmon Homes parcel will be via an extension of Reedings Road, and via an extension of Owen Road (through the Platform Housing Group development).
- Extensive areas of public open space are to be provided on the eastern and southern boundaries of the site; including sustainable drainage systems (SuDS) attenuation basins and swales and areas of play space.
- The allocation will provide for affordable housing in accordance with Policy H2.
- In line with Highways Authority guidance, there will be a hierarchy of three different types of streets; Primary Street, Shared Surface (Secondary Street); and Private Drives / edge lanes.
- Grassed verges with street trees will be in place on one side of the carriageway of the primary street with opportunities for hedgerow planting and trees within front gardens of dwellings on the other side of the carriageway. The only exception to this is the north-south continuation of Reedings Road, within the Persimmon Homes parcel, where a grass verge with street trees will be planted on both sides.
- The proposed and indicative materials will include a mix of red brick, stone, and the use of render or cladding on feature buildings. Features will also include the use of chimneys, stone cills, joint detailing, contrasting brick banding, lintel details with arched lintels and glazing bar details on features and quoins.
- Housing will front onto green corridors to create a positive frontage. Green corridors will provide dedicated footpath and cycle access through the site, east to west along the central hedgerow and north to south from Reedings Road to Low Road.
- The north-south green corridor between Reedings Road, within the control of Persimmon Homes will comprise of a vehicular access, a 3m wide foot / cycleway on either side, and 3m grass verge with street trees on either side. For the part of the corridor in the control of Allison Homes, this will be a more informal planting arrangement with the incorporation of a foot / cycleway running north to south.
- The Central Green will provide a focal space for play, activities and events set within an informal landscaped setting. The open space will be easily accessible and located along a proposed footpath / cycle route. Housing will front onto the Central Green providing informal natural surveillance of the open space.
- In terms of phasing, the western parcel has been delivered on site first. The Persimmon Homes parcel would form phase 2 with a build out rate of 40 dwellings per year. For the Allison Homes parcel, a planning application is expected in 2023 with development likely to commence on site in 2024.

Public Consultation

- 2.13 The submitted Comprehensive Masterplan document has been the subject of public consultation as part of the pending Persimmon Homes applications. As part of this formal consultation period comments have been received from Barrowby Parish Council, which have stated the following:

“Support Barrowby Parish Council support this application.

The Masterplan covers all the aspects we would expect; however, we do have some questions that would need further discussion as the process progresses.”

- 2.14 In addition, a total of 70 (no.) public representations have been received on these applications. A summary of the representations received are enclosed at **Appendix C** to this report. It should be noted the majority of these representations have raised objections to the proposed development based on the principle of residential development on the site, and the impact of the development on local highways, drainage, education and healthcare capacity. These material planning considerations would be assessed in detail as part of the determination of any planning application on the site. However, it should be noted that, as a matter of principle, the allocation of the site within the adopted Local Plan has established that 270 dwellings could be accommodated on the site without have an unacceptable impact on the local area.
- 2.15 In respect of the Comprehensive Masterplan, the public representations have not raised any relevant considerations in respect of the specific details included within the document and / or any factors relating to the co-ordinated development of the allocation site.
- 2.16 Furthermore, as detailed above, the formulation of the Comprehensive Masterplan has been the subject of continued engagement between the Developers and Officers, including the Council’s Urban Design Officer and Lincolnshire County Council (as Local Highways Authority and Lead Local Flood Authority) through the Council’s Design PAD service.
- 2.17 As part of their comments on the final, submitted Masterplan document, Lincolnshire County Council (as LHA and Lead Local Flood Authority) have confirmed they have no objections, and that all their previous comments and concerns have been addressed.
- 2.18 Similarly, the Council’s Urban Design Officer has confirmed the final document is supported and has addressed all matters previously discussed.

Conclusions and Next Steps

- 2.19 Considering the above, it is Officers’ assessment the submitted Comprehensive Masterplan sets out an appropriate high-level strategy for the site and would ensure the co-ordinated delivery of a high-quality scheme across the site allocation, and therefore provides an appropriate basis to assess the acceptability of any applications for the remainder of the site allocation.
- 2.20 In the context of the above, the Persimmon Homes applications are currently pending determination by the Local Planning Authority; with the determination of

these applications being withheld until the Masterplan for the site allocation has been approved by Council. The submitted applications will subsequently be determined in the context of their accordance with the approved Masterplan.

- 2.21 In respect of the Allison Homes parcel, it is understood a full application for the remaining capacity of the site allocation will be submitted by the end of 2023 and would also be considered in the context of their accordance with the approved Masterplan.

3 Key Considerations

- 3.1 The Council has a legal duty to determine all planning applications in accordance with the adopted Development Plan unless material considerations indicate otherwise. The Council adopted the South Kesteven Local Plan 2011-2036 on 30 January 2020, and this forms the Development Plan for the District alongside any made Neighbourhood Development Plans.
- 3.2 Policy LV-H3 of the adopted Local Plan allocates land at Low Road, Barrowby for residential development of up to 270 residential dwellings and includes a series of development principles to guide the delivery of the site allocation. Criteria (a) of these principles requires the approval of a masterplan for the site by the Council, following consultation with the local community.
- 3.3 The submitted masterplan document has been the subject of extensive engagement between Officers, Developers and the local community. This has resulted in the submitted document being supported by all parties and, therefore, it is recommended to Cabinet for approval as the agreed masterplan for the site.

4 Other Options Considered

- 4.1 The alternative of not approving the submitted Comprehensive Masterplan has been discounted. Failure to approve the Masterplan document would result in the planning applications for the remaining parcels of the site allocation being determined in the absence of an agreed masterplan, and this may result in the applications being deemed contrary to the Local Plan policy requirements. As a result, this may result in planning permission being delayed and/or withheld for the site allocation.
- 4.2 This course of action would have implications for the Council in respect of the requirement to maintain a 5-year housing land supply and, as a result, could lead to planning applications for speculative development within the District. Similarly, it may also result in appeals against the refusal/non-determination of planning applications for the remaining site allocation, and the Council may be liable for costs incurred for defending any decision.

5 Reasons for the Recommendation

- 5.1 The submitted masterplan document is recommended for approval to ensure that there is an agreed masterplan for the Low Road, Barrowby Local Plan allocation, which will ensure the comprehensive and co-ordinated delivery of the remainder of the site allocation. This is important because it will assist in ensuring the Council meets its corporative objectives in respect of delivering housing that meets the needs of all residents, through the delivery of high-quality, well-designed developments.

6 Consultation

- 6.1 The South Kesteven Local Plan 2011-2036 was the subject of several stages of preparation, including a number of periods of consultation, prior to the examination of the Plan by the Planning Inspectorate. As such, the allocation of the land at Low Road, Barrowby was the subject to extensive public consultation during that process.
- 6.2 The Comprehensive Masterplan document has also been the subject of consultation with the local community and statutory consultees, in connection with the Persimmon Homes applications which are currently pending determination. In accordance with the requirements set out within the Town and Country Planning (Development Management Procedure) Order, and the Council's Statement of Community Involvement, this has included a formal 21-day consultation period with a site notice posted at the site, and formal notification sent to all neighbouring properties.
- 6.3 A number of additional 14-day consultation periods have been advertised following the submission of the Masterplan document, and following the re-submission of the document following amendments which were made to address the comments raised during the previous consultation stages.
- 6.4 Furthermore, the Masterplan document has been the subject of discussion during the Council's Design PAD services, which is a multi-disciplinary meeting which brings together key consultees such as highways, drainage and design to ensure a co-ordinated and complimentary response planning matters.

7 Background Papers

- 7.1 *Committee Report for S18/0093* – Outline application for construction of 49 dwellings (Access for approval only)
<http://planning.southkesteven.gov.uk/SKDC/S18-0093/1665803.pdf>
- 7.2 *Committee Report for S19/2140* – Approval of reserved matters for appearance, landscaping, layout and scale for 49 dwellings following grant of outline permission S18/0093
<http://planning.southkesteven.gov.uk/SKDC/S19-2140/1845370.pdf>

<http://planning.southkesteven.gov.uk/SKDC/S19-2140/1886204.pdf>

- 7.3 *Committee Report for S20/1124* – Erection of a food store (Use Class E1a) and associated car parking

[Application - S201124.pdf \(southkesteven.gov.uk\)](#)

8 Appendices

- 8.1 Appendix A – Comprehensive Masterplan document (Dated June 2023) (Revision Q)
- 8.2 Appendix B – Local Plan Policy LV-H3
- 8.3 Appendix C – Summary of public representations