

Persimmon Homes, Allison Homes & Platform Housing Group

Barrowby South

Lincolnshire

Masterplan
June 2023

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Part 1: Introduction & Vision

Introduction

This document sets out how the developers of the sites that form the proposed Barrowby residential allocation will bring forward development to provide a distinct and high quality development in Barrowby that recognises and respects the existing village character.

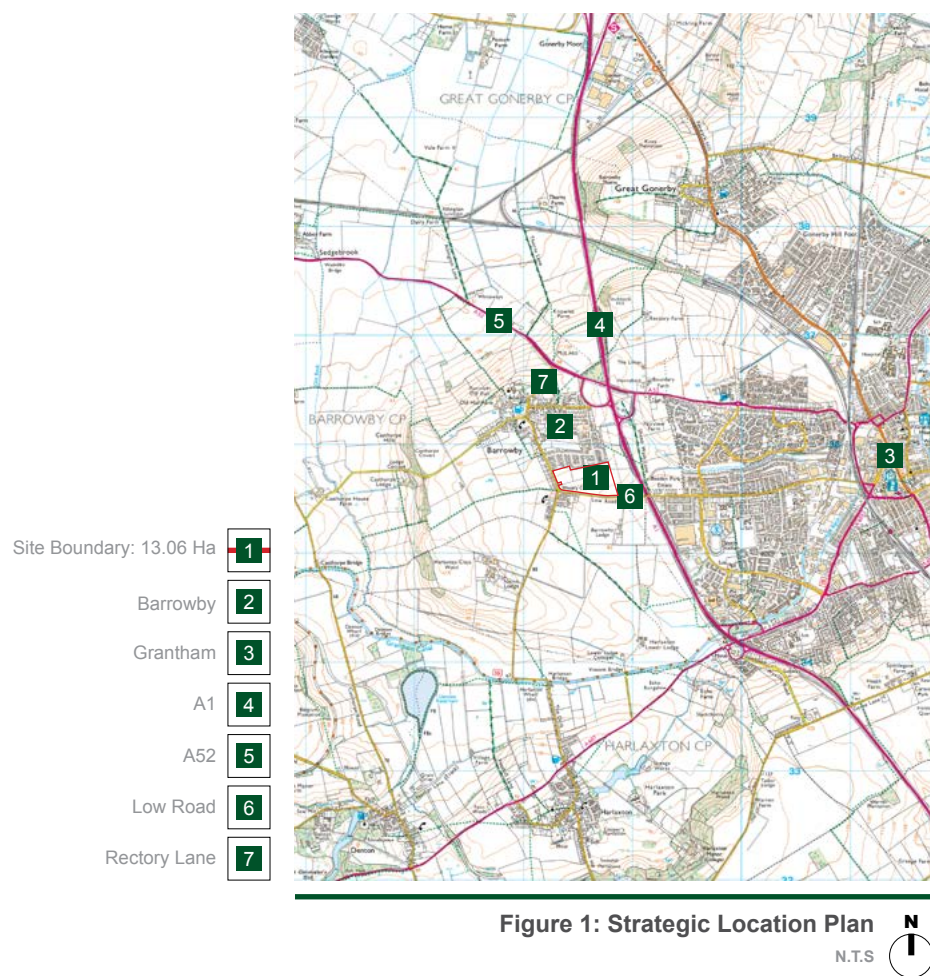
Persimmon Homes, Allison Homes and Platform Housing Group are the three developers and interests in individual parts of the allocation site. Through discussion with South Kesteven District Council (SKDC) planning team it was agreed that a concept masterplan for the allocation would be prepared to inform the determination of planning applications for the site, while the Platform Housing Group Parcel does now benefit from outline and reserved matters consent.

The three different land parcels which form the allocation are at different planning stages. The eastern parcel in the control of Platform Housing Group benefits from planning permission for 49 dwellings (outline planning permission S18/0093 and Reserved Matters Consent S19/2140). Persimmon Homes have also submitted an outline planning application pending consideration (planning reference S19/1131).

The accompanying concept masterplan for the allocation sets out the land use and design principles to guide the future development of the allocation, which will come forward via independent application phases to create a sustainable new extension to Barrowby.

The allocation masterplan responds to the Adopted Local Plan prepared by SKDC which covers the period 2011 – 2036. The Adopted Plan includes the site at Barrowby as an allocation for 270 new dwellings (reference LV-H3).

Part 1: Introduction & Vision



Part 1: Introduction & Vision

Vision

- Barrowby is a rural settlement for which within the locality of the allocation site, the character of the area is largely drawn from its rural character and simple architectural design.
- Hedgerow planting is common both to dwelling frontages and field boundaries.
- The masterplan will draw on these qualities with existing trees and hedgerows to be retained and enhanced as part of the development.
- New landscape features will be created, including, play, open spaces, new tree planting, green infrastructure corridors and SuDS features including ponds and swales.
- Street design will also reflect the rural nature of the area with grass verges and tree planting to the primary roads where appropriate.
- Dwelling design will be simple and rural in character and will draw on existing features within the locality. This will include render detailing, stone cills, lintel detailing and chimneys on prominent buildings where necessary, feasible and possible within the development.

‘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 community.’



Figure 3: Aerial View of Allocation, viewing north

N.T.S

Part 2: Planning Context

Planning Context

The South Kesteven Local Plan covering the period 2011 – 2036 was formally adopted by the Council in January 2020.

Policy SP2 ‘Settlement Hierarchy’ of the Adopted Local Plan sets out a settlement hierarchy with the majority of the development being focused within Grantham, followed by the market towns of Stamford, Bourne and the Deepings, then larger villages and smaller villages. Barrowby is defined as a larger village within policy SP2, and this recognises that Barrowby has a key role to play in providing housing and growth. Policy SP2 sets out that in addition to the allocations, development proposals which promote the role and function of the Larger Villages, and will not compromise the settlements nature and character, will be supported.

The site is an allocation in the Adopted Local Plan forming allocation LV-H3 Low Road for up to 270 new dwellings at a maximum of 35 dwellings per hectare. The allocation is accompanied by a number of design principles which are detailed below:-

1. *A masterplan is required for the entire site. All parties shall work together to bring forward a comprehensive plan for the site, including the phasing of development. The masterplan is to be agreed by the Council following consultation with the local community. Development proposals will only be permitted where these are in accordance with the agreed masterplan.*
2. *Additional treatment capacity is required at waste water treatment works and new discharge permits are required for water quality targets. This should be incorporated early on in the development of scheme specifics as part of a scheme wide delivery strategy which demonstrates that capacity is available or could be made available to serve the development subject to phasing.*
3. *The masterplan and development proposals will incorporate a substantial landscape and boundary treatment for the southern and eastern edges of the site allocation. No development will be permitted beyond the site allocation.*
4. *The phasing of the development shall occur in accordance with the Infrastructure Delivery Plan, with particular relevance to education and capacity at Barrowby Primary school.*
5. *The masterplan and development proposals will provide suitable and appropriate residential amenity buffers to the eastern edge in respect of the electricity pylons and the A1 to the southern edge in respect of the high pressure gas line.*
6. *Potential landscape impacts should be mitigated through high quality design and landscaping.*
8. *The development should provide net gains in biodiversity on site and contribute to wider ecological networks where possible.*

It is important to emphasise that whilst the site falls within three different land holdings, it is just one allocation within the Local Plan with associated development principles covering the whole allocation.

Part 2: Planning Context

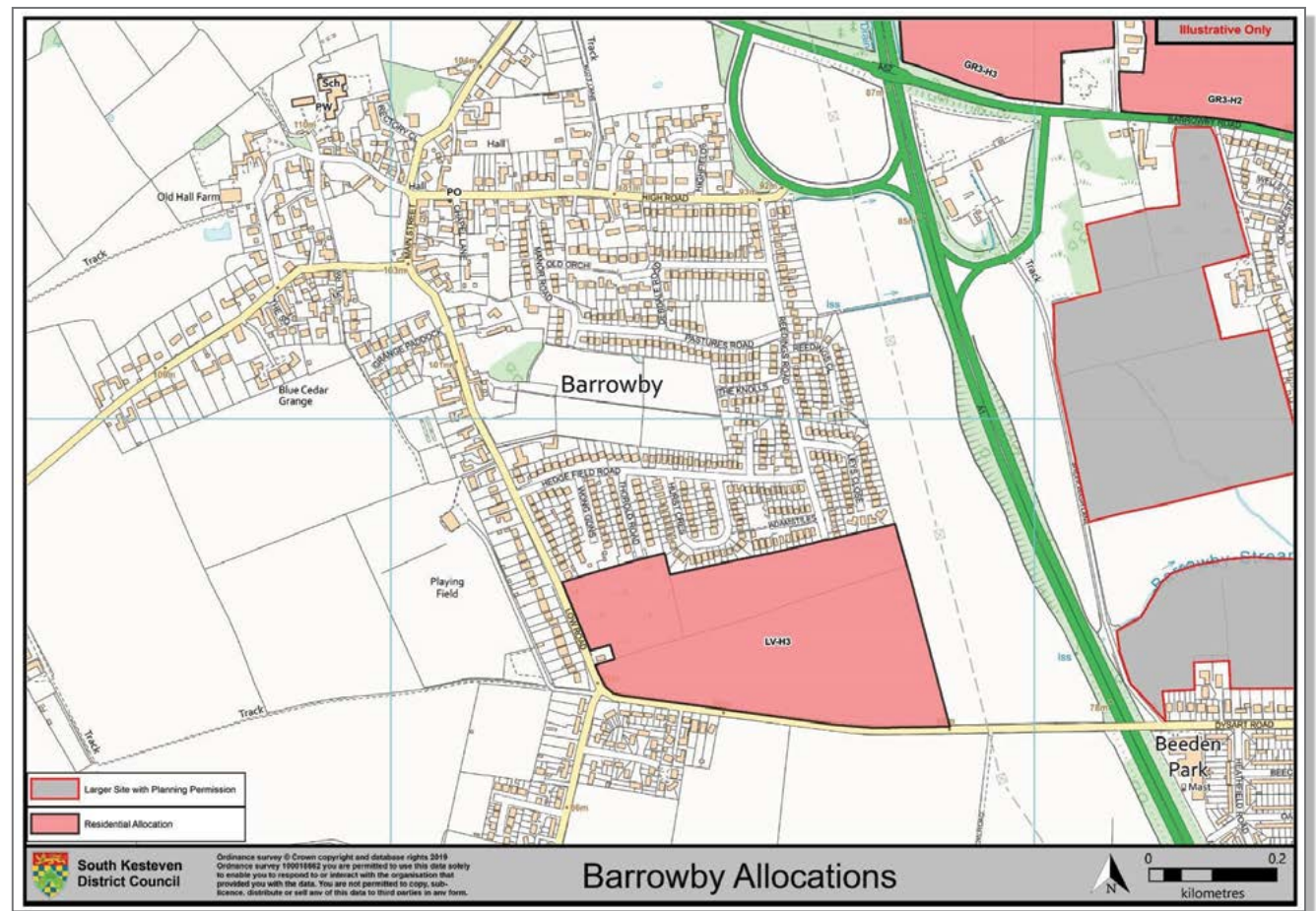


Figure 4: Barrowby Allocation

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National Planning Policy

The National Planning Policy Framework (NPPF) revised July 2021 and the supporting Planning Practice Guidance (PPG) set out design guidance for new development and these design principles have been embraced as part of the design strategy.

At the heart of the NPPF is a presumption in favour of sustainable development. Within Section 12 (Achieving well-designed places), paragraph 126 of the NPPF makes specific reference to good design as a key aspect of sustainable development.

“126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...”

The matters which are most relevant to design in respect of an application are contained in paragraph 130, which states that planning policies and decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

National Design Guide

The National Design Guide January 2021, sets out the characteristics of well-designed places and demonstrates what good design means in practice. It notes (page 5) that:

“A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

- *The layout (or masterplan)*
- *The form and scale of buildings*
- *Their appearance*
- *Landscape*
- *Materials; and*
- *their detailing”*

National Model Design Code

The National Model Design Code September 2021 provides detailed guidance on the production of design codes, guides and policies promoting successful design.

“It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government’s priorities and provides a common overarching framework for design.”

SKDC Local Plan 2011- 2036

The Local Plan was adopted in 2020 and sets out the vision and overall development strategy for the district for the period from 2011-2036. The following policies are considered of relevance:

- Policy EN1 - Landscape Character
- Policy EN2 - Protecting Biodiversity and Geodiversity
- Policy EN3 - Green Infrastructure
- Policy DE1- Promoting Good Quality Design
- Policy OS1 - Open Space
- Policy LV-H3 - Barrowby Residential Allocation

Local Guidance

The Design Guidelines for Rutland & South Kesteven was approved in 2021 and provides additional guidance to the Local Plan Policy DE1 and other relevant policies.



The Manual for Streets 2007 provides guidance on how to achieve well designed streets and spaces that serve the community in a range of ways.



Building for a Healthy Life

The scheme has been developed with consideration of the ‘Building for a Healthy Life’ approach, with the latest edition written in partnership with Homes England, NHS England and NHS Improvement.

These considerations “are presented to help those involved in new developments to think about the qualities of successful places and how these can be best applied to the individual characteristics of a site and its wider context.” Building for a Healthy Life is a useful tool for leading design discussions and using as part of a design process.

“Building for a Healthy Life is a Design Code to help people improve the design of new and growing neighbourhoods” BHL 2020.



Part 3: Site and Contextual Analysis

The Site - General Overview

The village of Barrowby has strong connectivity to surrounding areas through its adjacent location to the A1 motorway and the A52, which makes large urban areas such as Peterborough, Nottingham and Newark accessible in 30 minutes. Grantham (which is circa 2 miles away from the site) is the primary town in South Kesteven with a population of over 45,000 people. It has a train station on the East Coast main line providing excellent access to London (1 hour 10 minutes) and also has a wide range of employers and a high level of services and facilities.

Barrowby is classified as a Larger Village in the Adopted South Kesteven Local Plan which means it has a key role to play in delivering new homes and growth in the District. The village has a number of services including a post office, coffee shop and deli, butchers, sports pavilion and public house. The village also has a primary school, church and memorial hall. The majority of these services are within walking and cycling distance of the proposed site allocation at Low Road, Barrowby. The village also has a frequent bus service which runs directly adjacent to the proposed site allocation and provides access to Grantham within 10 minutes.

The allocation is located to the south of the existing village. The allocation includes the fields running to the south of the established residential areas served off Reedings Road and Hedge Field Road and runs down to the boundary with Low Road.

Hedgerows are in place on all boundaries of the allocation, with the exception of the eastern boundary of the Allison Homes site and the northern boundary of the Persimmon Homes site. Internal boundaries between the three separate land parcels are also hedge lined.

Existing dwellings served off Reedings Road and Hedgefield Road and Low Road are post world war II and consist of a mix of single and two storey detached and semi detached dwellings with dwellings on Low Road in particular set within generous curtilages.

The A1 is located to the east of the site, and at its closest point is approximately 85 metres away and separated by an arable field. Electricity pylons/ overhead lines are also located just over 50 metres away from the eastern boundary of the allocation.

There are no public rights of way which run through the allocation, however there is an existing desire line which runs north to south through the site connecting Reedings Road with Low Road.



Figure 5: Aerial View of Allocation, viewing east
N.T.S

Part 3: Site and Contextual Analysis

Landscape Character - Summary (Landscape and Visual Goldby and Luck, 2018)

- A Landscape and Visual Impact Assessment has been undertaken in respect of the allocation by Goldby and Luck. This assessment identifies that within the 2007 South Kesteven Landscape Character Assessment the allocation forms part of the Harlaxton Denton Bowl Landscape Character Area which is in part defined as having a varied topography, small to medium scale landscapes and a patchwork of land use including woodlands, arable and pasture.
- In terms of land use, the majority of the wider landscape is farmed comprising typically geometric shaped fields of a medium scale.
- There is a dominance of arable farmland with little pasture of note. In terms of vegetation cover, much of the landscape is defined by the typical pattern of native field boundary hedgerows and intermittent hedgerow trees that often comprise oak and ash.
- There is an increase in tree cover on the steeper landform associated with the scarp slopes that define this landscape. In particular, tree cover increases to the south around the village of Denton and the Belvoir Ridge to the south of Harlaxton.
- In terms of Barrowby this 2007 Landscape Character Assessment states: -
'Barrowby lies on the higher land west of Grantham and has a small core of vernacular properties. It also has a much larger area of 20th century housing, that is not locally distinctive.'

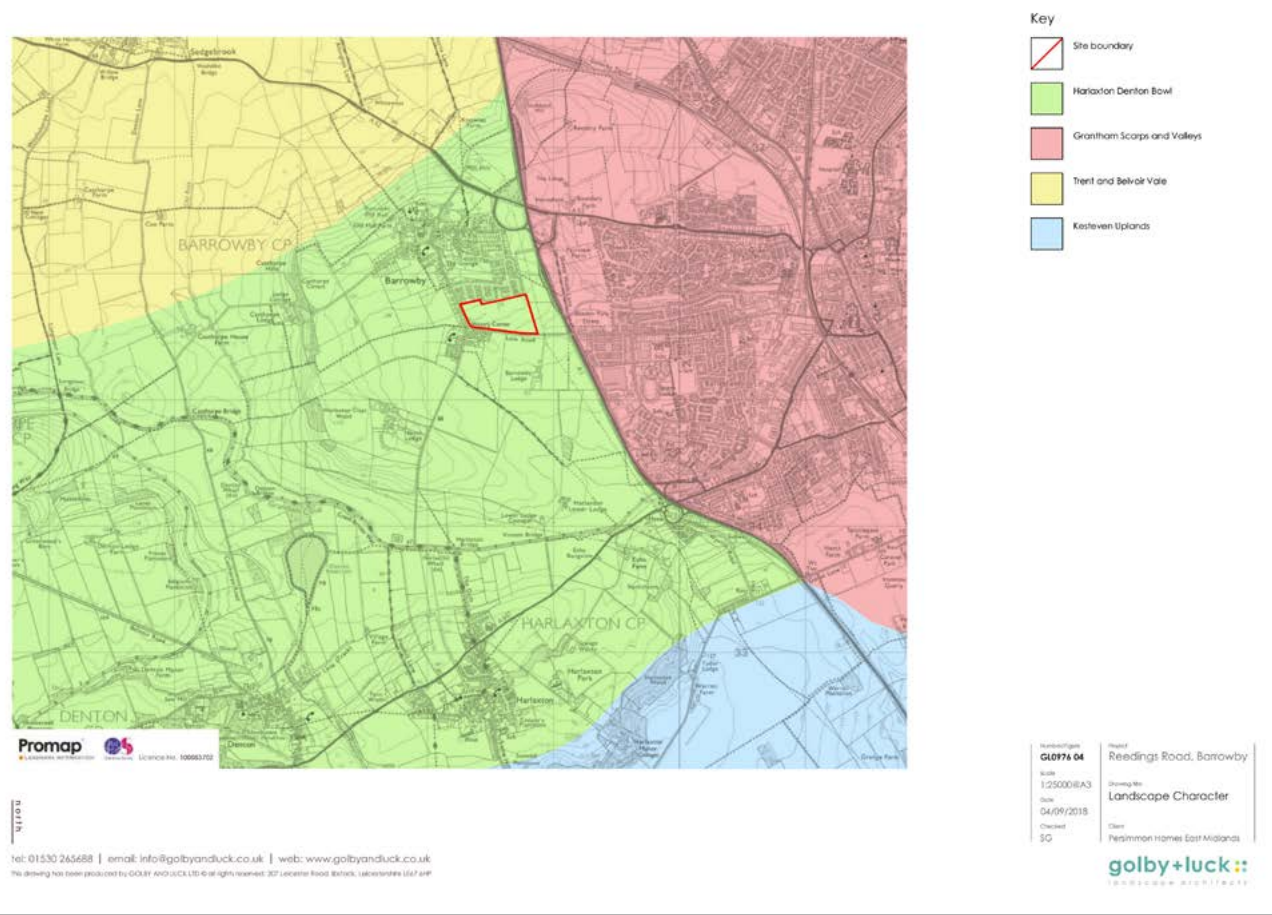


Figure 6: Landscape Character
N.T.S

Part 3: Site and Contextual Analysis

Landscape - Summary

(Landscape and Visual Goldby and Luck, 2018)

- The landscape character of the allocation is heavily influenced by the modern settlement edge, the A1 corridor and overhead pylons.
- The allocation is not covered by any landscape designations that would suggest an increased value or sensitivity to change. The site is located at a distance from the sensitive landscape setting found further south between Low Road and Harlaxton Manor. In terms of the allocation site itself, the LVIA prepared by Goldby and Luck concludes the following:-
- In terms of landscape quality and condition, the site comprises intensively managed arable farmland at the boundary of the modern settlement. The overall condition and quality of this farmland setting and its associated assets are considered to be moderate.
- In terms of scenic quality, the landscape associated with the site and southern edge of the settlement is relatively flat with few distinctive features beyond the boundary vegetation cover, settlement and power lines. The landscape of the site is considered to be of limited scenic quality.
- In terms of rarity, the features of the site are not considered to be rare, or irreplaceable.
- In terms of representativeness, beyond the setting of farmland the features of the site are not considered to be particularly representative of the landscapes associated with the Harlaxton Denton Bowl LCA.

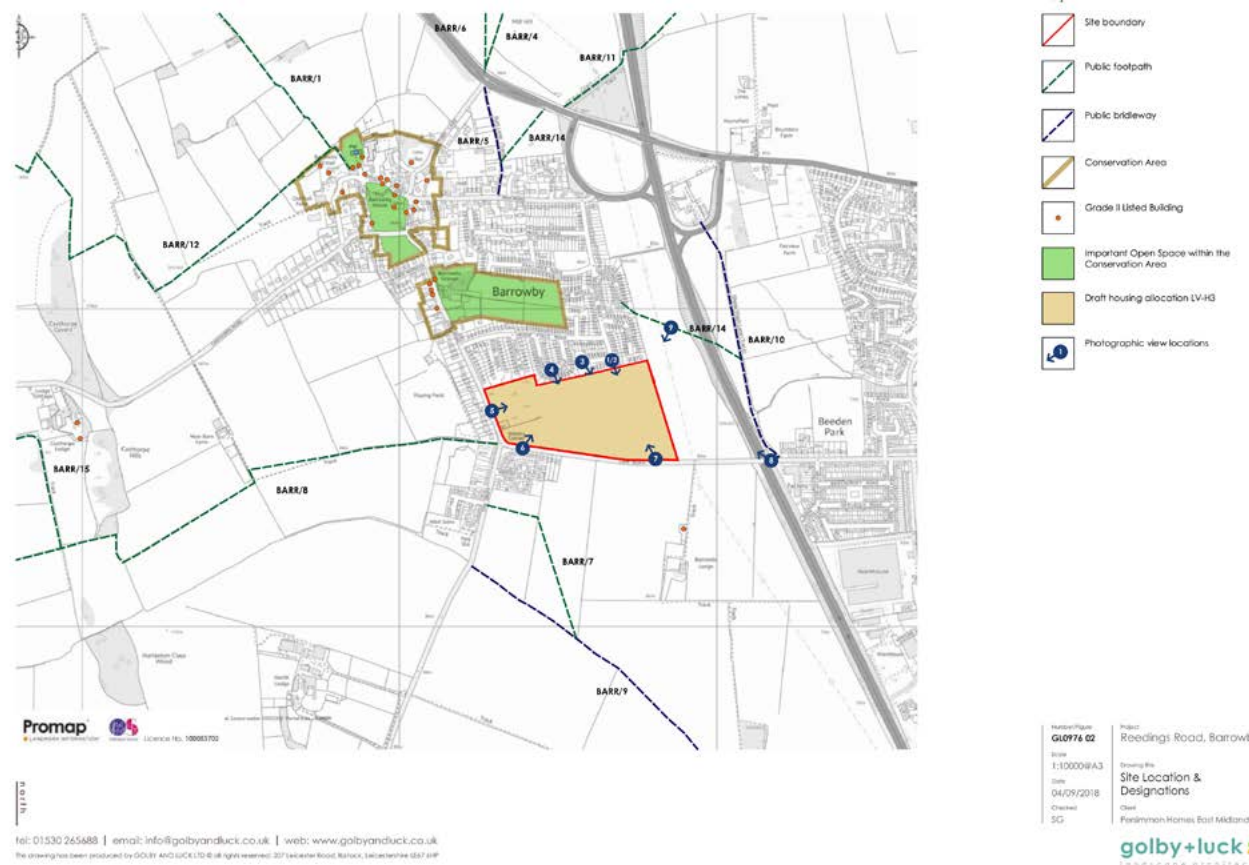


Figure 7: Designations
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Part 3: Site and Contextual Analysis

Visual - Summary

(Landscape and Visual Goldby and Luck, 2018)

- As part of the LVA undertaken by Goldby and Luck representative views of the allocation were considered. The 9 viewpoints represent the visual impact of the site and formed the basis of this assessment. The assessment found immediate open views into the site will be obtainable from visual points 1, 2, 5, 6, 7 and 9, with filtered views from the other view points and footpaths BARR/7 and 10.
- From view points 1 and 2, following the line of Reedings Road there are glimpsed views of Harlaxton Manor that are obtainable and the LVA identifies these views need to be retained as part of the development of the allocation and these will need to be provided for within the Comprehensive Master Plan.
- The LVA found that any wider effects of development will be more limited and can be mitigated through the implementation of new planting measures that will be in keeping with the established landscape character.

Urban – Rural Interface

- The allocation site is located at the urban – rural interface with the eastern and western boundaries abutting the open countryside.
- This interface is recognised within allocation policy LV-H3 with the requirement for significant landscape buffers on the southern and eastern boundaries and these will be provided for as part of the comprehensive masterplan for the allocation.

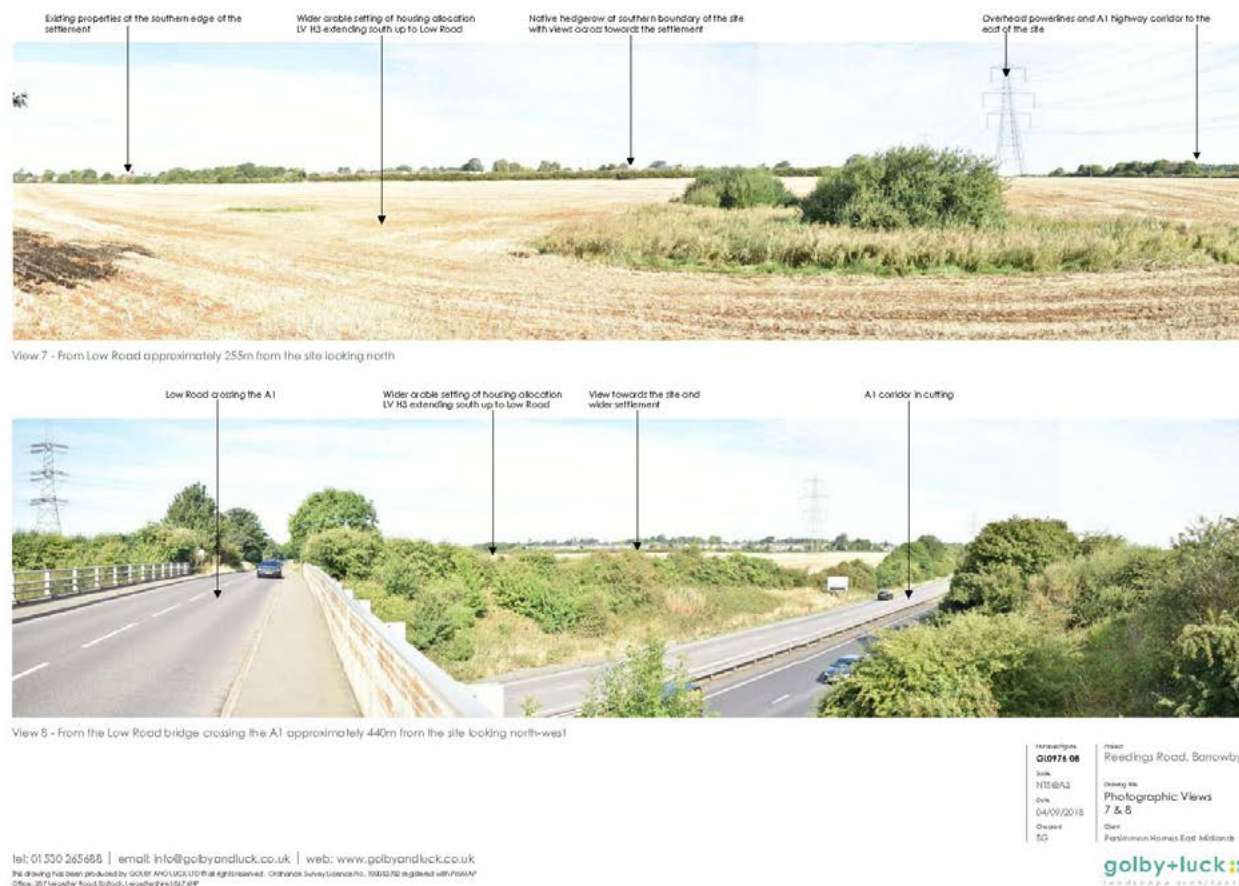


Figure 8: Photoviewpoints

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Part 3: Site and Contextual Analysis

Topography- Summary (Landscape and Visual Goldby and Luck, 2018)

- In terms of landform and water features, Barrowby is located at the top of the Belvoir Ridge with the majority of the settlement spread east across the vale slope that falls into the valley setting of Grantham and the River Witham.
- To the north-west of Barrowby the landform falls sharply across the ridge towards Sedgebrook below 50m AOD.
- To the north-east the ridgeline continues towards Great Gonnerby.
- To the south and south-east the landform falls westwards Grantham at approximately 60m AOD.
- To the south and south-west the Grantham Canal cuts through the localised valley setting passing Denton Reservoir at approximately 70m AOD, after which the landform rises towards the ridgeline at Harlaxton to the south and Woolsthorpe by Belvoir and the Belvoir Castle estate to the west.

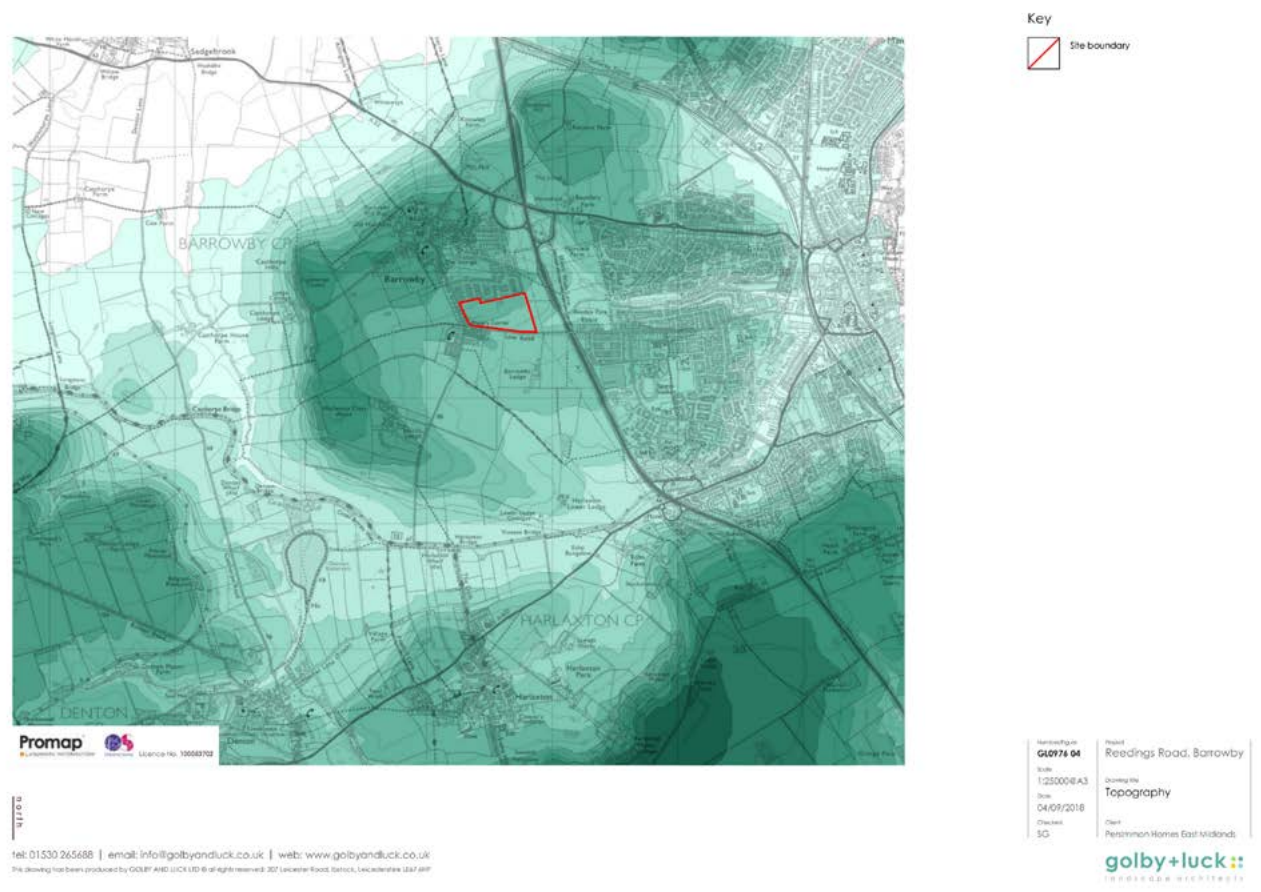


Figure 9: Topography
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Part 3: Site and Contextual Analysis

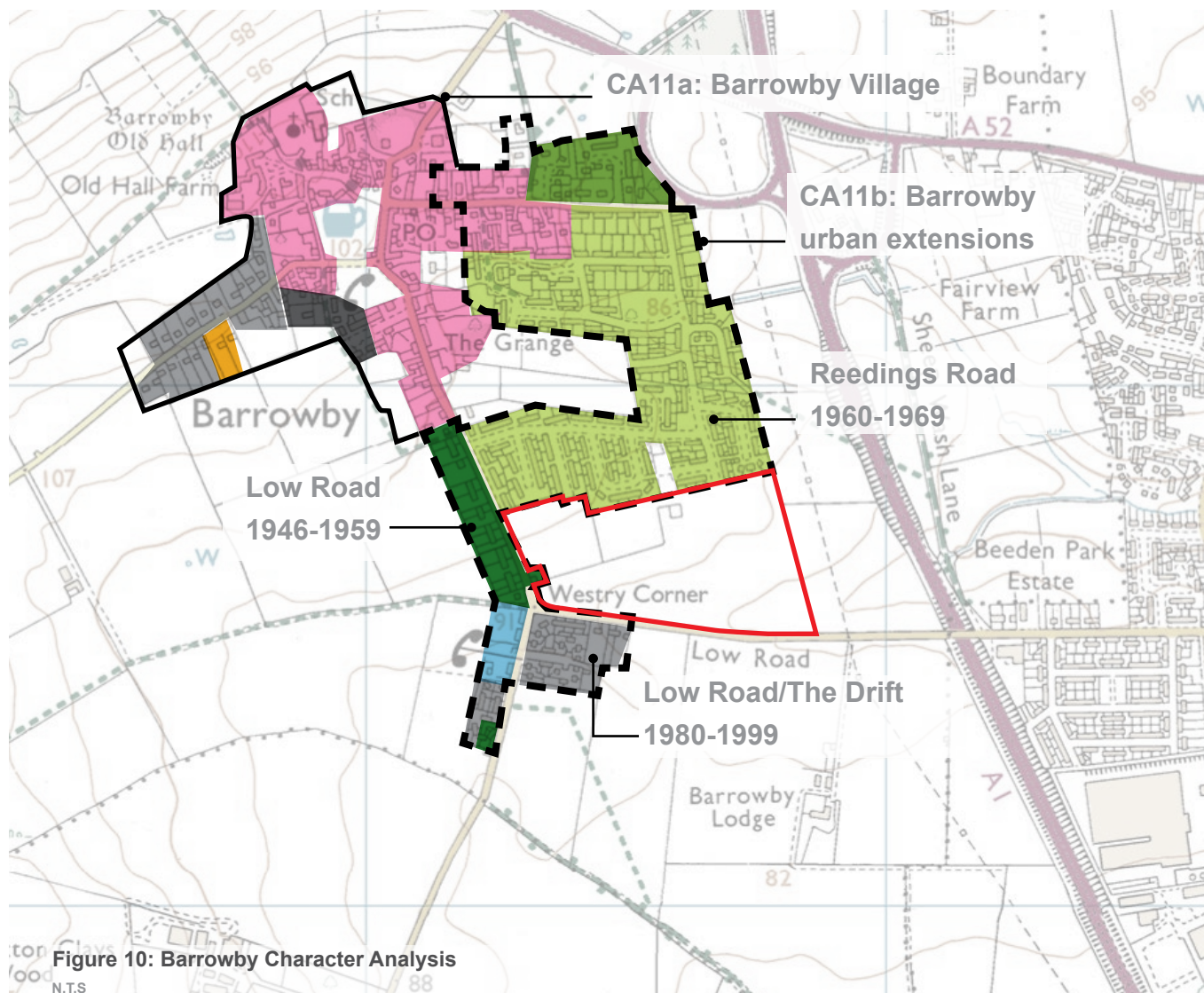
Surrounding Area Character Analysis

An assessment of the built character of Barrowby has been undertaken to look at the following elements:-

- Street character (boundary treatments, building lines and composition of street scenes, individual buildings and their elements)
- Building heights, massing and proportions of buildings
- Relationships between buildings
- Materials
- Architectural features
- Roofspaces
- Facade design, degree of symmetry, variety, the pattern and proportions of windows and doors and their details.

Surrounding Area Character Analysis (Grantham Townscape Assessment - Areas)

 Rural Settlement	Barrowby Character Areas
 1820-1870	 CA11a: Barrowby village
 1931-1945	 CA11b: Barrowby urban extensions
 1946-1959	
 1960-1969	
 1970-1979	
 1980-1999	
 2000-Present	



CA11a: Barrowby village core Grantham Townscape Character Assessment (2017)

Key characteristics

Form/origins:

- Irregular nucleated village set around an informal green with later infill

Heritage assets:

- A high degree of heritage assets reflected in a relatively high number of statutory listed buildings (including boundary walls) and wide and varied scale and period of buildings. Most of the area is within the Barrowby Conservation Area

Topography:

- The settlement sits on level ground on the top of a ridge

Plots:

- Mostly informal, irregular plots historically laid out around a large greenspace and along key routes into the village

Building lines:

- Some variation with some houses set to the roadside and larger, higher status houses set back often in large gardens with boundary walls

Materials:

- An attractive mix of coursed rubblestone and brick houses. Stone is often used for boundary walls and outbuildings. Roofs are mostly clay tile or pantile with some use of natural slate.

Scale:

- Mostly traditional two storey scale with larger houses at two and a half storey, and occasionally three

Uses:

- Predominantly residential throughout with local amenities such as church and village shop and post office

Trees and greenspaces:

- Some fine examples of mature trees to open greenspaces and private gardens, often partially obscuring and/or framing houses and other important landmarks such as the church

Public realm:

- Narrow pavements to the historic core, no street trees but trees to greenspaces and well-defined traditional boundary treatments (mostly stone) throughout.

Access and connectivity:

- Good access to major road networks and a good network of public footpaths to the open countryside.

Architectural qualities within the Barrowby village core are further discussed within the Townscape Character Assessment which include:

- Two storey dwellings; steep roof pitches; stone mullioned windows; simple plan.



Low Road



Church Street



The Posts



Casthorpe Road - Open Space



Casthorpe Road



Low Road

(note. source information; google imagery)

CA11b: Barrowby urban extensions Grantham Townscape Character Assessment (2017)

Key characteristics

Form/origins:

- Post-war expansion of Barrowby village

Heritage assets:

- A number of buildings of local architectural and historic interest are found in small groups generally surrounded by or abutting post-war development

Topography:

- The land falls steadily to the east and south

Plots:

- Regular plots laid out to an informal grid of estate roads, principal routes and cul-de-sacs

Building lines:

- Development set to consistent building lines following the road contour, with houses set back in often spacious gardens

Materials:

- A mix of red, buff and multi-stock bricks, some decorative tile hanging to upper storeys and some use of reconstituted stone for detailing. Concrete interlocking tile roofs

Scale:

- Single and two storey houses, mostly with low pitched roofs

Uses:

- Residential- single family dwelling houses

Trees and greenspaces:

- Trees are predominantly ornamental, larger broadleaf trees form the backdrop to some development, some public amenity greenspace but mostly confined to private gardens

Public realm:

- Generally open boundaries to post-war development give a sense of spatial quality despite narrow roadways

Access and connectivity:

- Good access and connectivity given the informal grid of roads and network of footpaths (which also give wider access to the open countryside)

The Townscape Character Assessment further sets out that the following architectural detailing is typical within Character Area CA11B:

- Mix of boundary treatments but often left open to the front
- Mix of single and two storey dwellings
- Low roof pitches with concrete interlocking tiles; and
- Plain and decorative tiling to upper storeys in panels



Reedings Road



Low Road



Hedgefield



Hurst Crescent



Low Road



The Knolls

(note. source information; google imagery)

Part 3: Site and Contextual Analysis

1960-1969 (Reedings Road, north)

This area is located to the south east of Barrowby and includes Hedgefield Road, Reedings Road and the cul-de-sacs accessed off these two roads.

Use and Scale

- Primarily detached dwellings.
- Primarily 2 storey dwellings with some bungalows.

Layout and Space

- Dwellings have uniform set backs from the pavement.
- Many of the roads within this character area benefit from a grass verge on one side of the road with tree planting.
- All dwellings have in curtilage parking, either frontage parking, tandem side parking, garages and car ports.
- The majority of dwellings having open frontages.
- Hedgerows are the most common boundary treatment with some low fences and the occasional low brick wall.

Architectural Style

- Bricks are a mix of red, buff and pick with brown tile roofs.
- On Reedings Road there is some use of timber cladding with stone cladding features in place on Leys Close.
- Chimneys are less common for dwellings within the southern half of the area and their use increases moving northwards.
- Windows are in the main white upvc and white.
- Bargeboards.
- Gable fronted dwellings are prevalent.
- Pitched, shallow roofs.

1946-1959 (Low Road, west)

This area is focused on Low Road which is the main approach when entering the village from the direction of Dysart Road in Grantham and Harlaxton. The northern part of Low Road forms part of the Conservation Area associated with the extensive grounds of The Grange whilst the southern part of Low Road is characterised by modern development.

Use and Scale

- Modern detached dwellings, with wide span modern dwellings being common place.
- Mix of two storey and one and a half storey dwellings.

Layout and Space

- Consistent set back building lines, with front gardens
- Wide carriageway with pavement on eastern side and tree lined grass verge on the western side.
- Frontage parking and garages are common place.
- Boundary treatment in the main is hedgerows with many dwellings having an open frontage. There is the occasional low boundary wall with the majority of dwellings having open frontages.

Architectural Style

- Bricks are a mix of red and buff brick with brown and red roof tiles.
- Some use of timber cladding.
- Chimneys are not common place.
- Windows are in the main white upvc and white bargeboards.
- Some dormer windows.

1980-1999 (Low Road/ The Drift)

This area is focused on the entrance to the village from Harlaxton and Harlaxton Road in Grantham.

Use and Scale

- Mix of 2 storey dwellings and single storey post war and some more modern dwellings with single storey dwellings more common on the Drift.
- Dwellings are primarily semi detached and terraced with a small number of detached dwellings on Low Road.

Layout and Space

- Dwellings benefit from uniform set backs from the pavement.
- Drift Road and Low Road benefit from footways and grass verges on either side of the road.
- Frontage and side parking is prevalent.
- Boundary treatment is primarily hedging, with some low walls and fences and some dwellings having open frontages.

Architectural Style

- Bricks are a mix of red and buff and pick with brown tile roof.
- Some use of render and cladding.
- Chimneys are a common feature, although not universal.
- Windows are in the main white upvc.
- Frontage hipped and pitched roofs are common place.
- Architectural detailing present in the locality includes bay windows and brick detailing, but this is not universal.

Green Infrastructure

Where there are existing trees along either side of the street within Barrowby they are focussed around Rectory Lane and Casthorpe Road in the centre of the village, while this feature is informal and intermittent with trees located within open space, hedgerows and gardens. The narrow pavements within the centre of Barrowby do not allow enough space for street trees. Low Road has trees along either side of its route, while the planting is informal with tree planting staggered and located in verges, hedgerows and front gardens.

Predominantly single tree lined streets consist of a mix of trees within roadside verges and front gardens with the occasional double tree lined street along a route.

The Barrowby Conservation Area Appraisal and Management Plan states as follows;

“Trees are a significant feature of the conservation area that lie mainly within private gardens and the village green. They often partially obscure the buildings and frame views within the conservation area, particularly those within the grounds of Barrowby House which frame views along Church Street, Main Street, The Posts and Casthorpe Road.”

The CA11a: Barrowby village core Character Area within the Grantham Townscape Character Assessment (2017) is located to the north of the site (Figure 10). Under Trees and greenspaces and public realm the description states;

“Some fine examples of mature trees to open greenspaces and private gardens, often partially obscuring and/or framing houses and other important landmarks such as the church... Narrow pavements to the historic core, no street trees but trees to greenspaces and well-defined traditional boundary treatments (mostly stone) throughout.”

The Site is also located adjacent to the CA11b: Barrowby urban extensions Townscape Character Area. Under Trees and greenspaces and public realm the description states;

“Trees are predominantly ornamental, larger broadleaf trees form the backdrop to some development, some public amenity greenspace but mostly confined to private gardens... Generally open boundaries to post-war development give a sense of spatial quality despite narrow roadways.”

- Site Boundary
- Tree Lined Street
(Informal double sided tree lined streets with trees within verges, hedgerows and front gardens)
- - - Tree Lined Street (Single sided / Individual trees within roadside verges and front gardens)
- Open Space

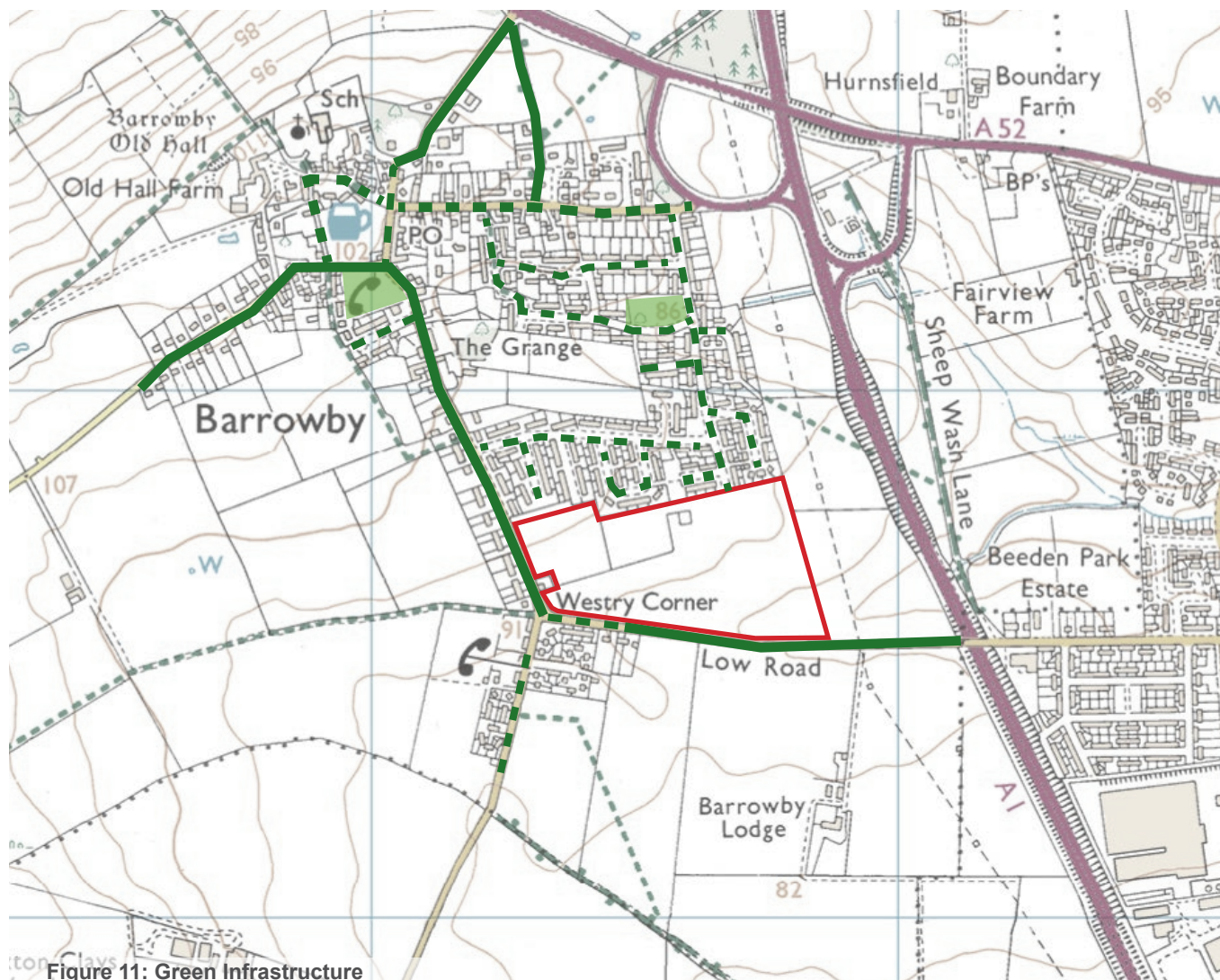


Figure 11: Green Infrastructure

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Part 3: Site and Contextual Analysis

Access to Local Facilities

- The allocation site is located well to services and facilities within the village as can be seen on the visual overleaf.
- Local facilities are largely based in the historic centre of the village.
- From the allocation the quickest route to this core of local facilities is along Low Road.
- Secondary schools and larger convenience stores can be found in Grantham on Dysart Road. The quickest route to Dysart Road is from Low Road which benefits from a single sided footpath for its entire extent.

Gathering Places, Activity Centres, Community Facilities and Local Centres

- The local centre and community facilities are largely located within the historic core of Barrowby.
- More locally to the site there is an existing equipped play area located off Adamstiles, which can be accessed from Adamstiles, Hurst Crescent and Hedgefield Road.
- This area can be easily accessed off Reedings Road or Thorold Road and as part of the development of the allocation further play areas will be provided.

General Atmosphere / Social Characteristics / Aspirations & Concerns of Local Community

- In the 2011 Census Barrowby had 840 dwellings with a population of 1952 residents. The average age of residents is 46, with the population of the village being higher than the national average, with 16% of the population being retired.
- There is a good community spirit in Barrowby, with regular community events including the Scarerow festival as well as the co-ordination of community activities during lockdown including 'Painted Pebbles'.
- From recent consultation events undertaken within the village, residents raised concerns over 'rat running' through the village, fear of increased crime and security concerns and were keen for local development to be in keeping with the existing character of the village.

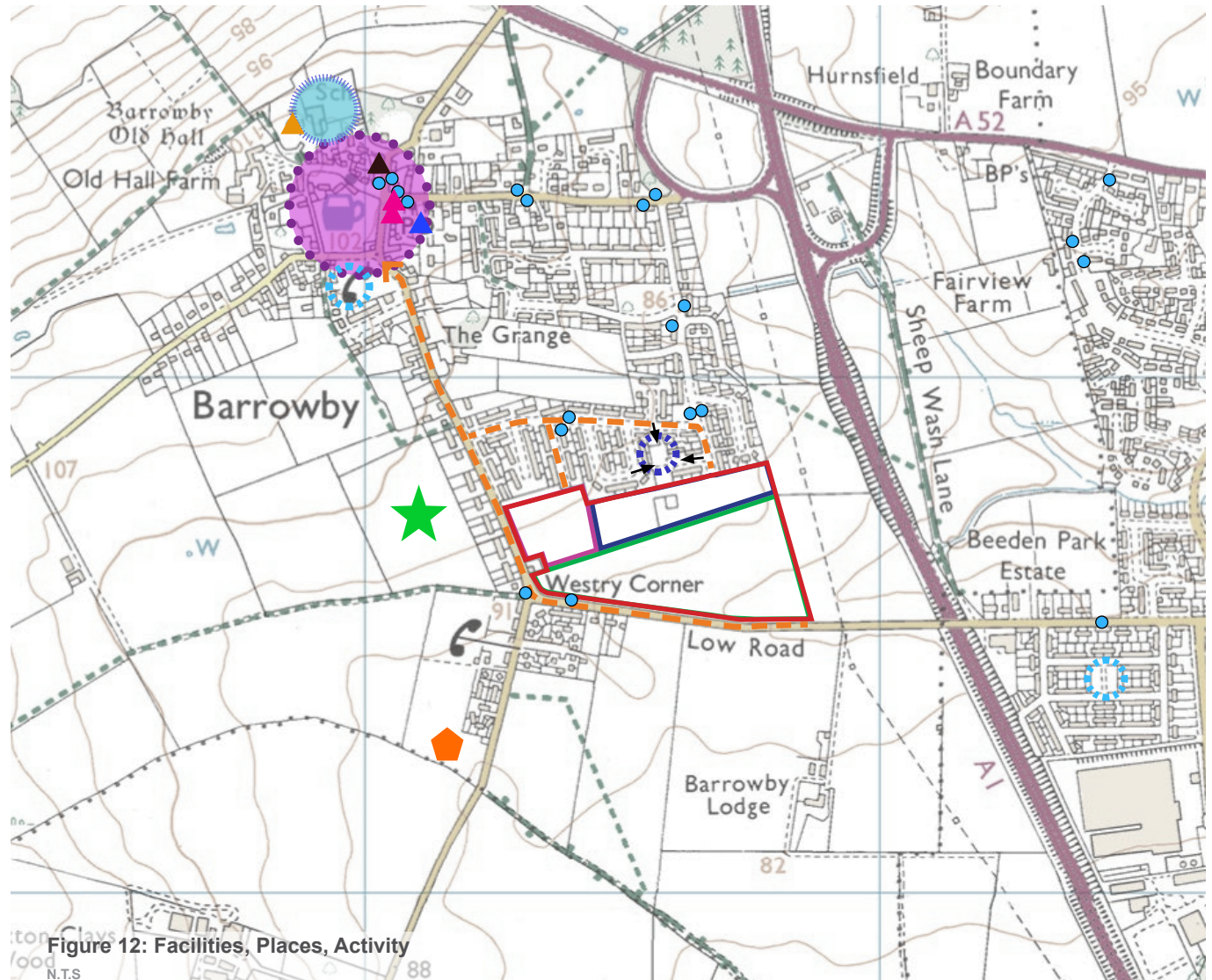
Economic Factors

- Levels of unemployment in Barrowby are lower than average with 44% of the adult population being in part time or full time employment.
- Most residents who work do so outside the village. Barrowby benefits from higher than average levels of home ownership.

Part 3: Site and Contextual Analysis

Figure : Facilities, Places, Activity and Character

- Site Boundary
- Key Routes to Facilities
- Local Centre
- Adamstiles Play Area
- Other Play Areas
- ★ Sports Fields
- Bus Stops
- Allotments
- Schools
- Public House / Coffee Shops
- Church
- Post Office
- Meeting Rooms



Part 3: Site and Contextual Analysis

Footpaths – Rights of Way

- There is a structure network of public rights of way in the vicinity of the site that provides access from the settlement into the wider setting of farmland.
- This includes footpath BARR/14 to the north-east of the site that crosses the A1 to connect with bridleway BARR/10 (Sheep Wash Lane).
- BARR/7 to the south connecting between The Drift and the bridleway BARR/9 further to the south.
- Footpath BARR/8 to the south-west that extends west from the junction of Low Road and The Drift into the wider setting of farmland.
- The site is crossed by what appears to be a walked route connecting Reedings Road with Low Road to the south. This route does not have any statutory status however will be respected within the masterplan for the allocation

Cycle Ways

- There are no defined cycleways in Barrowby, however the roads within Barrowby are safe for cycle use.
- LTN 1/20 Cycle Infrastructure Design recognises quieter streets and lanes can be suitable for mixed traffic stating 'on existing streets where the principal function is access to local properties and on rural lanes where traffic flows are light, there is less need for separate cycle facilities.'

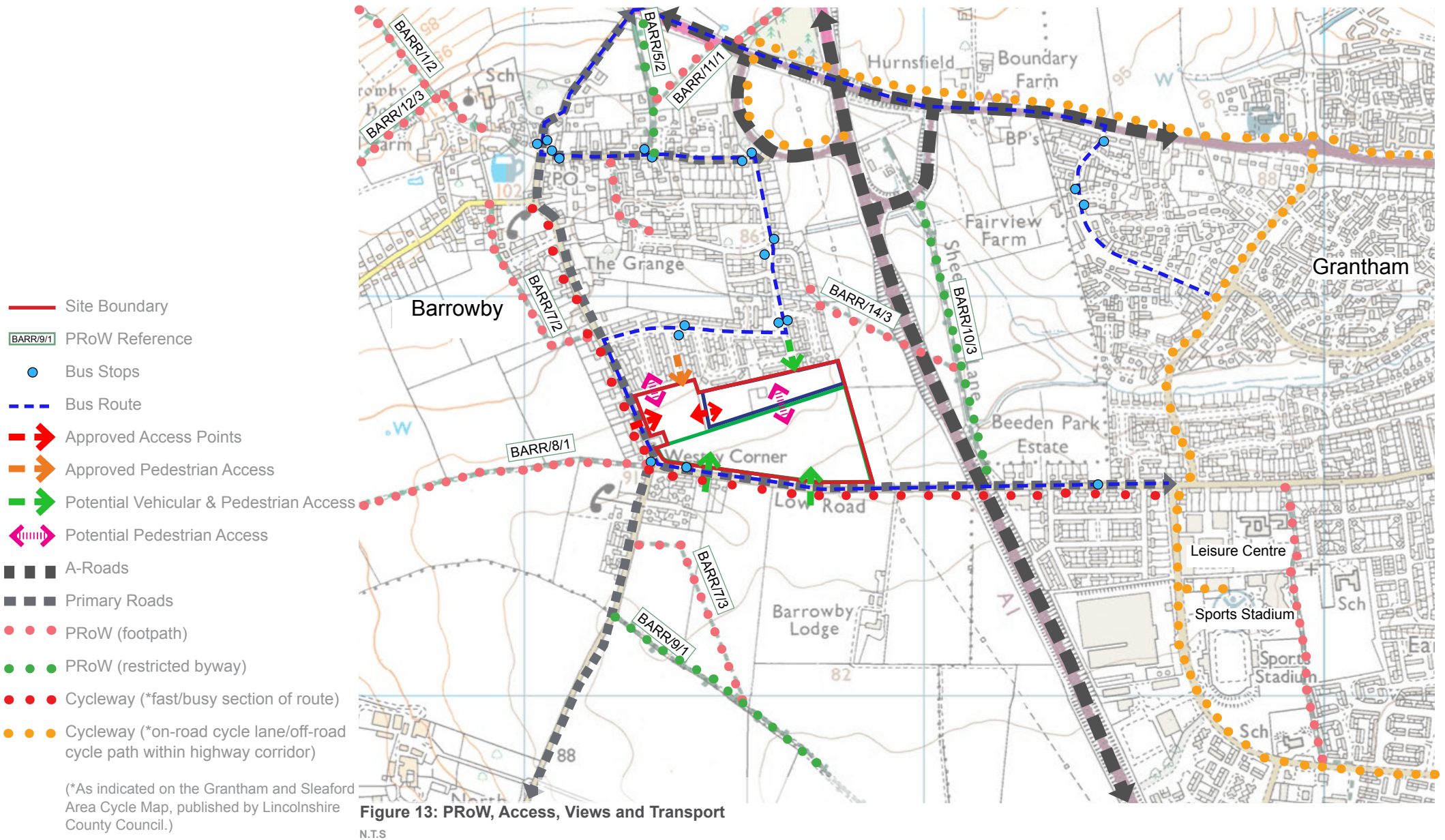
Access and Views of on Approach links to and from the site from public transport

- There are opportunities for vehicular and pedestrian/ cycle access points into the allocation from Reedings Road to the north, Low Road to the west and Low Road to the South.
- Platform Housing Group already have planning permission for their 49 dwellings with vehicular access from Low Road to the west for which there is also a requirement for a vehicular/ pedestrian point into land within the control of Persimmon Homes.
- Also as part of the outline planning permission for Platform Housing Group there is a requirement for a pedestrian access point to Thorrold Road.
- For the part of the allocation in the control of Persimmon Homes there is potential vehicular access from Reedings Road in addition to the connection point from the land in the control of Platform Housing Group.
- Land within the control of Allison Homes has the potential for vehicular access from Low Road to the south.
- Following public consultation exercise it was clear that local residents did not want the southern part of the allocation in the control of Allison Homes to be accessed from vehicular access points associated with the Platform Housing Group or Persimmon Homes land.
- In terms of the approach to these identified approaches, the views of the approaches to these different access points are illustrated overleaf.

Links to and from the Site from Public Transport

- Barrowby is served by the Route 6 and X6 bus service which operates a regular service between Bottesford and Grantham.
- All parts of the allocation are well served by this bus route and bus stops as illustrated in the figure opposite, with pedestrian routes to the bus stops identified in Figure 26.

Part 3: Site and Contextual Analysis



Part 3: Site and Contextual Analysis

History and Heritage Assets

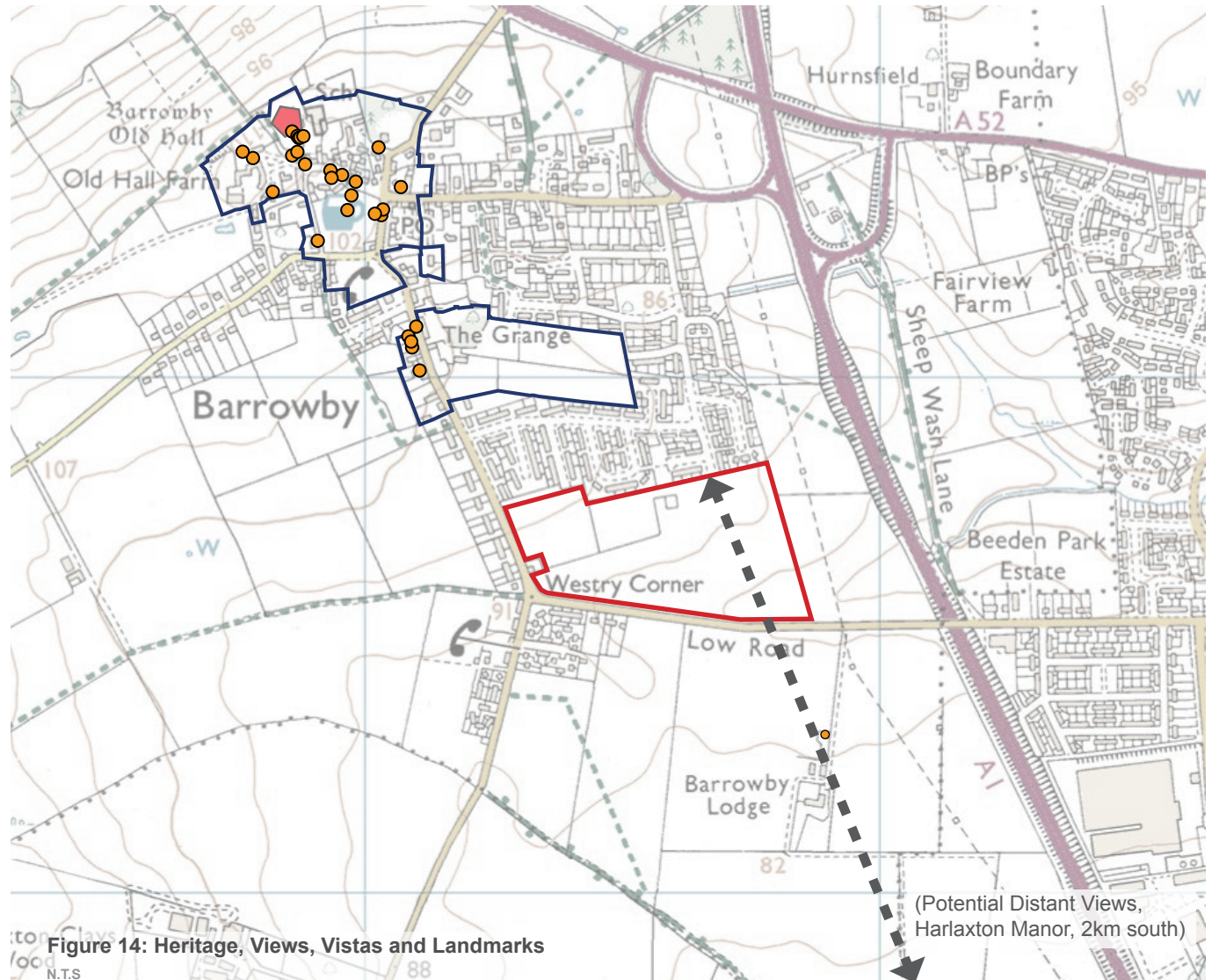
- Barrowby is a medium sized settlement with a nucleated pattern centralised on its historic core at the junction of Mains Street and High Street.
- There are 28 designated assets within the village of Barrowby and two conservation areas.
- The northern conservation area includes most notably the grounds of Old Hall Farm, Barrowby Old Hall, All Saints Church, The Rectory, Holly House, Welby Terrace and the grounds and retained pastures at Barrowby House.
- The southern area extends east from Low Road to include the wider retained pastures at Barrowby House. The southern area extends east from Low Road to include the wider retained pastures associated with Barrowby Grange which are located between the modern developments at Pastures Road to the north and Hedge Field Road to the South. This area also includes a number of properties and their associated ground to the east of Low Road.
- The Conservation Area identifies the pastures and grounds within it as areas of Important Open Space. In addition a number of positive unlisted buildings are also identified.
- The most notable building within Barrowby is the Grade I Listed All Saints Church comprising a 13th and 14th Century church with tower and spire of limestone ashlar with slate roof. This building is identified as a landmark. Other listed buildings within the settlement area are all Grade II and located within the designated Conservation Area.
- At its closest point the allocation is located approximately 165 metres from the southern most conservation area focused around Low Road and 470 metres from the 2nd conservation area focused around the historic core of Barrowby.
- In terms of proximity to listed buildings, the closest listed buildings to the allocation are on Low Road and located approximately 290 metres away.

- The allocation site can neither be seen from the 2 conservation areas or listed buildings and conversely the conservation areas and listed buildings are not visible from the allocation site.
- The Conservation Area plan also identifies that the site does not form part of an open space or view important to the setting of the Conservation Area or any of its associated Listed and Unlisted Buildings.

Views, Vistas and Landmarks

- The most significant building within Barrowby is the Grade I listed All Saints Church which particularly prominent within the historic core of the village, however it is not visible from the allocation site.
- Harlaxton Manor is a Grade I Listed Building (Ref: 1298440) comprising a country house of Elizabethan Revival style of Ancaster stone and brick which located over 2 km to the south of the allocation site.
- Harlaxton Manor is set within a designated Grade II* park and garden surrounded by a backdrop of woodland that contrasts with the light-coloured stone of the manor making it a prominent feature in the landscape.
- There are views from Reedings Road across the site towards Harlaxton Manor which will need to be retained and enhanced as part of the development.

Part 3: Site and Contextual Analysis



Part 3: Site and Contextual Analysis

Ecology

- There are no statutory designations at an international level or national level.
- Land within the control of Platform Housing Group and Persimmon Homes has been subject to extensive ecological survey work which concludes that the allocation is in arable use with hedgerows defining the field boundaries and the site is considered to be of limited ecological value.
- The survey work has found that there are no protected species that will pose a constraint to the residential development of this allocation.

Green Space, trees, hedgerows

- Arboricultural assessments have been undertaken for the site (Appendix A).
- The allocation comprises three fields which are currently in use as arable farmland.
- Existing planting within the allocation is focused on the field boundaries and in the main comprises Hawthorn, English Oak, Ash, Elder and Wild Cherry.
- The assessment prepared for land within the Persimmon Homes parcel concludes that there is little arboricultural interest and recommends that the existing hedge/ trees on the southern and eastern boundary be retained as far as possible as part of the development.

- The root protection areas for existing hedgerows to be retained will need to be respected within the comprehensive masterplan.
- For land within the control of Platform Housing Group, an Arboricultural Impact Assessment will have informed the layout and design principles approved and this provides for the retention of the existing tree and hedgerow planting on the southern and eastern boundaries of this allocation.
- In terms of land within the control of Allison Homes, hedgerow and tree planting is limited to the northern, western and southern boundaries of the parcel as illustrated in Figure 14. The comprehensive masterplan will need to provide for buffers adjacent to these areas to ensure future protection.

Ground Conditions

- The allocation site is currently and has historically been used as farmland.
- The allocation site falls from north to south.
- Infiltration techniques will be utilised on site wherever possible.
- Site investigation (trial pits) has been undertaken on land in the control of Persimmon Homes, which have given a soakaway rate of 6.19×10^{-6} for the pond design and 1.92×10^{-5} as a worst case scenario soakage rate for the remainder of the site. Soil conditions encountered on the Persimmon Homes site typically comprise overlying orangish brown gravelly clayey sand or orangish brown gravelly sandy clay. No evidence of groundwater was found within the land in the control of Persimmon Homes.



Site Levels

- Platform Housing Group site has now been built out, and site levels generally fall north to south. Finished floor levels have been drawn up for land within the control of Persimmon Homes and form part of a current full planning application.
- Site levels for the Persimmon Homes site will follow those built out by Platform Housing with a continuation of the north/south fall in levels.
- Site levels and finished floor levels for land in the control of Allison Homes are not yet known and will form part of a future planning submission where due regard will be given to the levels of adjacent sites.

Part 3: Site and Contextual Analysis



Figure 15: Indicative Trees and Ecology (combined from surveys)

-  Existing Trees (Indicative)
-  Existing Hedgerows (Indicative)

Levels

- The allocation site has a gradual land fall from the north west to the south east. Development would not require the construction of any significant retaining features or different levels. Topography does not represent a constraint to the development of the site.

Environmental Risks – Noise

- The main environmental risk to the allocation is noise and pollution from the A1 which is located approximately 170 meters from the allocation site at its closest point.
- This constraint is identified within the allocation policy LV-H3 where the need for a landscape buffer to the eastern side of the allocation is required to reduce noise.
- A noise assessment has been undertaken for that part of the allocation within the control of Persimmon Homes which demonstrates that providing for a similar separation distance between dwellings and the A1 as currently in place with existing dwellings to the north will provide for an acceptable level of amenity for future residents.

Drainage

- The allocation site is located within Flood Zone 1. There are no water courses within the application site. Watercourses within the locality of the allocation being small streams which are not a source of flooding as can be seen at the extract from the Environment Agency map (Appendix).
- A Flood Risk Assessment has been undertaken for the parcel within the control of Persimmon Homes which has found that drainage will not be a constraint to the development and that development can be accommodated with no further risk of flooding to the site or adjacent land and confirms that SuDS is an appropriate drainage solution.
- Ground condition results from land within the control of Persimmon Homes indicate the following SuDS techniques are suitable for the Persimmon Homes site:

- Infiltration basin (roads within the Persimmon Homes site are intended to be drained via a gravity system into the basin.
- The use of swales for element of the main road, parking bays and drives.
- Use of porous paving to driveways where swales are not in use.
- Integrated trees and planting with SuDS could be an option and will be explored in future reserved matters applications.

Part 3: Site and Contextual Analysis



Figure 16: Levels, Drainage and Noise

- Flood Zone 1 (Indicative)
- Indicative Noise from A1 (Indicative)
- Noise (Indicative) (offset to A1 and pylons)
- Contours (Indicative)

Part 3: Site and Contextual Analysis

Statutory Undertakers Services and Existing Infrastructure

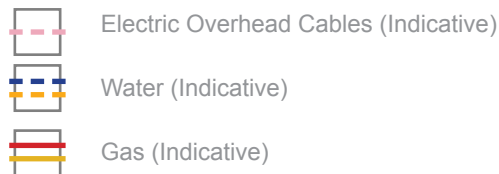
- Existing drainage, water and gas infrastructure is in place to the north, west and south of the allocation which the site can readily connect into.

Statutory Undertakers Services and Existing Infrastructure

- The site is well served by the existing electricity infrastructure as can be seen from the plan opposite.
- The only constraint to the development is the overhead pylons which are located to the east of the site, between the application site and the A1.
- These pylons will remain in situ and the Comprehensive Masterplan will need to provide for the required easement to these pylons.
- The 11kv overhead cables will be diverted as part of the development.



Figure 17: Utilities



Part 3: Site and Contextual Analysis

Levels

- Changes in levels will be dealt with as part of the planning submission, with all areas to be accessible and DDA compliant.



Figure 18: Viewpoint Locations of Cross Sections along boundary of Platform Housing Group and Allison Homes Site (Allison Homes Northern Perimeter Details)

Part 3: Site and Contextual Analysis

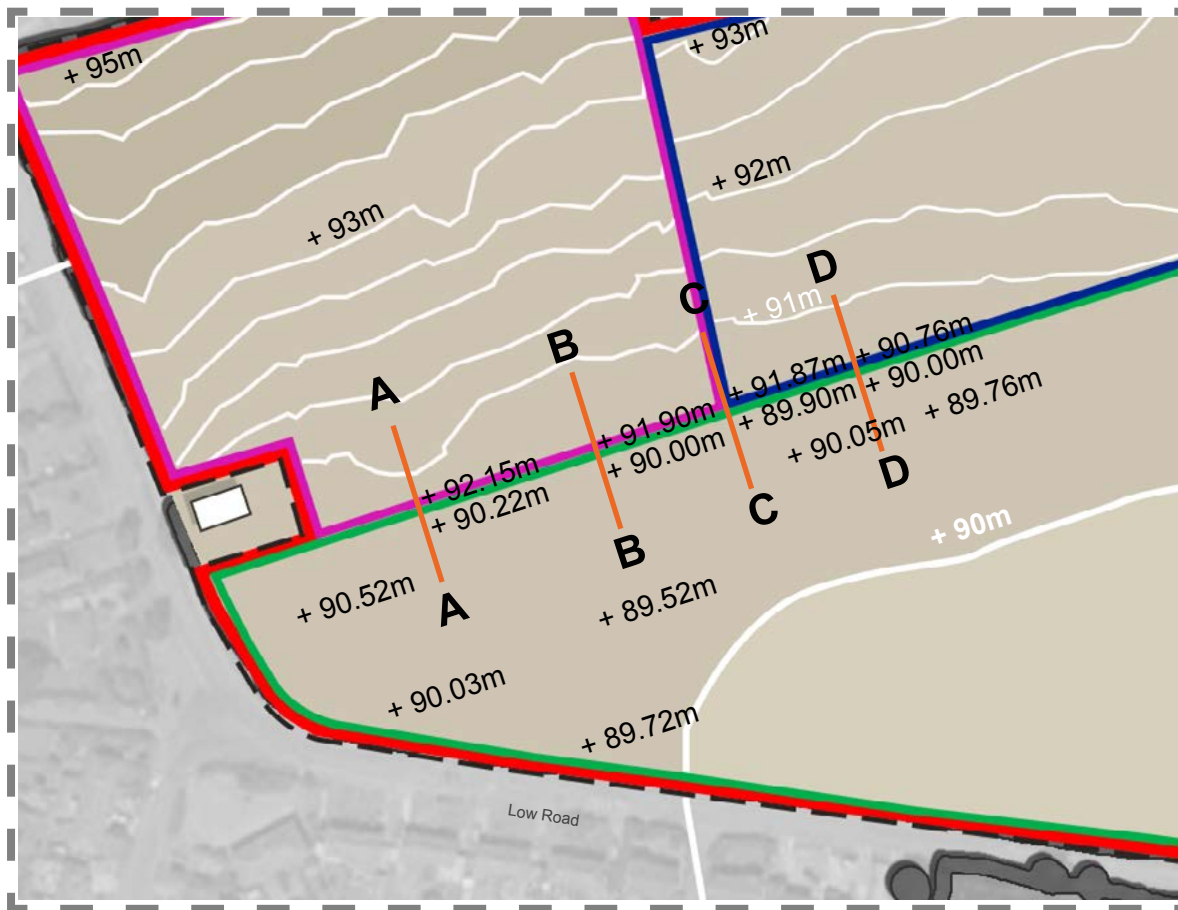





Figure 19: Contours along boundary of Platform Housing Group and Allison Homes Site



Location: Platform Housing Group and Allison Homes Site Boundary

-  Indicative Contours
-  Spot Heights
(Allison Homes Northern Perimeter Details)
-  Cross Section Locations
(Allison Homes Northern Perimeter Details)

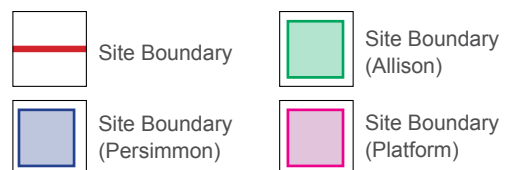
Part 3: Site and Contextual Analysis

Ownership Plan

- The allocation is in the control of three different parties; Platform Housing Group, Persimmon Homes and Allison Homes as illustrated on the plan opposite.



Figure 20 : Land Ownership







Part 3: Site and Contextual Analysis

Planning Status

- The Platform Housing Group parcel already benefits from outline consent for 49 dwellings (outline planning permission S18/0093) and a subsequent reserved matters consent (S19/2140) for their parcel excluding a square fronting Low Road which will be subject to a further planning submission.
- In terms of conditions that relate to wider allocation area, condition 5 of the outline consent required that pedestrian, bicycle and vehicle connectivity must be provided to the that part of the allocation to the east.
- Condition 6 of the outline consent also required that pedestrian and cycle connectivity must be provided to Thorold Road to the north.
- Adjacent to the Platform Housing parcel, Land East of Low Road full planning permission has been granted for a Co-Op food store (use class E1a) and associated car parking.
- These requirements, alongside the approved reserved matters layout for this parcel will be used to inform the Comprehensive Masterplan.



Figure 21: Planning Status

-  Approved Access (Low Road)
-  Vehicular/Pedestrian and Cycle Access (to wider allocation)
-  Pedestrian Access (to wider allocation)
-  Pedestrian and Cycle Access (to Thorold Road)

Part 3: Site and Contextual Analysis

Edges, Nodes of Activity, Gateways, Eyesores

Edges:

- Hedgerows in the main currently form the outer boundaries of the allocation site.
- The area surrounding the residential allocation is primarily residential.
- The allocation site is located on the edge of Barrowby and will abut open countryside to the south and east.

Nodes:

- Scout house, Football Club, Equipped play.
- Local centre, School, Church (Wider area).
- Scout Hall which is located on Low Road immediately to the south of the parcel.
- There is an equipped play area to the north of the allocation which can be accessed from Adamstiles, Hedgefield Road and Hurst Crescent.
- Barrowby football club is located to the west of the allocation site off The Drift.

Gateway Feature

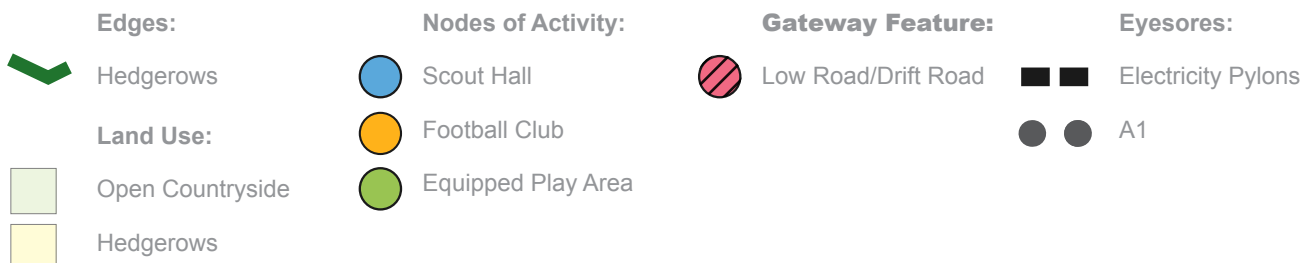
- A gateway feature is identified for the prominent location on the Low Road/The Drift Junction and is likely to be in the form of a building, although it is not restricted to this.

Eyesores:

- The two main eyesores are the electricity pylons which run north to south to the east of the allocation and the A1 which runs to the east of the pylons.



Figure 22: Gateways, Activity and Eyesores



CONSTRAINTS & OPPORTUNITIES

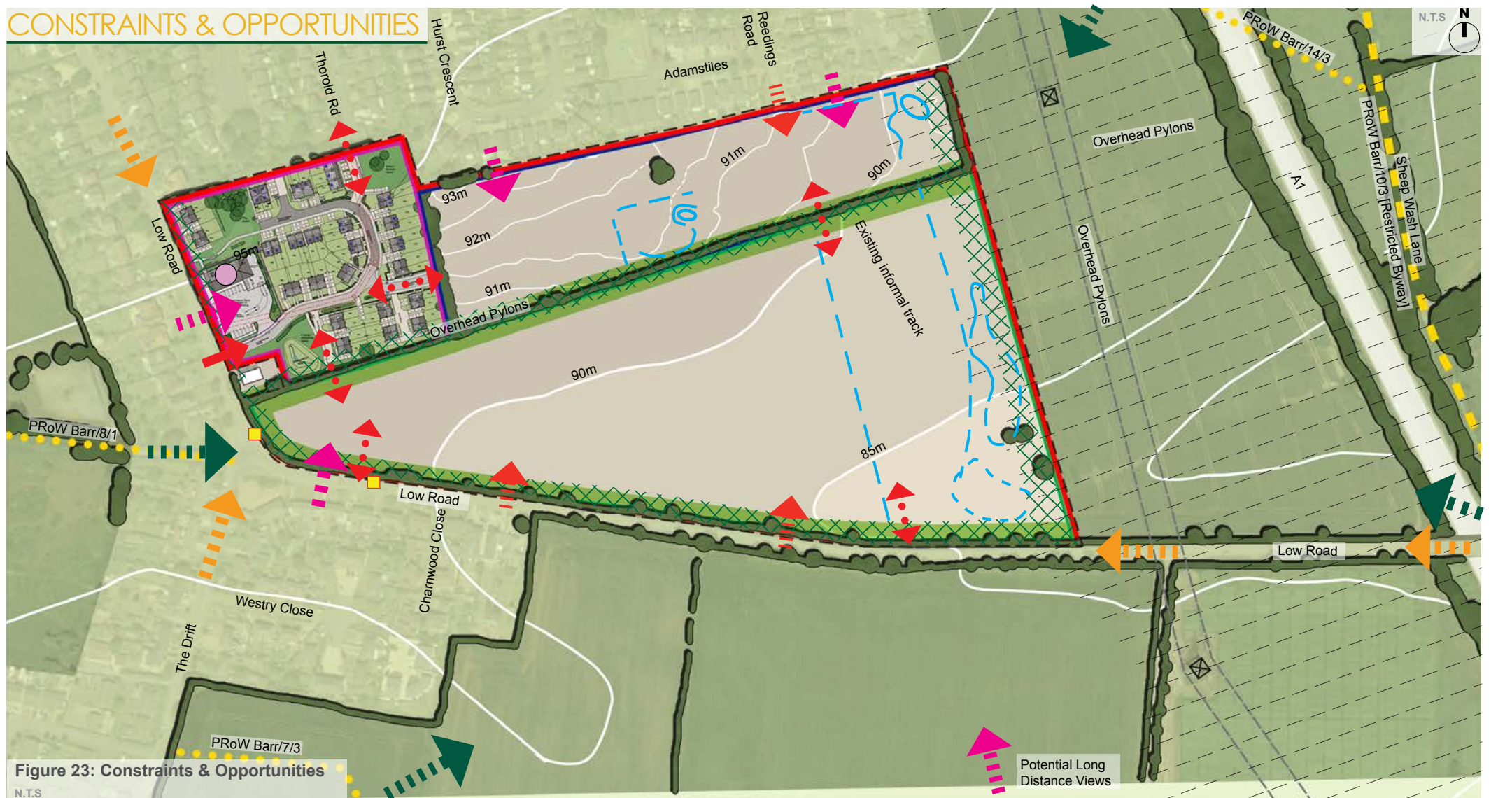


Figure 23: Constraints & Opportunities

N.T.S

	Site Boundary		SKDC Local Plan 2011-2036 January 2020 Barrowby Residential Allocations, LV-H3:		Scout Hall		Opportunity to reinforce existing Green Infrastructure		Potential Views (Footpaths & Bridleway)		Potential Vehicular Site Access(es) (Indicative, TBC)
	Site Boundary (Persimmon)		Platform Housing Group outline consent for 49 dwellings (outline planning permission S18/0093)		Existing Overhead Pylons		Potential SuDS Attenuation Basins and Swales		Potential Views (Residential)		Proposed Pedestrian /Cycle Footpath Link
	Site Boundary (Allison)		Co-Op Food Store and associated car parking		Existing Hedgerows / Trees		Existing Public Rights of Way		Potential Views (Vehicular)		Proposed Vehicular/Pedestrian /Cycle Site Access (Platform)
	Site Boundary (Platform)		Existing Contours and Indicative Topographical Survey Information		Existing green corridors/trees		Existing Bus Stops		Existing Noise from A1 (Indicative)		

Part 4: Response to Context

Having gained a full understanding of the sites context, the following section will illustrate how the context is being responded to and why.

Meetings and Consultation

The Masterplan for the site has developed through a number of meetings with the Planning Officers at South Kesteven District Council and meetings with representatives from Barrowby Parish Council.

The key messages that have come of these meetings and have been considered in formalising the Masterplan are:-

Meetings with South Kesteven District Council

- A detailed contextual analysis is required to inform the masterplan;
- Street hierarchy to be shown with clear different characters. The primary roads need to be obvious;
- Open space areas between the Allison Homes and Persimmon Homes parcels shall be combined;
- The continuation of Reedings Road shall respect the existing building line, character, grass verge and tree planting;
- Additional swales and ponds to be integrated throughout the site;
- Pedestrian links to be provided between the Platform Housing Group and Allison Homes parcels;
- Green corridors need to be created;
- An indication of how the landscape buffer will be planted; and
- Creation of a permeable network of streets

Meetings/ Correspondence with Barrowby Parish Council

- Road structure – no rat runs to be created;
- Attractive vistas and areas of public open space;
- Increase biodiversity through creation of different habitats within public open space;
- Avoid dead ends;
- Roads to be tree lined;
- Pathway connectivity and foot cycleway provision;
- Streets to be designed for all users;
- Natural bends are an effective and natural way of slowing vehicles down;
- Trees and greenery to be provided within frontages;
- Range of houses to be provided with distinct frontages;
- Parked cars should not detract from the street frontage.
- Opportunity for planting in front gardens to houses on the primary road; and
- Street trees to be provided on the continuation of Reedings Road within the Persimmon Homes parcel.

Concept Development

As part of the design process both the insights from the site contextual analysis, the identified constraints and opportunities and the above feedback have helped to develop the key design principles and overall concept for the site. (Figure 29).










Part 4: Response to Context

Landscape and Open Space

- Provide for an integrated approach to open space provision between the sites;
- An area of play space will provide for a range of needs of residents and complement the existing offer in the village;
- The existing native hedgerows around the perimeters of the site are an important characteristic of the site.
- Existing native hedgerows will be retained, with the exception of providing gaps for connectivity and access.
- Existing hedgerows will be incorporated into green infrastructure corridors or form part of extensive areas of open space.
- Additional native hedgerows/ tree planting to be planted to include existing species (hawthorn, ash, elder, wild cherry) on the eastern boundary of the Allison Homes parcel which is currently open. This additional treatment will further strengthen the sites relationship with the open countryside and replicate existing features;
- Dwellings to front onto areas of open space and use of double frontage house designs to provide a frontage to the hedgerow which separates the Persimmon Homes and Allison Homes parcels. This will provide for natural surveillance and emphasise the importance of these features within the landscape; and
- Extensive landscape buffers and structural planting to be provided to the southern and eastern boundaries of the allocation to assimilate the development into the open countryside and reduce the influence of the views of the electricity pylons.



Figure 24: Landscape and Open Space

	Open Space Informal		Green Infrastructure Corridors		Landscape Buffers
	Open Space Central Green		Native hedgerows / tree planting		Existing hedgerows and trees to be retained
	Open Space Biodiversity Focus		Dwellings to front on to areas of open space		Play Space

Part 4: Response to Context

Views, Vistas and Gateways

- The existing long distance views from Reedings Road across the site towards Harlaxton Manor needs to be retained and enhanced as a green corridor framing this view;
- Opportunity for gateway feature which could be in the form of a building on the Low Road / The Drift corner; and
- Views of the site are most prominent from Low Road to the east and north of the allocation and Drift Road to the south as identified on the Opportunities and Constraints Plan and these areas will benefit from enhanced native planting to emphasise the natural landscaped character of the developer and the allow the new dwellings to assimilate into their surroundings.



Figure 25: Views, Vistas and Gateways



Part 4: Response to Context

Access and Connectivity

- Platform Housing Group primary access approved from Low Road with vehicular connectivity provided to Persimmon Homes parcel. Persimmon Homes primary access from Reedings Road and Allison Homes primary access from Low Road. This provides for vehicular connectivity between the Platform Housing Group and Persimmon Homes parcels with a separate vehicular access serving the Allison Homes parcel to ensure a rat run is not created;
- Platform Housing Group parcel to provide a pedestrian connection point to the north to Thorold Road;
- Primary streets running through the allocation to be tree lined to create character and confirm street hierarchy;
- Use of different surface materials to reinforce street hierarchy;
- Provide for the existing desire line from Reedings Road due south to Low Road to aid pedestrian and cycle connectivity;
- Provide pedestrian and cycle connectivity north to south and east to west within the allocation, in particular in the direction of Low Road on the eastern boundary of the allocation as this is the most logical route into the village core;
- Location of vehicular/ pedestrian/cycle connection point to Low Road joining up with The Drift to provide convenient access to the existing bus stops on Low Road; and
- Pedestrian/ cyclists connectivity to Reedings Road and Thorold Road as adjacent to bus stops and will be the main connection point to the existing play area located off Adamstiles.
- The shared cycle/footways which run through the allocation will be 3 meters in width. The use of shared cycle/footways through housing estates and green spaces where foot/ cycle flows are low is accepted within Local Transport Note 1/20

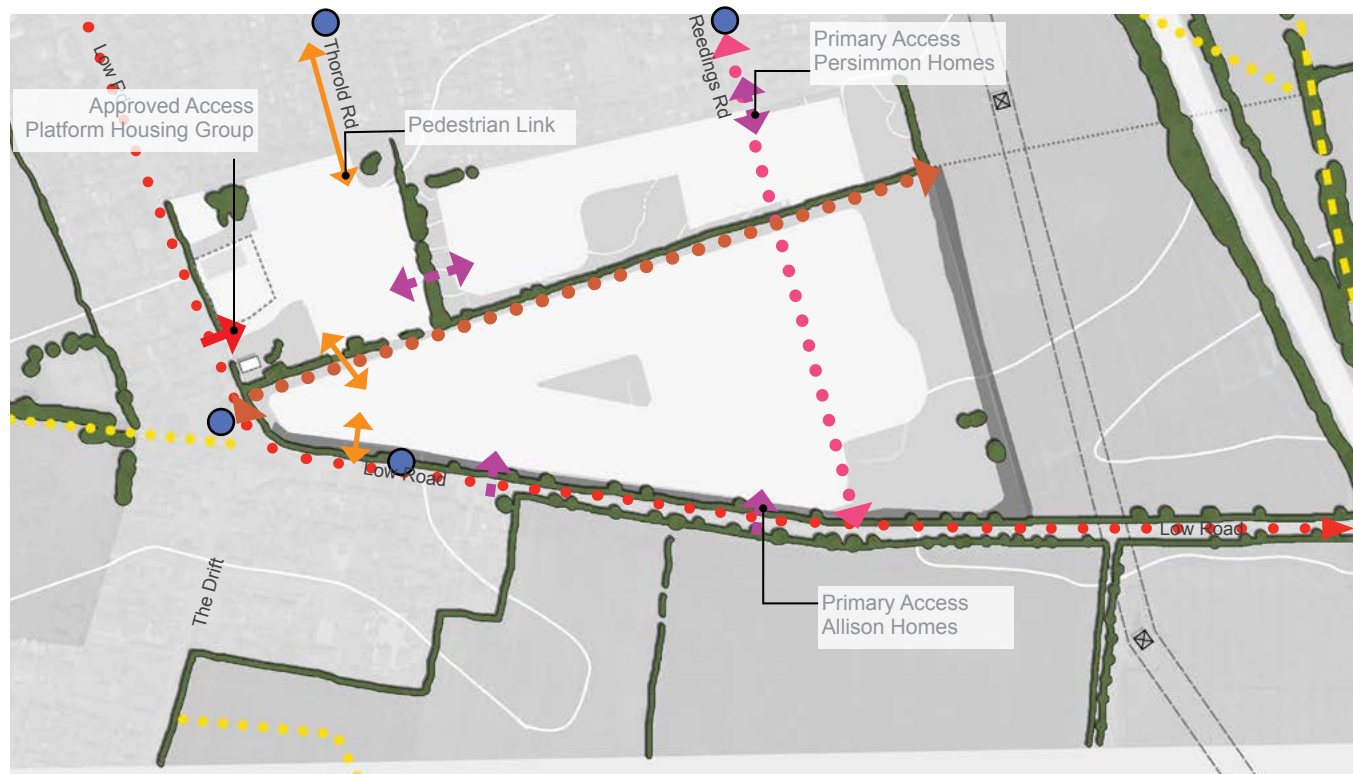
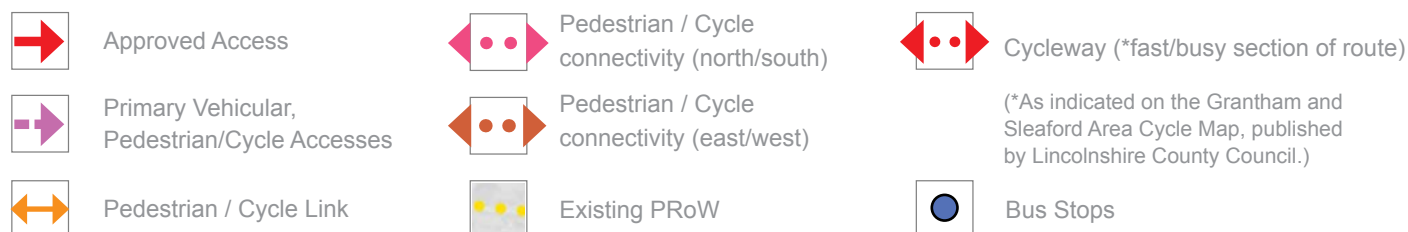


Figure 26: Access and Connectivity



Part 4: Response to Context

Ecology

- There is a commitment for the development to provide net gains in biodiversity on site and contribute to wider ecological networks. It will be up to each applicant to demonstrate contributions, where possible, through incorporation of the following measures:-
- Retention of existing hedgerows and trees on site which are the main focus of the ecological interest / corridors;
- Creation of new ecological corridors running north to south between Persimmon Homes and Allison Homes;
- Extensive areas of structural native planting on the southern and eastern boundaries of the allocation, species to be chosen to enhance the ecological value of the site;
- Use of wildflower grass seed mix;
- Attenuation areas to be planted with natural features, such as reeds to enhance the ecological value of the site; and
- The use of bat and bird boxes on dwellings and trees.

Noise

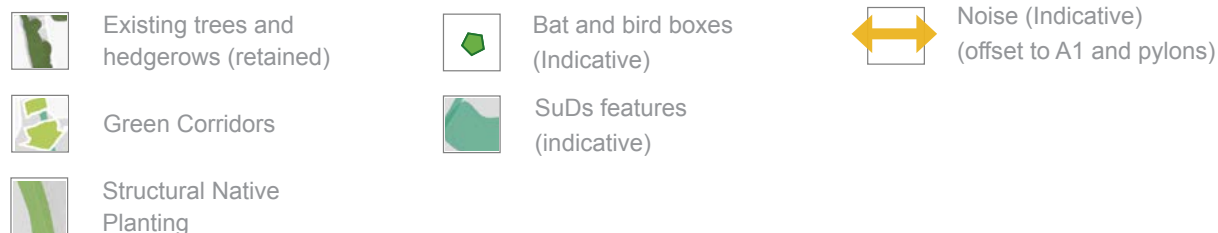
- Dwellings to be no closer to the A1 than existing dwellings located off Reedings Road, Reedings Close and Leys Close to ensure sufficient separation from pylons and the A1 and provide significant opportunities for a landscape buffer.

Drainage and SuDS

- Use of SuDS with attenuation areas and swales to be spread across the site and included within the areas of open space and green infrastructure corridors and these will provide for opportunities for wetland planting which will contribute to the rural character of the development and provide opportunities for native planting and ecological value.



Figure 27: Ecology, Drainage and Noise



Part 4: Response to Context

Layout / Space and Architectural Style

Reserved matters consent has already been given to that part of the allocation within the control of Platform Homes. The remainder of the allocation will be seen within the context of this development, alongside the dwellings served off Reedings Road and dwellings located to the south of the allocation off Low Road.



Figure 28: Layout / Space and Architectural Style (Section: Platform Homes)

Part 5: Vision

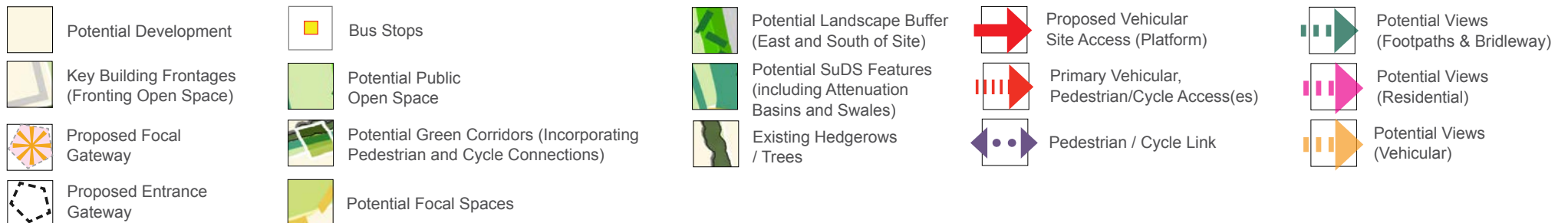
‘A landscape led extension to the village centred around a large central green space with a plethora of connections to the wider community. The development will be inter-dispersed with landscaping, tree planting and green corridors to maintain the rural feel of the wider community.’

BROAD CONCEPT MASTERPLAN



Figure 29: Broad Concept Plan

N.T.S



Part 6: Development Proposals

New Homes and Phasing

In line with housing allocation LV-H3 the overall allocation will provide for up to 270 dwellings.

The allocation is split into three parcels.

The Platform Housing Group parcel benefits from outline and reserved matters consent so their approved layout forms the basis of the Comprehensive Masterplan. This development is currently being built out.

Persimmon Homes parcel will provide for up to 67 dwellings, and this is subject to a current planning application which is pending consideration.

The Allison Homes parcel will provide for the balance of dwellings with a planning application likely to come forward towards the end of 2022.

The allocation as a whole will provide much needed housing within Barrowby to meet a range of different needs, including the provision of affordable housing. Certain parcels may include housing for the elderly.

New Affordable Housing

The allocation will provide for affordable housing in accordance with the Council's Adopted Standards. Policy H2 (Affordable Housing Contributions) states that all developments comprising 11 or more dwellings should make provision for 30% affordable housing provision. The supporting text to policy H2 further states:-

'Sites which are allocated for residential development in the Local Plan will be expected to provide an appropriate mix of housing types, sizes and tenure. This shall include the provision of 30%, of the site's capacity, as affordable housing.'

On the basis of the above policy requirement, 30% affordable housing will be provided.

Potential Convenience Store

Adjacent to Low Road, as part of the Platform Housing Group parcel there is an area for a potential convenience store which benefits from full planning permission.

BROAD STRUCTURE LAYOUT

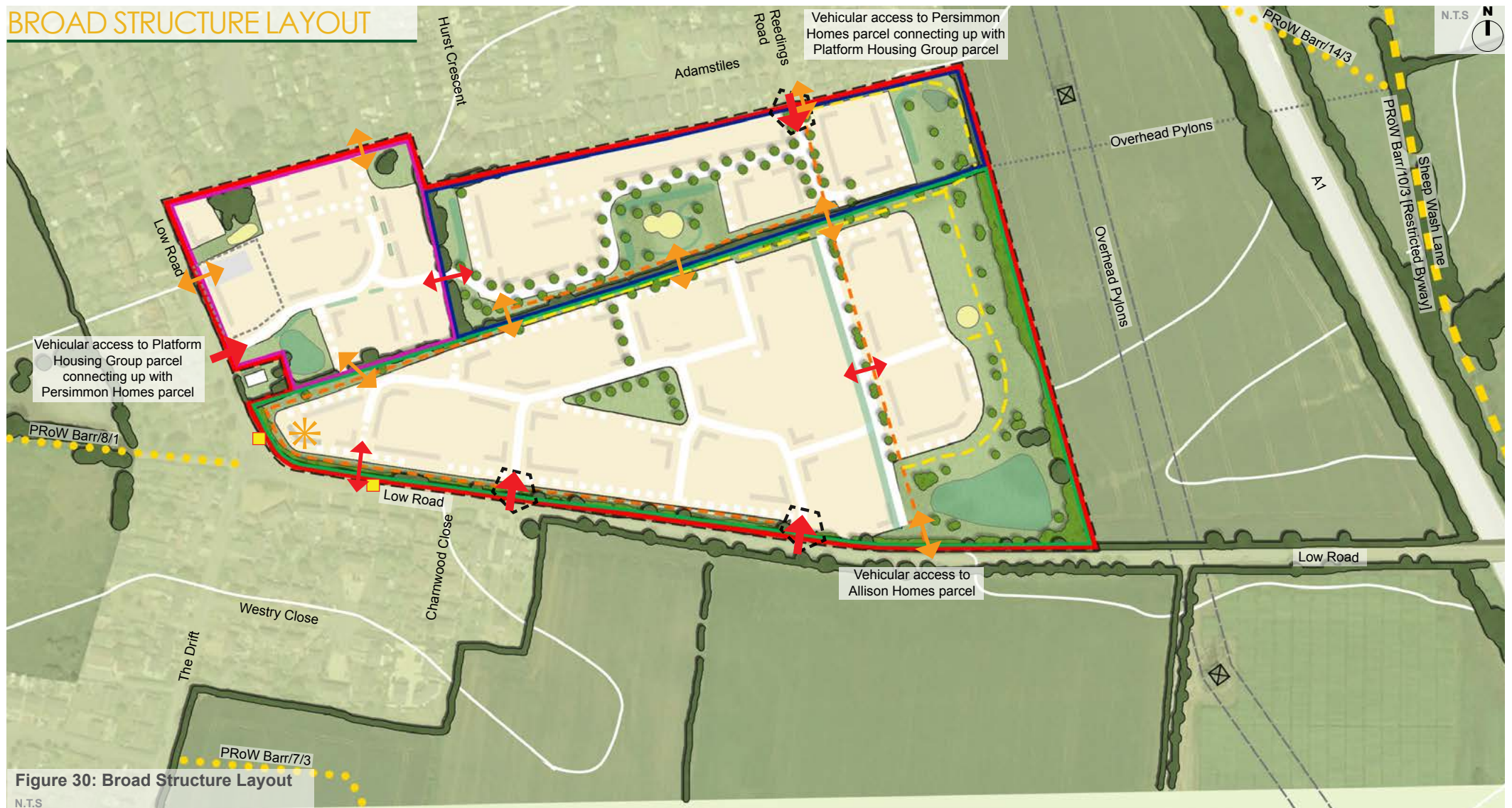
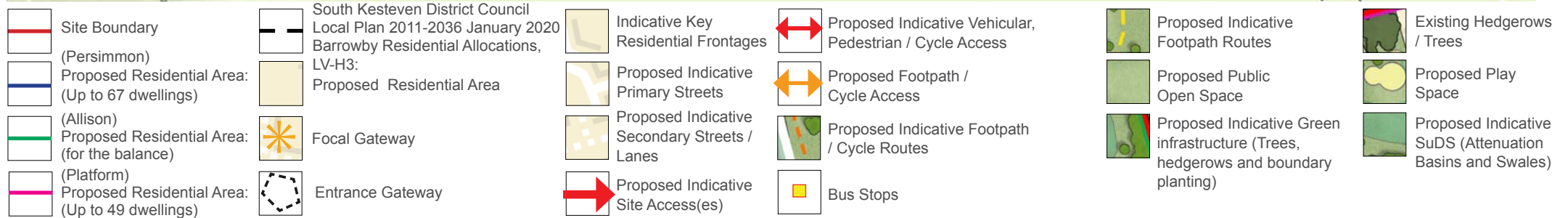


Figure 30: Broad Structure Layout

N.T.S.



Street Hierarchy

- Strong house types will be provided for in forthcoming planning submissions and these will define key streets and spaces.
- The streets within the allocation will be developed to ensure there is a clear street hierarchy.
- In line with Highway Authority guidance, it is expected that there will be a hierarchy of three different types of streets; Primary Street; Shared Surface (Secondary Street) and Private Drives / Edge Lanes.
- Indicative locations of primary and secondary shared streets are identified on Figure 31 and the Comprehensive Masterplan.
- Through the use of carriageway width, pathway provision, surface treatment and tree planting a street hierarchy can be created as can be seen from Figure 31 opposite.
- 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 Readings Road within the Persimmon Homes Parcel where a grass verge with street trees will be planted on both sides. The approved scheme for the Platform Housing Group site does not include street trees.



Figure 31: Indicative Street Hierarchy

	Tree lined Primary Street, double sided		Proposed Footpath Routes		Proposed Site Accesses
	Tree lined Primary Streets		Proposed Footpath / Cycle Routes		Proposed Vehicular, Pedestrian / Cycle Access
	Secondary Streets		Existing Cycle Route		Proposed Footpath / Cycle Access
	Private Drives / Edge Lanes				

Part 6: Development Proposals

Materials

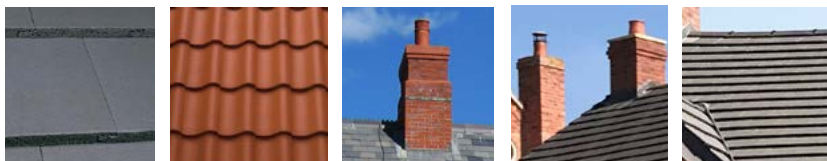
The materials will look to reference the local vernacular and colour palette as outlined within Barrowby Character Area, Grantham Townscape Assessment (2017) as set out in pages 18-21 of this Masterplan Document.

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, join detailing, contrasting brick banding, lintel details, with arched lintels and glazing bar details on feature and quoin. Details of materials are outlined on the following pages.

Boundary Treatments

A range of boundary treatment solutions will be utilised within the development to reflect the positive characteristics of the surrounding area.

Roofs and Chimneys



Windows and Doors



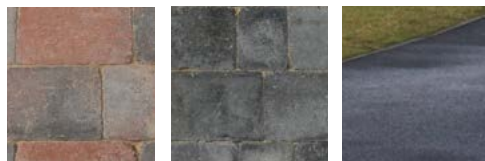
Walls



Boundary Treatments



Hard Surface Materials



(Platform Housing Group Approved Scheme)

Part 6: Development Proposals



Indicative Street Scenes (Persimmon Homes)



Figure 32: Street Scenes

Part 6: Development Proposals

Indicative House Types - Persimmon



Indicative House Types- Allison



Approved House Types - Platform



Figure 33: Indicative House Types

Vision for Open Space

The Open Space vision for Barrowby South is for a high-quality landscape-led development which:

- Provides generous and multifaceted open space to create a range of open space experiences;
- Creates bio-diverse habitats for wildlife, with the planting of new native trees and vegetation, together with the retention of existing trees and vegetation where possible;
- Ensures accessibility for residents and the wider community by offering a network of green pedestrian and cycling routes, providing ease of access.



Indicative Focal Space (Allison Homes)

Character of Open Space

Green Corridors

- Housing will front onto the Green Corridors creating a positive frontage;
- Pavements and some shared surfaces to provide a pedestrian friendly environment and reduce traffic speeds adjacent to the Green Corridors;
- Where feasible the open space of the Green Corridors will be informed by swales.
- Green Corridors will provide dedicated footpath and cycle access through the site, east to west along the central hedgerow through the site 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 vehicular access, a 3m wide foot/cycleway on either side and a 3m grass verge with street trees on either side. For that 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.

Open Space - Central Green

- Located Centrally within the development along a primary green corridor the Central Green, will provide a focal space for play, activities and events set within an informal landscape setting;
- The open space will be easily accessible located along a proposed footpath / cycle route;
- Housing will front onto the Central Green providing informal natural surveillance of the open space.

Open Space - Informal Open Space

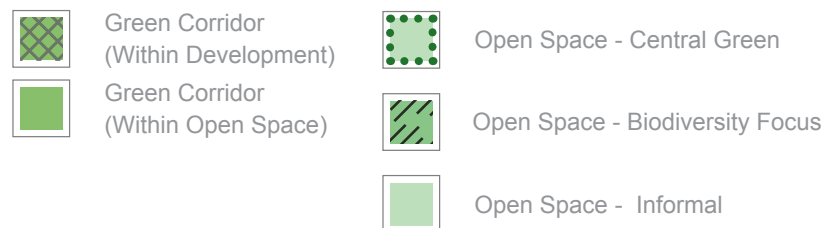
- Predominantly amenity grassland adjacent to footpaths and informal areas of play. Areas of wildflower grasslands will inform the wider area;
- Informal Play with footpath routes across the site;

Open Space - Biodiversity

- A mix of native tree, hedgerow planting, scrub and Wildflower Grasslands will inform the open space to enhance biodiversity;
- Attenuation basins and swales will be located within the public open space as part of the sustainable water management system, but also as part of the local biodiversity enhancement and visual amenity.



Figure 34: Character Areas



Green Infrastructure

The development proposals seek to deliver long term landscape, biodiversity, recreation and sustainability benefits through the conservation of site habitats and the introduction of new habitats and landscape enhancement.

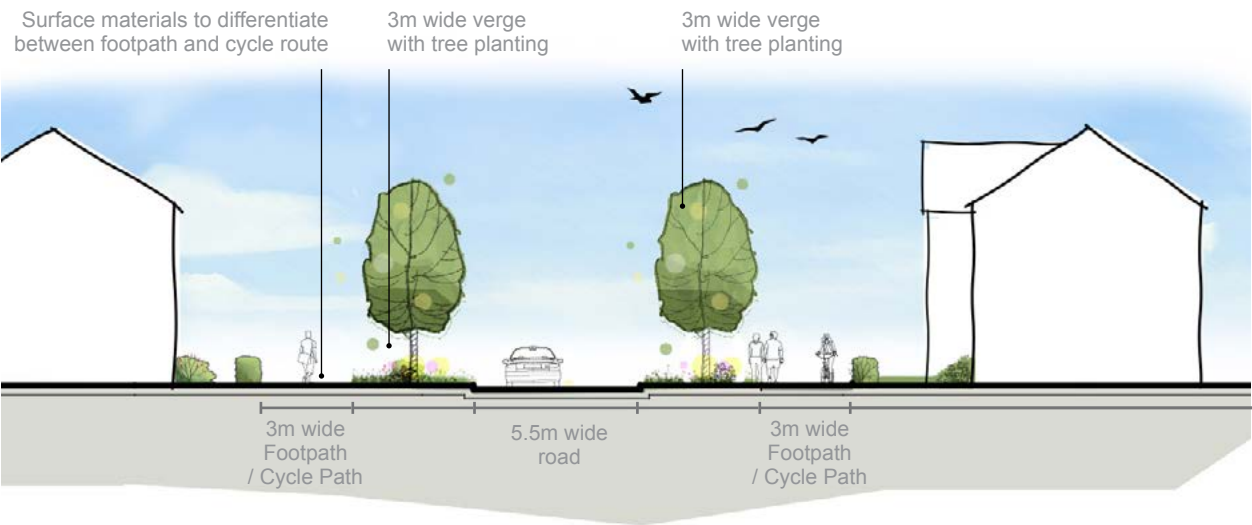
The main Green Infrastructure objectives for the development are:

- To create a diverse green infrastructure that delivers biodiversity gains, landscape enhancement, recreation and sustainability benefits;
- To deliver a well designed scheme, which locates built development within a comprehensive landscape setting;
- To conserve and protect features of value and enhance these as important components of the green infrastructure. This includes the protection of the site's hedgerows and boundary vegetation where possible;
- To ensure that the green infrastructure is multi-functional, interconnected, attractive and enduring;
- To ensure that the green infrastructure is publicly accessible for play and recreation;
- To provide for natural play, active recreation and healthy living, to include: new public open space and new footpath routes.
- To provide biodiversity opportunities across the site by introducing a variety of ecological habitats. Providing structural native planting consisting of a mix of trees, scrub, and hedgerow across the site while reinforcing the existing boundary planting.
- The GI should be well overlooked by properties, buildings and streets, so that it is safe and attractive to use; and
- Green corridors will provide accessible footpath and cycle routes across the site connecting the site together;
- Surface water attenuation features to manage water on site, while creating a new habitat features, where it may be possible to integrate trees within the SuDs;
- Tree Lined streets will form an integral element of the GI, with formal tree planting along the primary streets located in wider verges or within open space.
- Tree planting along secondary streets would be more informal, located within front gardens and incorporated into public realm where possible.
- Trees located along Private Drives and Edge Lanes would predominately be located within front gardens or form part of the adjacent open space.
- To supplement the tree lined streets a variety of boundary treatments are proposed with a mix of stone and brick walls and boundary hedgerow treatments.
- To ensure that the GI is appropriately managed to secure long term enhancements.

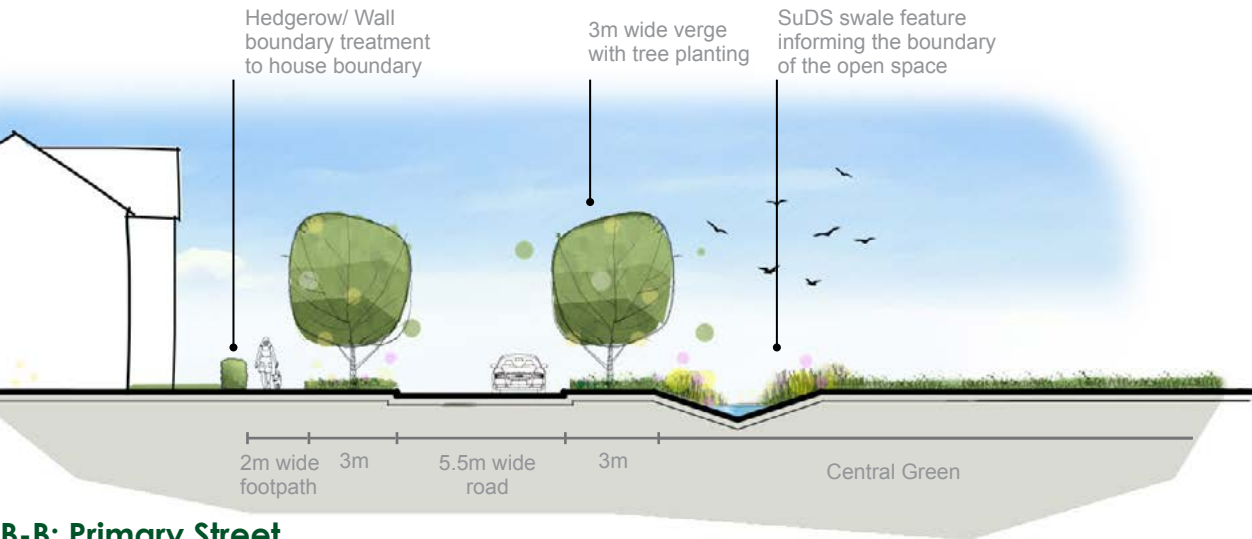


Figure 35: Indicative Green Infrastructure



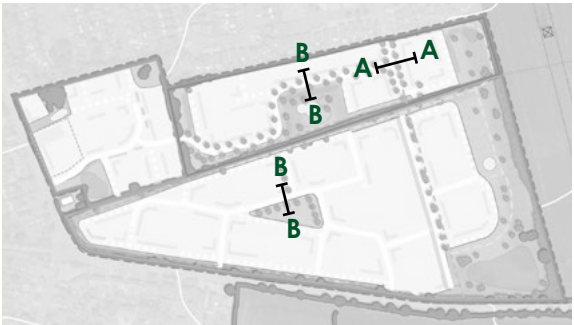


A-A: Primary Street (Green Infrastructure Corridor)

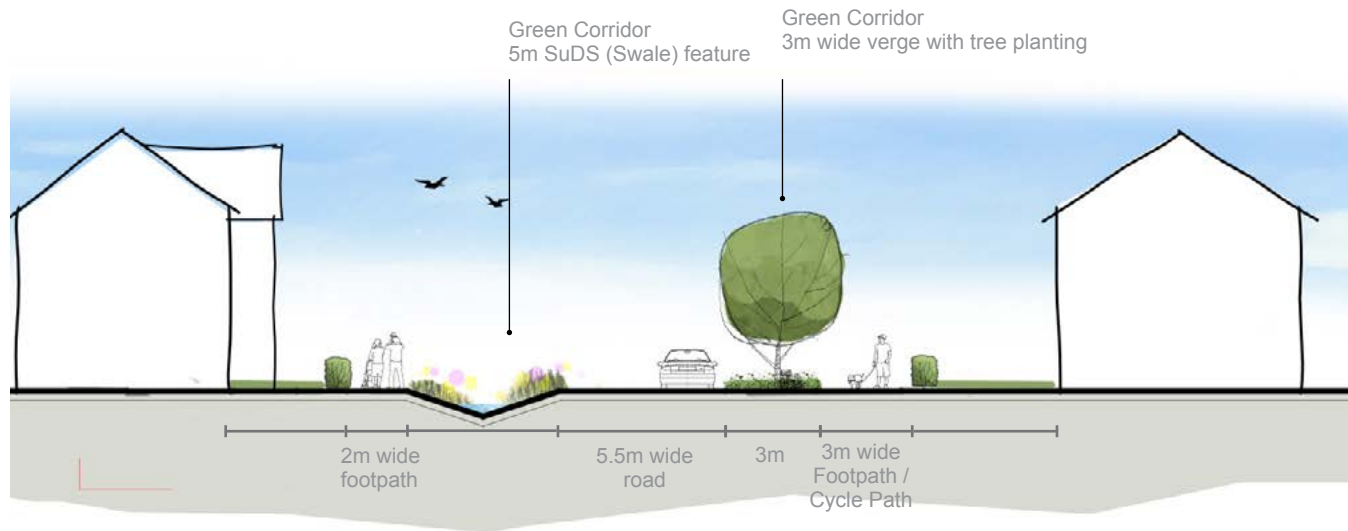


B-B: Primary Street

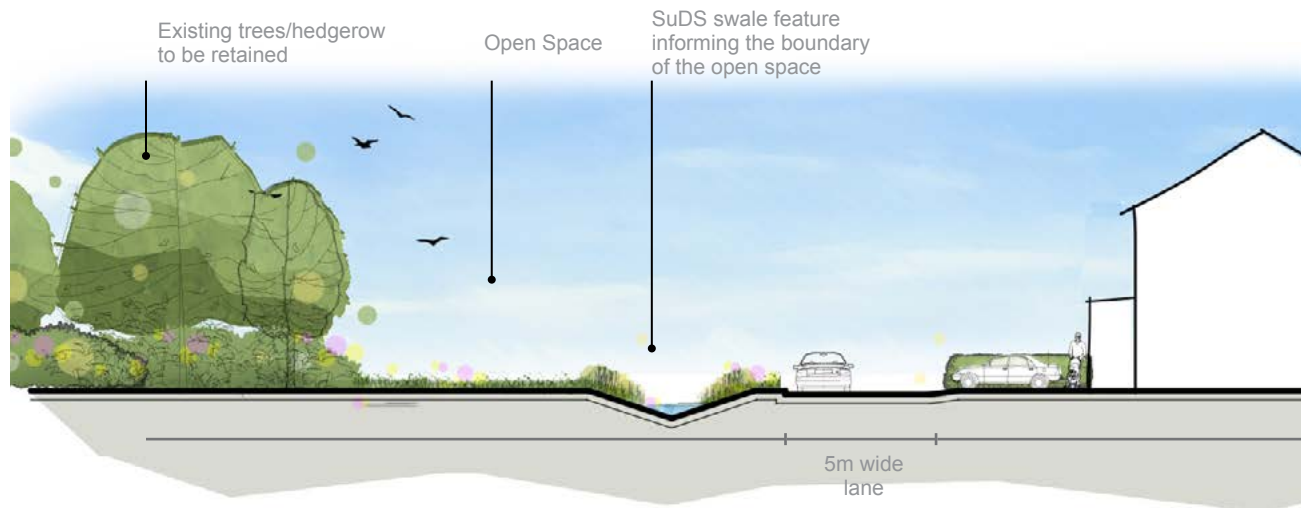
Figure 36: Street Hierarchy



Location Plan

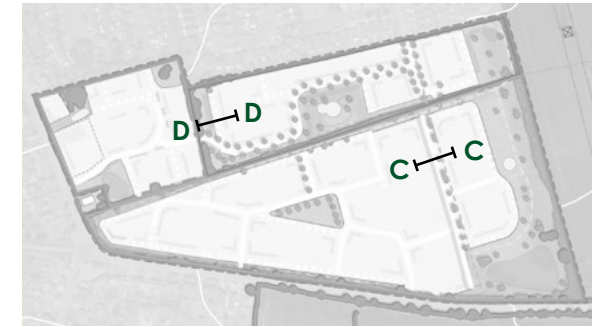


C-C: Green Corridor (Indicative)



D-D: Edge Lane / Private Drive

Figure 37: Street Hierarchy



Location Plan

Part 7: Delivery

Delivery

The allocation will bring forward a wide range of much needed housing, including affordable housing within the district. In terms of phasing, (figure 38) overleaf. The Platform Housing Group parcel will be delivered on site first. For the Persimmon Homes Parcel, consent is expected towards the end of 2022, with a build out rate of 40 dwellings per year. For the Allison Homes parcel a planning application is expected in 2022 with development likely to commence on site in January 2024.

- A range of housing for all demographics at a service village that has lacked new housing provision over the past few years;
- Contributions towards new local infrastructure to help ensure long term viability of local services;
- Local jobs, both directly through construction and sales, but also indirectly through increased spending within the local area;
- A sustainable and logical extension to Barrowby;
- A well located site which is within walking distance of the services and facilities found within the village;
- Open space, childrens play space and outdoor space;
- Green infrastructure corridors providing a link across the site from Reedings Road and Low Road;
- Improved viability of local services such as buses and local shops through increased users;
- Much needed high quality private and affordable homes and creation of a positive built environment for new residents;

In summary the Masterplan provides for:-

PHASING

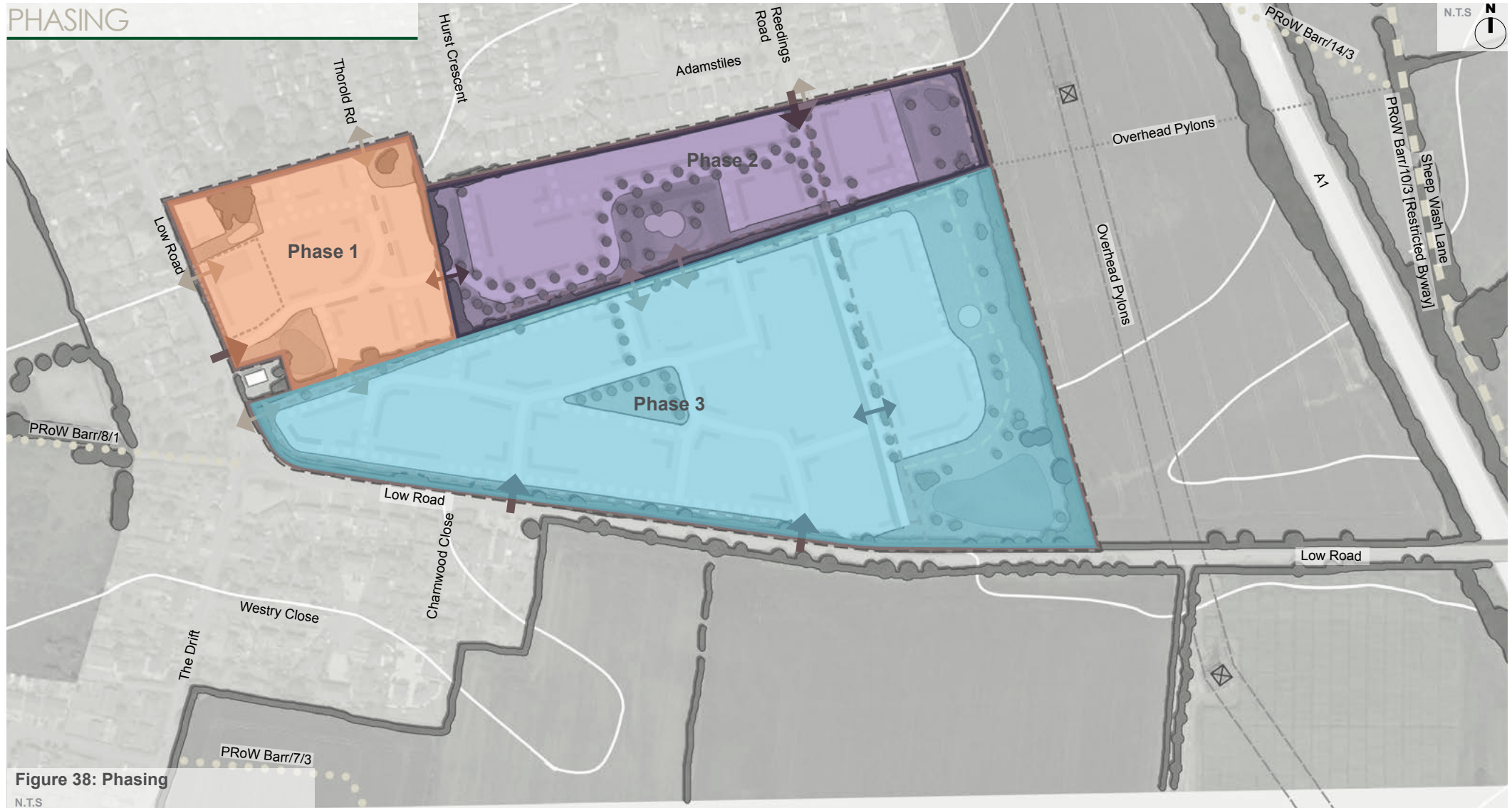


Figure 38: Phasing

N.T.S

- Phase 1 - Platform
(Outline planning permission for 49 dwellings; S18/0093)
- Phase 2 - Persimmon
(Application for up to 67 dwellings, pending consideration; S23/0299)
- Phase 3 - Allison
(Application likely to come forward in 2023 for the balance)

Maintenance and Management

The preferred approach for the maintenance and management of the areas of public open space is that they will be passed to either the District Council or the Parish Council. In the event that neither of these bodies wish to take on these areas of open space a Management Agent would be required for each parcel and a separate Management Company set up. Such management procedures would need to be co-ordinated to ensure that the same maintenance regime is undertaken within each parcel and this can be controlled through conditions / S106 obligations on future planning permissions.

Swales which serve adoptable roads will be offered for adoption to Lincolnshire County Council.

Design Guidance

The masterplan for the allocation sets out the land use and design principles guiding the development of the allocation. Development of the allocation will come forward via independent applications (Figure 38: Phasing). Applications will follow the principles set out in the masterplan document along with guidance and principles set out in the National Design Guide, National Model Design Code, Building for a Healthy Life and guidance set out within the Rutland & South Kesteven Design Guide.

Building for a Healthy Life: Summary

Building for a Healthy Life is accepted as a useful design tool for residential masterplanning and the Broad Structure Layout (Figure 30) and principles set out within the Masterplan document respond to the 12 considerations.

INTEGRATED NEIGHBOURHOODS

- Natural Connections: new networks of footpaths and cycle paths across the site will link to the existing settlement and form links to the wider countryside
- Walking Cycling & Public Transport: The development has easy access to public transport with existing bus routes within close proximity of the site with bus stops along Low Road to the west and Reedings Road to the north. Cycle routes provide connections along green corridors through the site, while also connecting to the existing settlement.
- Facilities & Services: The development is in close proximity to the centre of Barrowby where numerous facilities are located, while a local convenience store is located within the Phase 1 Platform site. New recreational spaces will be included within the Site including new equipped play space, new pedestrian footpaths and informal open spaces.

- Homes for everyone: The design includes a range of dwelling sizes across the Site to provide a mixed community.

DISTINCTIVE PLACES

- Making the most of what's there: The layout and green infrastructure for the scheme responds to its context and provides a distinctive character. Architectural details of the proposals are inspired by and will contribute to the local character of Barrowby.

- A memorable character: The design approach retains the existing hedgerows and boundary trees wherever possible, while existing views and vistas have informed the layout of the development. Architectural details / materials reference local character and spaces within the Site have been considered for character benefits such as the green corridors and open space proposals.

- Well defined streets & spaces: The scheme is based on a series of development blocks, which interlock with the landscape. There would be a clear definition of the private and public realm and properties would overlook the public space.

- Easy to find your way around: The layout for the scheme follows a simple approach with a central main route through the scheme, defined by the proposed north south and east west green corridors through the site. Focal buildings are located at the key junctions - materiality also aids orientation and navigation within the site.

STREETS FOR ALL

- Healthy streets: The building layout has defined the street network, so that highways and car parking do not dominate. Highway layouts are designed in line with local requirements. The streets and the public spaces are well overlooked by adjacent dwellings, allowing informal surveillance and safe routes.

- Cycle & car parking: Car parking is integrated into the overall layout and would be within the curtilage predominantly to the sides of dwellings. Where parking is provided to frontages, it is broken up by either shrub, hedgerow and or tree planting to avoid large expanses of parking.

- Green & blue infrastructure: The landscape framework is formed by a series of interconnected green spaces and corridors. The SuDS strategy plays a strong role within the landscape framework contributing to biodiversity across the Site.

- Back of pavement front of home: Boundary features to fronts of properties are well considered providing strong definition for public / private spaces transitions. A variety of boundary treatments are proposed with a mix of stone walls and boundary hedgerows. Front garden depths help define the street character. The building layout would allow for bins and recycling stores to be stored out of sight to minimise their impact on the streetscene.

Part 8: Summary

Summary

- A range of housing for the demographics at a service village that has lacked new housing provision over the past few years;
- Contributions towards new local infrastructure to help ensure long term viability of local services;
- Local jobs, both directly through construction and sales but also indirectly through increased spending within the local area;
- A sustainable and logical extension to Barrowby;
- A well located site which is within walking distance of the services and facilities found within the village;
- Open space, childrens play space and outdoor space;
- Green infrastructure corridors providing a link across the site from Reedings Road to Low Road;
- Improved viability of local services such as buses and local shops through increased numbers;
- Much needed high quality private and affordable homes and creation of a positive built environment for new residents;
- Habitats and biodiversity on site, including hedgerows, which will be maintained and enhanced and development will provide a significant amount of green and open space interlinked with new housing; and
- Better quality homes to be built in accordance with the new Building Regulations.

Persimmon Homes, Allison Homes & Platform Housing Group

Barrowby
South
Lincolnshire