

Why hold a meeting on 2nd July?
Update on proposed new housing in Barrowby
What we are doing and what YOU can do

South Kesteven District Council (SKDC) are producing a new Local Plan to shape the development of the District until 2036.

The current Local Plan does **not** allocate any significant development to Barrowby.

In 2016, SKDC published a draft new Plan that allocated **89 new houses on two sites** off Low Road. In 2017 - at the very last moment and without any public consultation - SKDC revised their draft Local Plan to propose a much larger development allocation for Barrowby of **230 new houses on three sites** off Low Road.

What does this mean?

Barrowby currently has some 800 houses. So, even 230 more houses would mean an increase of almost 30% in the size of the village. The fear is that the number might be higher. Persimmon Homes, seeking to develop at least one part of the site, told the Local Plan Examination that they had submitted a Planning Application to build **83** houses on the site where the SKDC allocation had been **49** houses. If you apply the same maths to the whole allocation of 230, you get to **389!**

There is already additional significant development planned between Barrowby and Grantham. Planning Permission has been granted for over 500 new houses on the Sheepwash Lane site, and building work continues coming west along Barrowby Road.

SKDC's 2018 draft Local Plan allocates some **1500 FURTHER** houses between Grantham and Barrowby.

What are the pressures facing Barrowby: our village identity and our community spirit?

Barrowby faces **two** pressures:

- a potential major increase in the size of the village itself
- ceasing to be a village with its own identity, coalescing with and becoming a suburb of Grantham.

When might all this happen?

Sooner rather than later! The development has started, even before the new Plan is agreed.

Lincolnshire County Council have obtained Outline Planning Permission for 49 houses on their site adjacent to Low Road, and have put the site up for sale.

Housing developers are actively promoting all 3 three sites. Persimmon gave evidence to the Local Plan Examination in regard of a second site and Larkfleet Homes gave evidence in respect of the largest of the three sites.

What became clear as part of this Examination was that the Developers were seeking not simply to build significant volumes of houses, but also to 'water down' the policies and conditions SKDC suggested were necessary – for example, SKDC's requirement to create a 'masterplan' for all three sites, so that developments were co-ordinated and complementary, was regarded by one developer as unnecessary and onerous.

How has the village responded?

The Parish Council and the Neighbourhood Plan team have engaged with SKDC and responded to all consultations since 2017. The team have also sought the advice of a professional Planning Consultant.

Representatives from the Parish Council and the Neighbourhood Plan team attended the Local Plan Examination in May 2019, and gave evidence to the Inspector about the effect these proposals would have on the village, its character and its identity.

The development of a Neighbourhood Plan for Barrowby has been delayed by the urgent need to respond to the draft Local Plan and its potential impact on Barrowby. In April the Neighbourhood Plan team was about to undertake a formal Parish consultation. However the need to respond to the development prompted a review of the team's progress to date and a change in direction.

This new direction, with the Neighbourhood Planning team supported by Community Lincs and planning consultants Open Plan, will be explained and launched at the public meeting on July 2nd.

What happens next?

We wait to see who the purchaser of the Lincolnshire County Council site will be and whether they will seek to amend the Outline Planning Permission for 49 houses or seek to link to either of the adjacent sites.

Persimmon Homes said they had submitted a Planning Application for 83 homes on a second site, but we have not yet seen this. When the proposals are made public, interested parties will have something like 21 days to respond.

Does this matter? What might the impact be?

This depends on you, the people of Barrowby. Do you care about:

The potential loss of village character and identity

The loss of separation from Grantham – “Coalescence” in Planning-speak, whereby Barrowby would become a suburb of Grantham

New homes may be of a density and design out of all proportion to the current village

Increased traffic: 230 new homes will mean c400 more cars

Pressure on infrastructure – water and waste water, electricity, etc.

Development gain monies to be used on what the village community wants and needs – not used to fund “normal” council activities that have a funding shortage.

What can I do?

Come to the meeting on July 2nd at 7.30 p.m. in the Memorial Hall to learn more.

Make your views known in writing to your elected representatives

Respond to the SKDC Planning Applications using information we will suggest

Ask to attend the SKDC Planning hearing to make your points in person

Write to our MP and outline your concerns

Support the development of the Barrowby Neighbourhood Plan which can help shape and influence future development.