

Barrowby Neighbourhood Plan



Community Consultation Draft
(Pre-Submission Consultation)
February 2025

Neighbourhood Plan Summary

Vision

In twenty years, Barrowby will be a thriving, eco-friendly village that balances growth with its cherished rural character, ensuring a high quality of life for residents of all ages. Barrowby will be a sustainable and inclusive parish that respects its past while embracing its future.

Neighbourhood Plan Objectives

The Neighbourhood Plan's objectives are based on the Vision, and they provide the context for the Neighbourhood Plan's Policies.

1. Community spirit and social cohesion

Promote community spirit and social cohesion, creating an interconnected community where residents are active in leading and participating in community activities.

2. Transport and parking issues

Address current traffic and parking issues by promoting more sustainable means of transportation, including walking, cycling and use of buses.

3. Celebration of Barrowby's history and character

Celebrate the history and distinctive character of the village, conserving and enhancing its built heritage and ensuring that new developments contribute positively to its character and appearance.

4. Appropriate scale of residential development

To meet the community's housing needs, enable further residential development of appropriate scale, form and type in appropriate locations within the village's developed footprint.

5. Employment opportunities

Provide for appropriate employment opportunities in the parish, including small businesses and working from home opportunities, as well as more traditional activities such as agriculture.

6. Community facilities

Promote the development, enhancement and long-term sustainability of community facilities and community-oriented commercial activities.

7. Footpaths and green spaces

Preserve and maintain the existing network of footpaths and green open spaces, ensuring adequate access for all and equipped spaces for users of different ages.

8. Protection of our rural setting and distinctiveness

Protect our rural parish's countryside, and the clear distinction between Barrowby village and the neighbouring town of Grantham.

9. Preservation of green features ecology

Preserve existing green features and plan for the future greening of the village and wider parish, protecting ecological corridors and wildlife habitats, and achieving harmony between human socio-economic development and natural environment quality.

10. Broadband and digital connectivity

Promote broadband and digital connectivity and improved access to utilities for existing and new development.

11. Resilience

Improve resilience to the impacts of climate change, including increased flood risk, ensuring the safety of people and properties.

Neighbourhood Plan Policy Summaries

Policy 1: Sustainable Development

This policy supports development that enhances sustainability in Barrowby Parish by promoting a healthy, safe, and attractive environment, encouraging access to key services via active travel or public transport, achieving carbon neutrality by 2050, increasing biodiversity, and minimizing resource use and waste. The policy supports:

- **housing** that meets local community needs and aligns with relevant planning policies.
- **business development** appropriate to its location - village areas, designated business sites, and open countryside - always ensuring minimal disruption to nearby residents.
- **services and facilities** that help residents meet daily needs locally.
- **infrastructure** that supports energy, health, communication, education, and recreation needs, including high-speed internet connectivity.

Policy 2: Delivering Good Design

This policy ensures that development in Barrowby Parish aligns with local character, is both attractive and functional, and meets community design aspirations. It requires full consideration of the Barrowby Design Codes and Guidance in all relevant developments.

Design and Access Statements, where required, should explain how the principles of the Design Codes and Guidance influence the proposal, addressing aspects such as:

- location, connectivity and siting;
- building design, materials and detailing;
- energy efficiency, sustainability and waste management;
- provision of outdoor space, parking, landscaping and boundary treatments.

Proposals consistent with the Design Codes and Guidance will be supported. Variations may also be supported if they achieve comparable outcomes and quality through acceptable alternative approaches.

Policy 3: Housing Development

This policy supports housing development that meets the needs of the local community, ensuring alignment with site location and housing type priorities. The policy emphasizes:

- **Priorities for housing provision:**
 - affordable housing to meet identified local needs;
 - small and medium-sized homes for young people, families, and older residents looking to downsize;
 - specialist housing for older people.
- **Suitable site locations:**
 - infill sites within the Developed Footprint of Barrowby village (as shown on Map 5);
 - land within the Parish of Barrowby to the east of the A1, provided it complies with other plan policies and is not protected from development.

This approach ensures housing development addresses local requirements while respecting the Neighbourhood Plan's broader objectives.

Policy 4: Community Facilities

This policy identifies key community facilities in Barrowby Parish and aims to protect and enhance them. The listed facilities include the Anglican Church, Village Green and Playpark, Adamstiles Playpark, Sports Ground, Allotments, Memorial Hall, Reading Room, Sports Pavilion, CO-OP, White Swan Pub, and Café/Bistro.

Redevelopment or change of use of these facilities will only be supported if:

- the current use is no longer viable, and the site is unsuitable for another community facility;
- an alternative facility exists within reasonable proximity to serve the same purpose;
- a new facility of a similar or greater size and nature is provided in a suitable location.

Proposals for additional community facilities will also be supported, provided they align with other relevant policies.

Policy 5: Conserving Our Historic Environment

This policy aims to protect Barrowby Parish's heritage buildings and structures, along with their settings. Development proposals that result in the loss or unsympathetic alteration of these heritage assets or their surroundings will not be supported.

Policy 6: Important Views

This policy seeks to protect key views and vistas (which are identified on Map 6). Development proposals that interrupt, obscure, or significantly detract from these views will not be supported. Developments with the potential to impact these views must respond positively by respecting their location, siting, scale, form and massing.

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

This policy aims to protect, enhance and extend the extent of Barrowby's green infrastructure, which includes greenspaces, woodlands, watercourses and other habitats, and footpaths, bridleways and cycleways. The policy aims:

- to protect the natural environment and improve biodiversity;
- to have beneficial social effects in terms of promoting healthy lifestyles and recreational opportunities such as walking and cycling (with benefits in terms of residents' mental and physical well-being);
- to help to reduce carbon emissions.

The policy supports:

- development that safeguards or enhances green infrastructure;
- preservation of Local Green Spaces (which are identified on Map 2B), resisting development that would result in their loss or reduce their value;
- initiatives that contribute to a net gain in biodiversity, meeting or exceeding current legislative and policy requirements.

Development that harms green infrastructure, leads to the loss of local green spaces, or reduces biodiversity will not be supported.

Policy 8: Renewable Energy

This policy supports development for community energy projects and renewable energy generation, provided the following conditions are met:

- no loss of high-quality agricultural land;
- protection of natural habitats and a net increase in biodiversity;
- preservation of identified important views;
- avoidance of significant intrusion into the rural landscape;

- no harmful impact on the outlook or residential amenities of nearby dwellings.
- The policy encourages renewable energy development while ensuring it aligns with environmental and community priorities.
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A Message from the Barrowby Neighbourhood Plan Steering Group

The Barrowby Neighbourhood Plan is an important planning document which will shape the future of our community over the next decade and beyond. It is relevant to all parishioners and those who value our long history, heritage and sense of community.

The Localism Act of 2011 provided parish councils with the ability to have a vital say in shaping the future of their communities through a Neighbourhood Plan. To take advantage of this opportunity your Parish Council set up a Neighbourhood Plan Steering Group in 2017, which comprised volunteers from the local community and Parish Council Representatives.

Unfortunately, early in the process, one of the developers with an interest in the land to the south of Hurst Crescent and the east of Low Road submitted a planning application for phase one of the current development. The Steering Group was then distracted by the need to make representations to the Local Planning Authority (LPA) to ensure that this would become a quality development. We were then further distracted by the Planning Inspectorate's Examination of the SKDC Local Plan. On several occasions, the Steering Group attended the Examination hearings and made representations on behalf of the Parish Council in order to preserve the character of our village. We also insisted on a Master Plan for the whole development, and we are pleased to say that SKDC agreed with us.

A change in Steering Group personnel and the outbreak of Covid19 led to further delays in the progress of our plan. Nevertheless, we are now in a position to offer our first draft of the plan for consultation with the residents of Barrowby.

By preparing the Neighbourhood Plan the Parish Council is taking the opportunity to influence the type, scale and design of development that takes place within our parish. After much hard work and public consultation by the Steering Committee, and taking into consideration feedback received from both the community and external consultees, our visions for the Parish are summarised as follows:

- To ensure that Barrowby remains a thriving village which can meet the future needs of its residents, in terms of housing, economic growth and communal facilities.
- To protect the architectural heritage, community assets and rural setting of the village, such that it provides an attractive, healthy and sustainable environment in which to live, work and visit.
- To ensure that Barrowby maintains its village identity and is not subsumed into "Greater Grantham" due to unplanned coalescence by external forces.

With these visions in mind, this Neighbourhood Plan presents a series of planning policies which have local context and cover a range of elements that are relevant to our village, including the design and location of new buildings, the preservation of our traditional heritage (buildings and community spaces), the conservation of our landscape and countryside, our community facilities, and so on. Our village will inevitably have to grow, and we are about to see substantial new developments both within the village curtilage and on the periphery of the village but within our parish.

It is intended that this Neighbourhood Plan will ensure developers create a sympathetic blend between traditional and more modern building styles, through promoting robust design standards and the use of sensitive infilling within the existing village. Whilst our Neighbourhood Plan gives us an opportunity to shape the future of our village, it is important to understand that it has to be consistent with overarching planning frameworks and is primarily concerned with the built environment.

On a community level, Barrowby has a number of community assets that could be used to promote the sporting, cultural and educational requirements of our residents. Furthermore, we aim to protect and enhance the areas of open space that the Parish currently enjoys and to maximise the benefits of potential community assets through future acquisition and development funded, in part, through funds provided by developers.

Our goal in producing this Neighbourhood Plan has been to ensure that Barrowby remains a pleasant, inclusive community to live in, with good built facilities, as well as access to the protected countryside that surrounds the Parish.

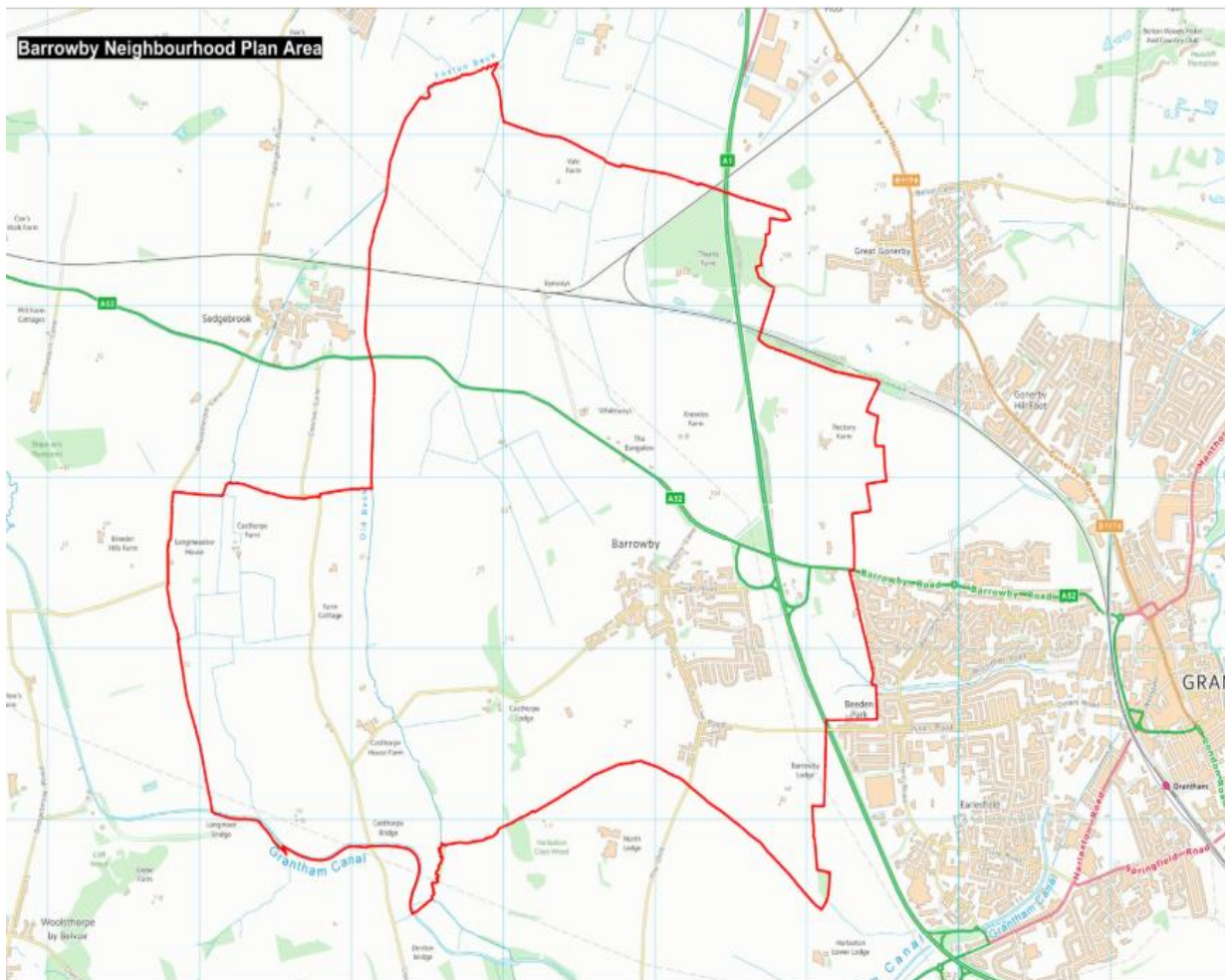
We thank all the residents as well as external stakeholders who have helped us towards this goal by providing their comments and feedback as we have progressed the Plan.

Barrowby Neighbourhood Plan Steering Group - February 2025

1. INTRODUCTION

1.1 The “qualifying body” responsible for preparing this Neighbourhood Plan is Barrowby Parish Council. The Plan has been prepared by a steering group comprising members of the local community.

1.2 As shown on the map and annotated satellite image below, the area covered by the Neighbourhood Plan is the whole of Barrowby Parish - both the village and the surrounding countryside. Referred to as the “Neighbourhood Area”, this was formally designated by South Kesteven District Council (the Local Planning Authority) on 12th June 2017.



Map 1: Barrowby Designated Neighbourhood Area

What is a Neighbourhood Plan?

1.3 Introduced by the Localism Act 2011 to enable local communities to have more significant influence over changes and developments in their villages and neighbourhoods, neighbourhood plans are important components of the planning system.

1.4 Importantly, a neighbourhood plan is prepared by the local community, the people who know their area best, rather than the Local Planning Authority, which has to plan within a more strategic, district-wide perspective. A neighbourhood plan needs the support of the community on whose behalf it has been prepared and cannot be adopted unless a majority of residents voting in a local referendum has approved it.

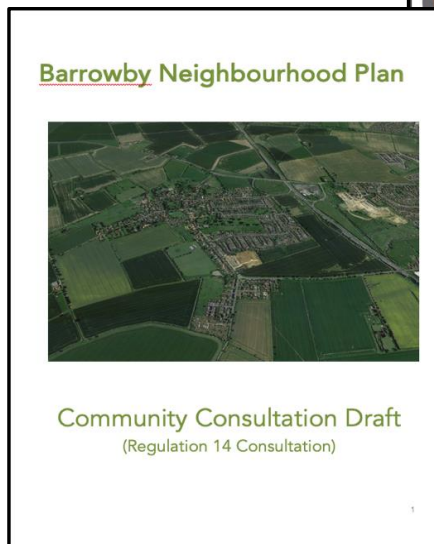
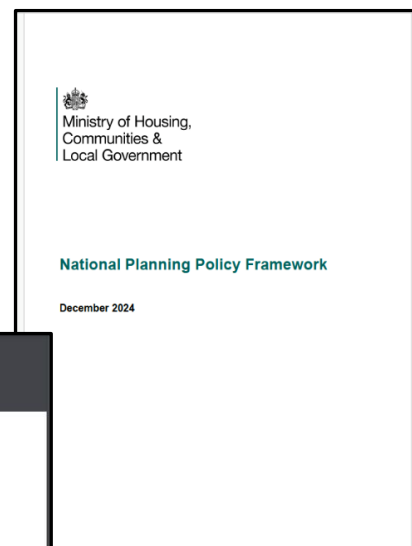
1.5 A neighbourhood plan is a powerful tool that can be used to ensure that the community gets the right types of development, in the right places. As part of what is termed the Development Plan for the area it covers, the policies in the neighbourhood plan, together with those in the local plan, are the primary consideration when the Local Planning Authority makes decisions on planning applications¹. In effect, this means that planning applications should be decided in accordance with the policies in the Development Plan (the neighbourhood plan and the local plan together) unless there are other “material” (significant and relevant) considerations that warrant a different decision.

1.6 There are certain limitations on the matters which a neighbourhood plan can influence. The policies themselves must relate only to land-use planning, so they cannot, for example, cover matters such as traffic management, litter, anti-social behaviour or the management of open spaces or community buildings. However, provided they are relevant to the overall strategy or approach being taken forward in the neighbourhood plan, matters like these can be referred to in the plan’s “evidence base” and explanatory text, and can be included as Community Aspirations, which can help both to guide decisions and to provide a basis for seeking support and funding as opportunities arise.

¹ Under [section 70\(2\) of the Town and Country Planning Act 1990](#) and [section 38\(6\) of the Planning and Compulsory Purchase Act 2004](#), to the extent that development plan policies are material to an application for planning permission, the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (these provisions also apply to appeals).

1.7 Because it carries so much weight when planning applications are being considered and decided, a neighbourhood plan must be in general conformity with the strategic policies of the adopted local plan and with national planning policy as set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance. The neighbourhood plan must also be:

- evidence-based;
- supported by the community; and
- consistent with principles of Sustainable Development.

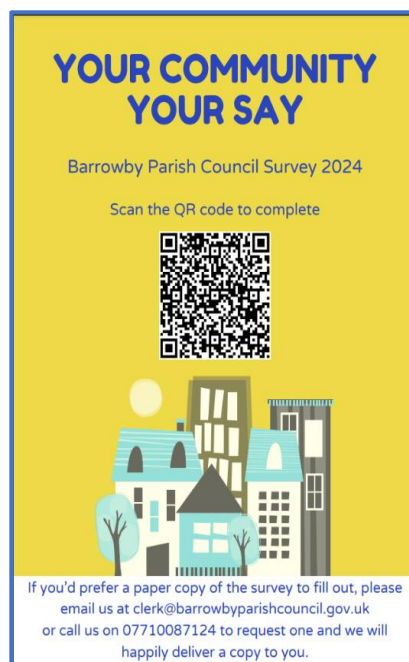


Preparing the Neighbourhood Plan

1.8 This Community Consultation Draft of the Barrowby Neighbourhood Plan is the result of work carried out over the past few years by a steering group made up of local residents, including some members of the Parish Council. The proposed Neighbourhood Plan period is from 2025 to 2040. It is intended that the plan will be reviewed and, where necessary, updated regularly, starting about 5 years after it is first made.

1.9 The Neighbourhood Plan Working Group has sought to engage the wider community (residents and businesses) in the plan-making process, the draft plan's direction and contents being informed and influenced by information, comments and suggestions gathered through:

- a Survey Monkey Questionnaire in September 2019; and
- a Community Visioning event held in December 2019; and
- a Community Survey in April 2024.



1.10 Having prepared this draft version of the Barrowby Neighbourhood Plan, based on their understanding of what the community needs and hopes for, the steering group and Parish Council would now like to know what other members of the community think about the approach and policies being proposed.

1.11 The regulations that govern the preparation and making of Neighbourhood Plans require a period of at least six weeks to be allowed at this community consultation stage (referred to more formally as the "Pre-Submission" or "Regulation 14" stage) for people to consider the draft plan and submit any comments they may have on its contents. Comments are invited from all parish residents, businesses and other organisations / groups in the Neighbourhood Area. Various authorities, agencies and other organisations whose views on the Neighbourhood Plan are either legally required or are expected to be relevant are also being invited to comment at this stage.

1.12 At the end of this community consultation period, all the comments that have been received will be considered and addressed by the steering group. This may then lead to some amendments being made to the draft Neighbourhood Plan. A list of comments received, the steering group's response to each comment, and any corresponding changes made to the draft plan, will be made available in a Consultation Statement.

1.13 The steering group will then finalise the Draft Neighbourhood Plan, which will then, subject to Parish Council's approval, be submitted to South Kesteven District Council for formal consideration and, hopefully, approval. The District Council will carry out further consultation at this stage – referred to as the "Regulation 16" consultation - publishing the Neighbourhood Plan and seeking the views of the community and statutory consultees, once again for a period of six weeks.

1.14 An Independent Examiner will then be appointed to review the Final Plan. The Examiner will verify that the procedural requirements have been complied with, particularly in respect of consultation and consideration of the views of the community, and that the "basic conditions" that apply to all neighbourhood plans have been met. The Examiner will issue a report to the District Council and the Parish Council with a recommendation, either that the plan proceeds to the referendum stage as it is, or that further amendments are required.

1.15 Once the Examiner has made recommendations for the Plan and these have been addressed, South Kesteven District Council will organise a referendum of the electorate of the Parish. This means that the community as a whole will decide whether the Neighbourhood Plan comes into force as part of the area Development Plan. If the Neighbourhood Plan is supported by a simple majority of the people voting (there is no quorum) the District Council will proceed to formally "make" (adopt) the Plan, and its policies, alongside those of the Local Plan, will become primary considerations when planning applications are being decided.

2. ABOUT THE NEIGHBOURHOOD AREA AND OUR COMMUNITY

2.1 Every neighbourhood plan must be based on evidence: information and data about the place, the community and the topic(s) that each policy addresses. Paragraph 32 of the NPPF (2024) states that: *“the preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals”*.

2.2 This section of the Neighbourhood Plan for Barrowby outlines and makes reference to information that has been taken in to account when formulating this Plan’s Vision, Objectives and Policies. There are also some other documents that form part of the evidence base, providing more detailed information on particular topics, including:

- Comments from Survey Monkey Questionnaire (September 2019)
- Comments from initial Visioning Event (December 2019);
- Housing Needs Assessment (October 2023),
- Design Codes and Guidance (December 2023),
- Community Survey Analysis (April 2024);
- 2021 Census of England and Wales.

Overview of the Neighbourhood Area

2.3 Barrowby village is situated in South Kesteven, about 2 miles (centre-to-centre) west of the District’s main town, Grantham. The edges of Barrowby village and the built-up area of Grantham are separated by an open gap through which the A1 trunk road runs north/south. The parish of Barrowby also includes a mostly residential area immediately adjacent to Grantham town, east of the A1.

2.4 Barrowby is the only village in the parish. Apart from the area east of the A1, the remainder of the parish is mostly agricultural land.



Some Key Facts & Figures

2.5 At the time of the 2021 Census, 2000 residents were living in the Neighbourhood Area, in a total of 890 households. However, it is known that this number has increased since that date, with South Kesteven District Council recording 1,174 households in Barrowby Parish as at February 2025. In 2021, 69.4% of those residents lived in single family households and 28.6% were in single person households.

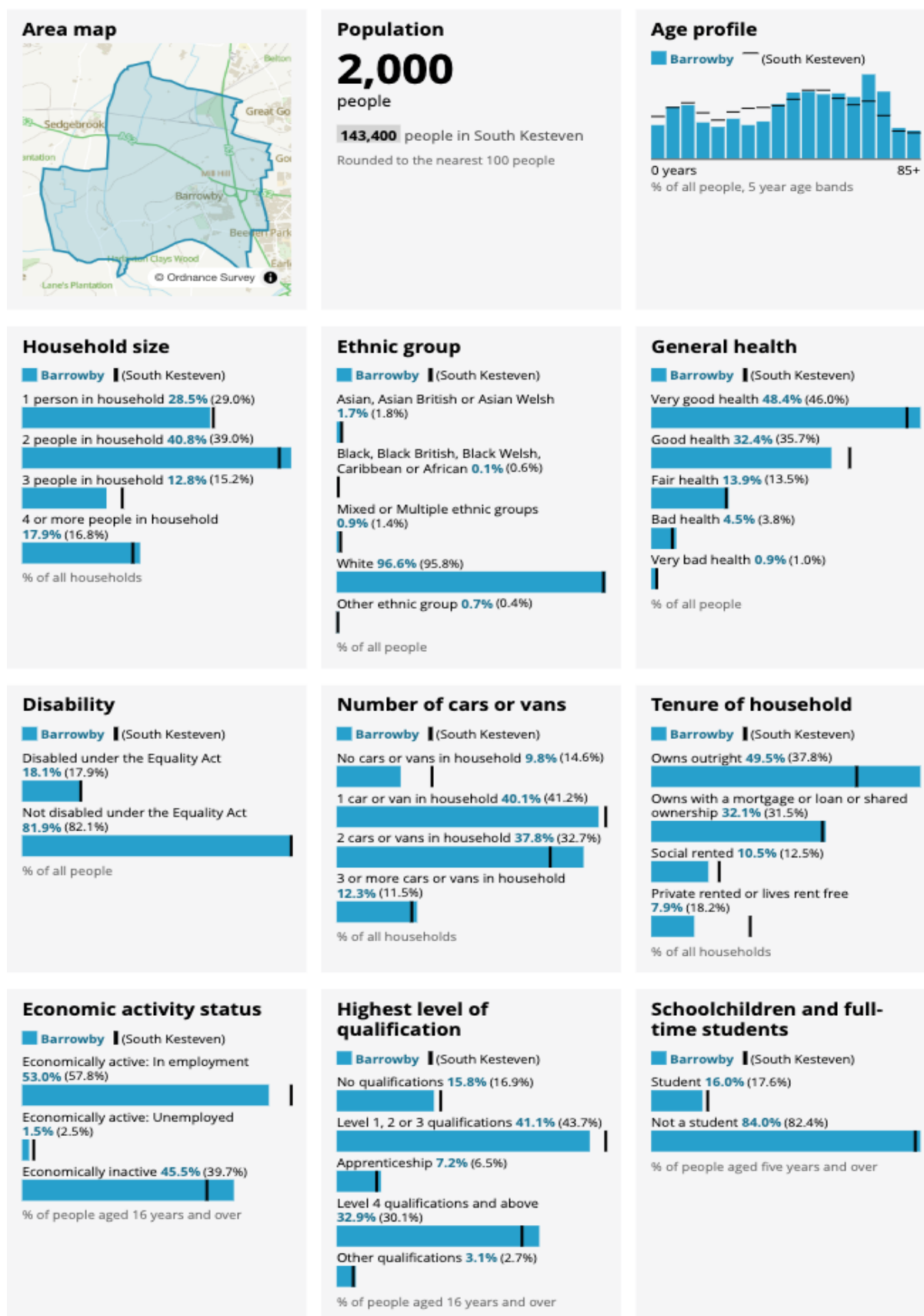
2.6 The proportion of residents under the age of 50 is below the national average and the proportion over 50 is higher. This pattern is broadly similar to South Kesteven District as a whole.

2.7 Of the parish's residents who were 16 years of age or above at the time of the 2021 Census, 54.5% were economically active, including 1.5% who were unemployed.

2.8 Many of the those who are in employment commute to work. 11.2% of employed people aged 16 years and over travel between 10kms and 30kms to work, with 27.9% travelling less than 10kms. Comparative figures for South Kesteven are 19.9% (10kms to 30kms) and 27.9% (less than 10kms), and for England, 14.4% (10kms to 30kms) and 35.4% (less than 10kms).

2.9 The Housing Needs Assessment carried out in 2020 showed that most of Barrowby's residents own their own homes, and there is a relatively low number of social and private rented homes in the neighbourhood area.

2.10 Some of the most relevant information from the 2021 census is shown graphically on the next page. The charts show statistics for both Barrowby Parish and, for comparison, South Kesteven District as a whole.



Source: Office for National Statistics - Census 2021

Our Heritage

2.11 The following summary of Barrowby's history is from the Parish Council website <https://barrowbyparishcouncil.org.uk/barrowby-history/>.

2.12 Archaeological evidence indicates that there is a long history of settlement around Barrowby. Prehistoric pottery and flints (including arrowheads, blades and scrapers) have been found, as have Iron Age and Romano-British pottery and occupation evidence. The village probably dates from the late Anglo-Saxon period and the name Barrowby is derived from the Old Norse "berg" and Old Danish "by" which translates as farmstead or village on the hill.

2.13 The settlement of Barrowby is first mentioned in the Domesday Book in which the village is referred to as "Bergebi", thought to derive from Scandinavian languages 'berg-by' meaning 'village by the hill'. It had a sizeable manor held by Robert Malet, including a watermill, a church and 60 acres of meadow. A medieval manor house stood on the site occupied by Barrowby Old Hall which is partially surrounded by the earthwork remains of the moat. There are traces of medieval ridge and furrow fields at several locations. The parish also contains the remains of Casthorpe deserted medieval village and Newbo Abbey, a daughter house of Newsham Abbey, founded in 1198 and dissolved in 1536, which was located near the A52.

2.14 Barrowby was always an agricultural village. In the 19th century the Duke of Devonshire, who was Lord of the Manor, owned roughly half the parish whilst Sir J.C Thorold owned about one-quarter, and this continued up until the early 20th century. The village grew dramatically in size towards Grantham after the 1970s, a trend which continues today.

Barrowby Conservation Area

Much of Barrowby's village core has been designated a Conservation Area and the extent of this is shown on Map 2a: Listed Buildings within Barrowby Village, and Barrowby Conservation Area.

2.15 Barrowby Conservation Area was designated in 1985, and the boundary was reviewed and extended in 2013. The following quotations, describing the Conservation Area and its character, are from the Barrowby Conservation Area Appraisal and Management Plan, 2013, published by South Kesteven District Council.

Barrowby is an irregular nucleated settlement with the traditional buildings laid out around the central village green and along the key routes into the village. It has a semirural character which has been partially eroded by significant post war expansion, particularly on its eastern side, due to its close proximity to Grantham. The historic core has a relatively low density of development and is characterised by a mix of large-scale buildings set within extensive grounds and smaller detached traditional and modern buildings which occupy relatively small irregular plots. The historic core has a circular plan form, with Church Street, Main Street, Casthorpe Road and the posts enclosing Barrowby House; a relatively high-status late 18th century Grade II listed building. The narrow lanes have a defined building line along the street as the buildings either front onto or stand gable end to the rear of the narrow footways or are set back and enclosed by boundary walls.

Summary of Special Interest

- *Irregular nucleated settlement with the traditional buildings laid out around the central village green and along the key routes into the village.*
- *Relatively low density of development within the village core and is characterised by a mix of large-scale buildings set within extensive grounds and smaller detached traditional and modern buildings which occupy relatively small irregular plots.*
- *Abrupt boundary to the north of the village at the rear of All Saints Church with adjacent countryside and open views towards the Trent and Belvoir Vale.*
- *All Saints Church is a key landmark within the Trent and Belvoir Vale character area and forms the focus of views, particularly from the A52 and Denton Lane.*
- *Traditional craftsmanship embodied in original building materials and architectural features.*
- *Visual harmony resulting from the use of a limited palette of natural building materials.*
- *Visual continuity created by boundary walls delineating boundaries and linking buildings many of which are afforded statutory protection.*

All Saints' Church, Barrowby



Listed Buildings

2.16 There are 33 Listed Buildings within the Neighbourhood Area². These are listed in Table 1 below and their locations are identified on Maps 2a and 2b: Listed Buildings.

Table 1: Table of Designated Heritage Assets – Listed Buildings

1.	II Barrowby House Barrowby, South Kesteven, Lincolnshire, NG32
2.	II Barrowby Lodge and Adjoining Stable Beeden Park, South Kesteven, Lincolnshire, NG32
3.	II Barrowby Old Hall Barrowby, South Kesteven, Lincolnshire, NG32
4.	II Boundary Wall to North West of Barrowby House Barrowby, South Kesteven, Lincolnshire, NG32
5.	II Boundary Wall to South and West of Grounds of Barrowby House Barrowby, South Kesteven, Lincolnshire, NG32
6.	II Boundary Wall to South East of Barrowby House Barrowby, South Kesteven, Lincolnshire, NG32
7.	II Brydon House and Attached Boundary Wall Barrowby, South Kesteven, Lincolnshire, NG32
8.	II Caretakers Cottage and Adjoining Outbuilding Barrowby, South Kesteven, Lincolnshire, NG32
9.	II Casthorpe Farm House South Kesteven, Lincolnshire, NG32
10.	II Casthorpe Farmhouse and Adjoining Stable Range South Kesteven, Lincolnshire, NG32
11.	II Casthorpe Lodge South Kesteven, Lincolnshire, NG32
12.	I Church of All Saints All Saints' Church, Barrowby, South Kesteven, Lincolnshire, NG32
13.	II Grange Cottage Barrowby, South Kesteven, Lincolnshire, NG32
14.	II Grange Cottages and Attached Boundary Wall Rose Cottage and Attached Boundary Wall Barrowby, South Kesteven, Lincolnshire, NG32
15.	II Ha Ha 70 Metres South of Casthorpe Lodge South Kesteven, Lincolnshire, NG32
16.	II Hall Cottage and Adjoining Boundary Wall Barrowby, South Kesteven, Lincolnshire, NG32
17.	II Holly House Barrowby, South Kesteven, Lincolnshire, NG32
18.	II Lych Gate and Railings at Church of All Saints All Saints' Church, Barrowby, South Kesteven, Lincolnshire, NG32

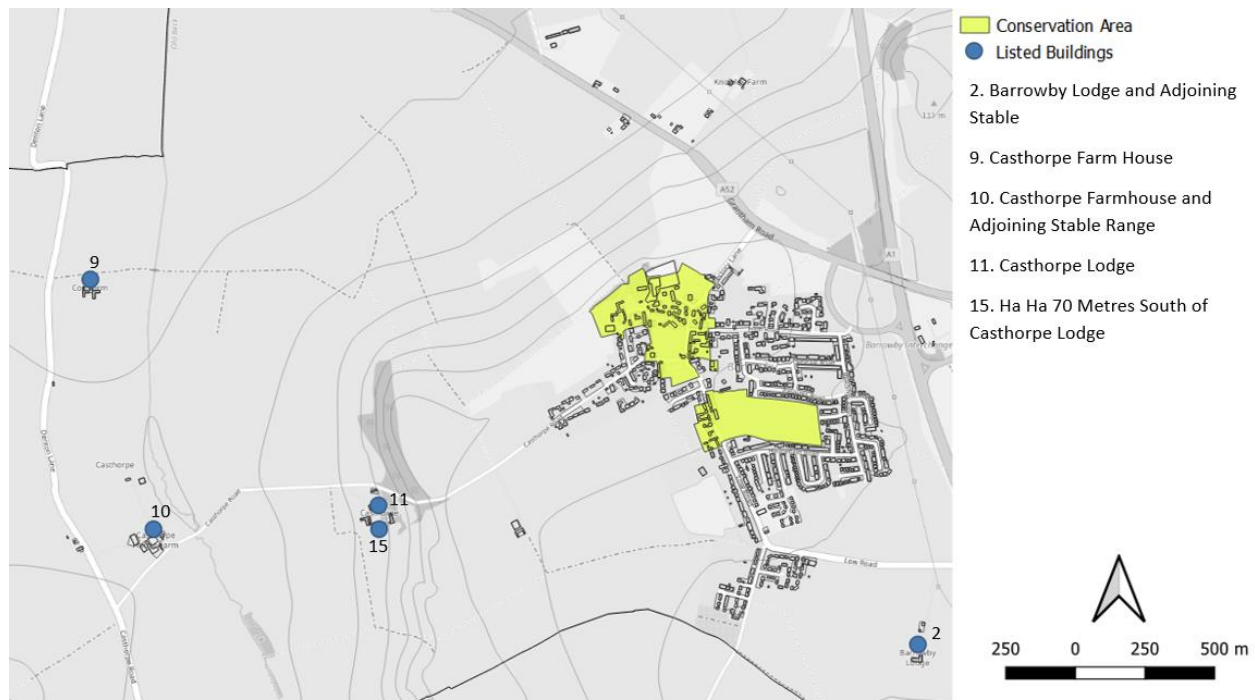
² Source: British Listed Buildings - <https://britishlistedbuildings.co.uk/england/barrowby-south-kesteven-lincolnshire>

19.	II Malting House	Barrowby, South Kesteven, Lincolnshire, NG32
20.	II Old Rectory	Barrowby, South Kesteven, Lincolnshire, NG32
21.	II Old Sadlers	Barrowby, South Kesteven, Lincolnshire, NG32
22.	II Pair of Cottages 15 Metres West of Malting House	Barrowby, South Kesteven, Lincolnshire, NG32
23.	II Seven Headstones 10 Metres South of Chancel at Church of All Saints	All Saints' Church, Barrowby, South Kesteven, Lincolnshire, NG32
24.	II Seven Headstones 20 Metres South East of Chancel at Church of All Saints	All Saints' Church, Barrowby, South Kesteven, Lincolnshire, NG32
25.	II Six Headstones 15 Metres South of Chancel at Church of All Saints	All Saints' Church, Barrowby, South Kesteven, Lincolnshire, NG32
26.	II Stable and Mounting Block 10 Metres North of the Cedars	Barrowby, South Kesteven, Lincolnshire, NG32
27.	II Summerhouse 10 Metres North West of Barrowby Old Hall	Barrowby, South Kesteven, Lincolnshire, NG32
28.	II Summerhouse 20 Metres South of Barrowby House	Barrowby, South Kesteven, Lincolnshire, NG32
29.	II Table Tomb 2 Metres South of Chancel at Church of All Saints	All Saints' Church, Barrowby, South Kesteven, Lincolnshire, NG32
30.	II The Cedars and Attached Boundary Wall and Pump	Barrowby, South Kesteven, Lincolnshire, NG32
31.	II The Grange and Adjoining Boundary Wall and Stable	Barrowby, South Kesteven, Lincolnshire, NG32
32.	II Wheelwrights House	Barrowby, South Kesteven, Lincolnshire, NG32
33.	II White Swan Public House	Barrowby, South Kesteven, Lincolnshire, NG32

Map 2a: Listed Buildings within Barrowby Village, and Barrowby Conservation Area



Map 2b: Listed Buildings outside Barrowby Village



Our Natural Environment

Biodiversity

2.17 The Living England Habitat Map shows that most of the neighbourhood area's land is arable, with some areas of horticulture and grassland, mainly around the village, and very small areas of marsh and swamp land. The pre-war land survey (Dudley Stamp maps) shows that meadowland and permanent grass used to cover a wider area of the parish, about half of it.

2.18 There are few watercourses in the Parish which have not been modified.

2.19 There are no nature reserves within the neighbourhood area.

2.20 There are some new mechanisms that can help developers, farmers and land managers to increase biodiversity. The Local Nature Recovery Strategy (LNRS) for Greater Lincolnshire is in preparation. This will provide direction and opportunities for creating new habitats linking to the existing patchwork of grassland, hedges, trees and aquatic ecosystems. If newly created habitat can join with others in neighbouring land this helps create new landscape-scale wildlife corridors. These corridors provide amenities and help to promote well-being and healthy lifestyles for villagers and visitors alike.

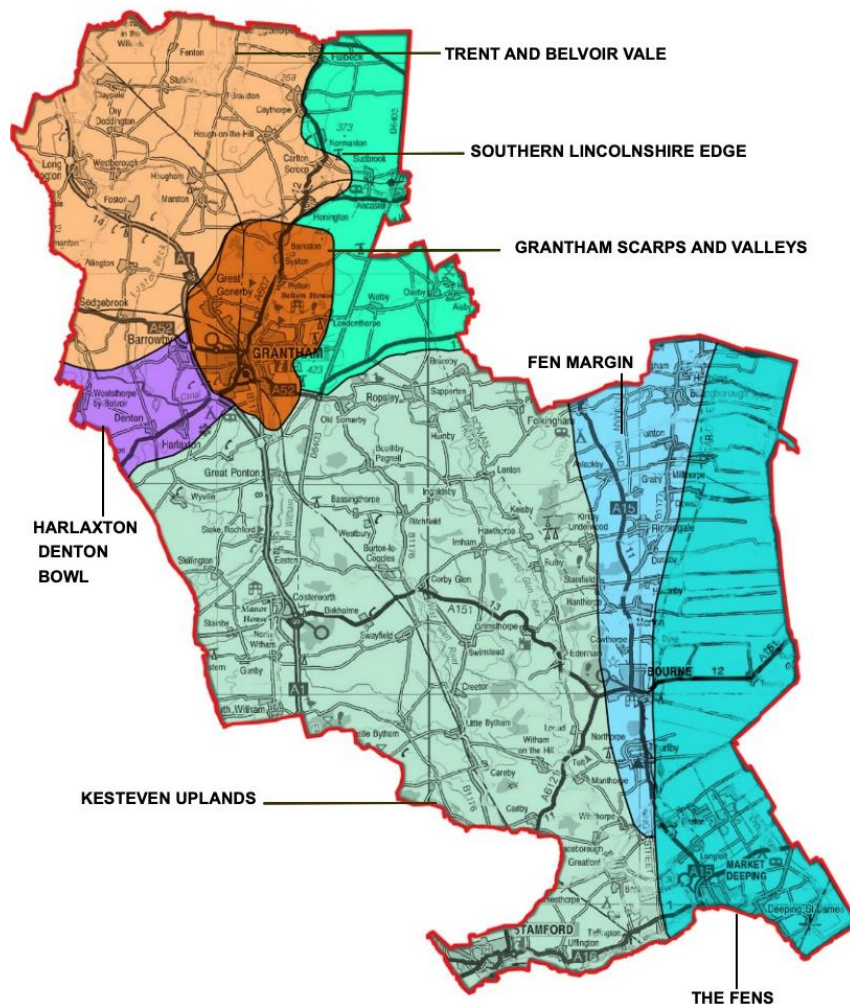
Landscape

2.21 Located within the wider Trent and Belvoir Vales landscape character area, most of Barrowby Parish (the whole of the area west of the A1) is within what is referred to as the "Harlaxton Denton Bowl" landscape character area (see Map 3, next page), key characteristics of which are:

- Varied topography, hills, slopes and valleys;
- Small to medium-scale landscape;
- Patchwork of land use including woodlands, arable and pasture land;
- Historic parkland at Harlaxton, and tree lined roads associated with other estates;
- Villages with stone or brick buildings, with some distinctive features associated with estates.

2.22 According to the South Kesteven Landscape Character Assessment, January 2007 (South Kesteven District Council) *"The Harlaxton Denton Bowl is a small to medium-scale landscape, with a varied topography and landcover. The landscape contains some important elements including Harlaxton Park, tree avenues and woodlands and a number of attractive villages. It is a landscape of high scenic value with important views to Belvoir Castle which lies outside the district. Landscape sensitivity to new employment and residential proposals is likely to be high. The scale of the landscape and range of landscape elements would make it difficult to assimilate major development within most of the character area. The eastern edge of the character area, adjacent to Grantham*

and the A1 may however provide some opportunities if new landscape planting associated with new development is used to soften the existing urban edge”.



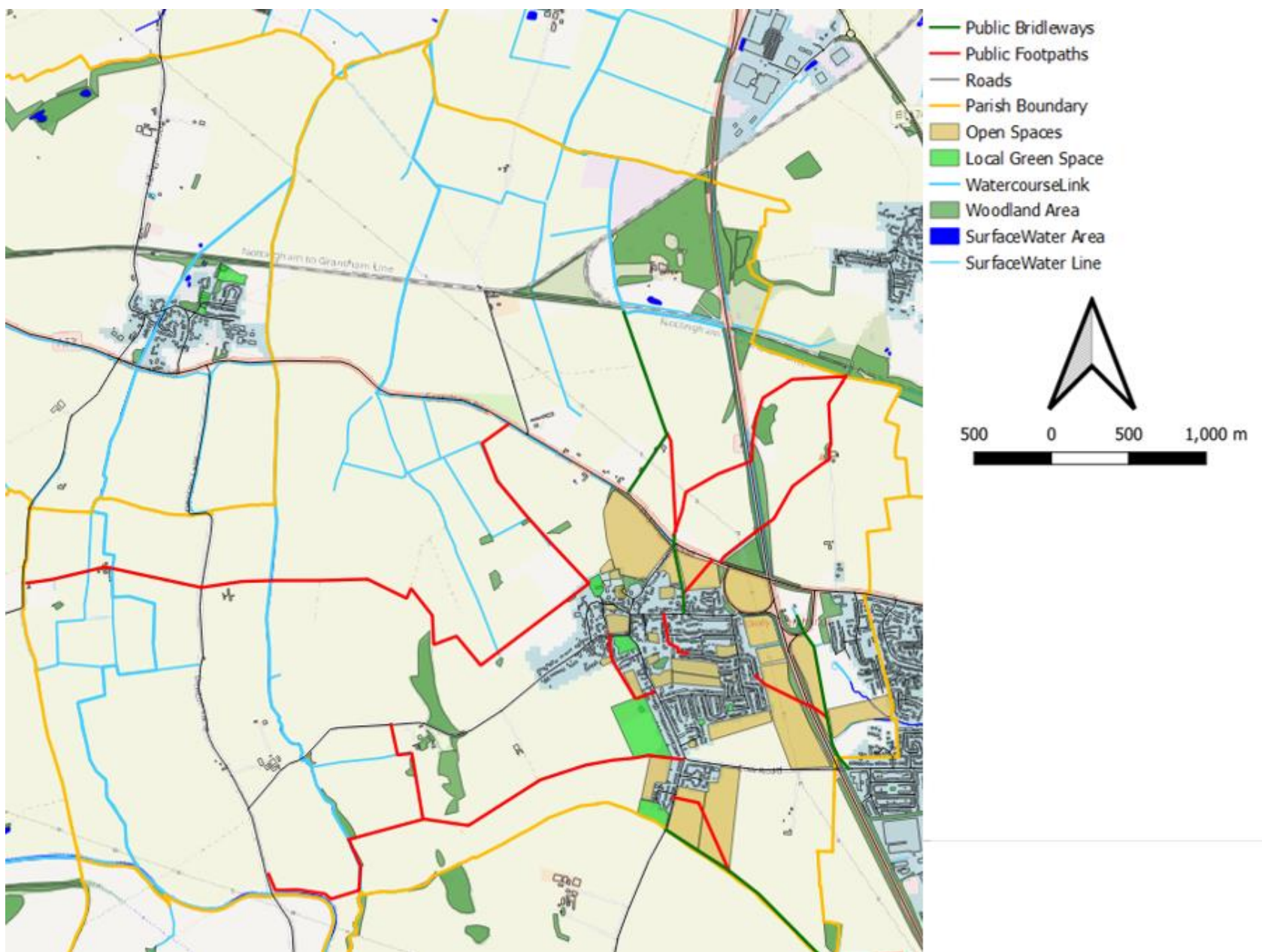
Map 3: Landscape Character Areas
from South Kesteven Landscape
Character Assessment, January 2007
(South Kesteven District Council)

Green Infrastructure

2.23 The NPPF defines Green Infrastructure as “a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity. At Paragraph 96, the NPPF states that “planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which: ...enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling”.

2.24 Map 4 (next page) shows important components of Barrowby’s Green Infrastructure.

Map 4: Green Infrastructure



Village Open Spaces

2.25 The village is mostly surrounded by open fields, with a few pockets of woodland, and the network of Public Rights of Way provides quite good access to this largely agricultural environment. The various green spaces within the village complement that broader open environment, providing readily accessible open spaces and recreational facilities close to people's homes. Those open spaces and facilities are particularly valued by the community and contribute substantially to residents' enjoyment of the place they share and, probably, their physical and mental well-being.

2.26 Map 4: Green Infrastructure shows the main open spaces and recreational areas in and



Village Green
Playpark

immediately around the village.

2.27 Several open areas have been identified as being particularly important, and suitable for Local Green Space designation, which gives special protection to such areas. The locations of these are shown on Map 4. It is considered that these areas all meet the criteria described in paragraph 107 of the NPPF (2014) which states that:

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

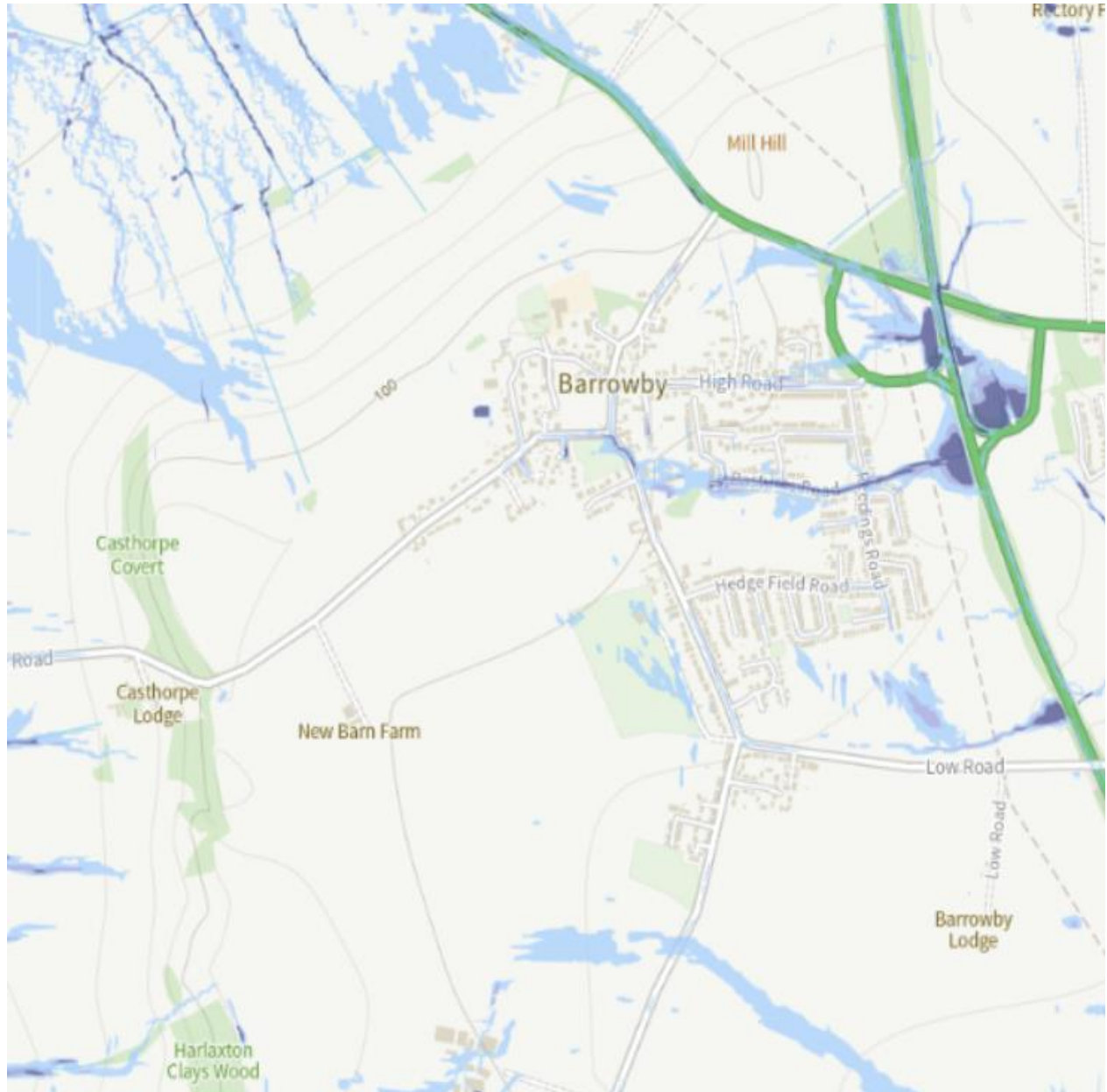
- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;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

Water and Flood Risk

2.28 Most of Barrowby is classified as being at a low risk of flooding. There are, however, several areas of low-lying land within the village and the wider parish, which fall within the higher risk Flood Zones 2 and 3.

2.29 The Flood Risk Zones identified by the Environment Agency are shown on Map 5 (next page) and flood risk and appropriate mitigation responses must be considered very carefully whenever development is being proposed.

Map 5: Flood Risk Zones



Access, Communication and Transport

Active Travel

2.30 Most of the main roads include pedestrian footpaths, at times separated by grass verges. Some roads do not have pedestrian footpaths due to the narrow rural nature of the streets.

2.31 There are numerous Public Rights of Way leading from the village into the surrounding countryside. These are well-used by ramblers and dog-walkers.

2.32 There is a notable lack of designated cycling facilities in both the village and the surrounding country roads.

Public Transport

2.33 Currently there is only one bus service serving Barrowby every weekday. The number 6 service travels from the bus depot in Grantham to Bottesford via seven stops around the village. On Saturdays the first bus to Grantham is at 10.40 and the last bus returning from Grantham is at 14.30. There is no public transport on Sundays. The last bus to Grantham on weekdays is at 15.00 and the last bus to return from Grantham to Barrowby is at 14.45. thus making evening visits to Grantham impossible by public transport.

2.34 There is also a Callconnect Service most days.

Road network

2.35 Barrowby sits adjacent and to the west of the A1 trunk road. Running approximately north/south, the A1 which provides this area with a high level of road accessibility with much of the eastern side of the country, and with the whole national trunk road and motorway network.

2.36 The A52 intersects with the A1 within Barrowby parish, just north-east of the village, providing immediate access to Grantham, to the east of Barrowby, and then further east to Boston, and to the west it runs through to Nottingham and beyond.

2.37 Rectory Lane and High Road provide direct access between Barrowby village and the A52 and A1, respectively, and Low Road bridges the A1 to provide direct access to and from Grantham.

2.38 There are two main entry points to the village. Rectory Lane off the A52 and Low Road that comes off the A1. Casthorpe Road and the Drift connect with the rural parts of the parish and beyond, to the west and south.

2.39 Leading to and from much of the built-up area of Barrowby, High Road, Main Street, Church Street and Rectory Lane all converge in the historic core of the village.

Community Facilities and Assets

2.40 Barrowby's community facilities include:

- All Saints Church
- Village Green and Adam Stiles Playparks

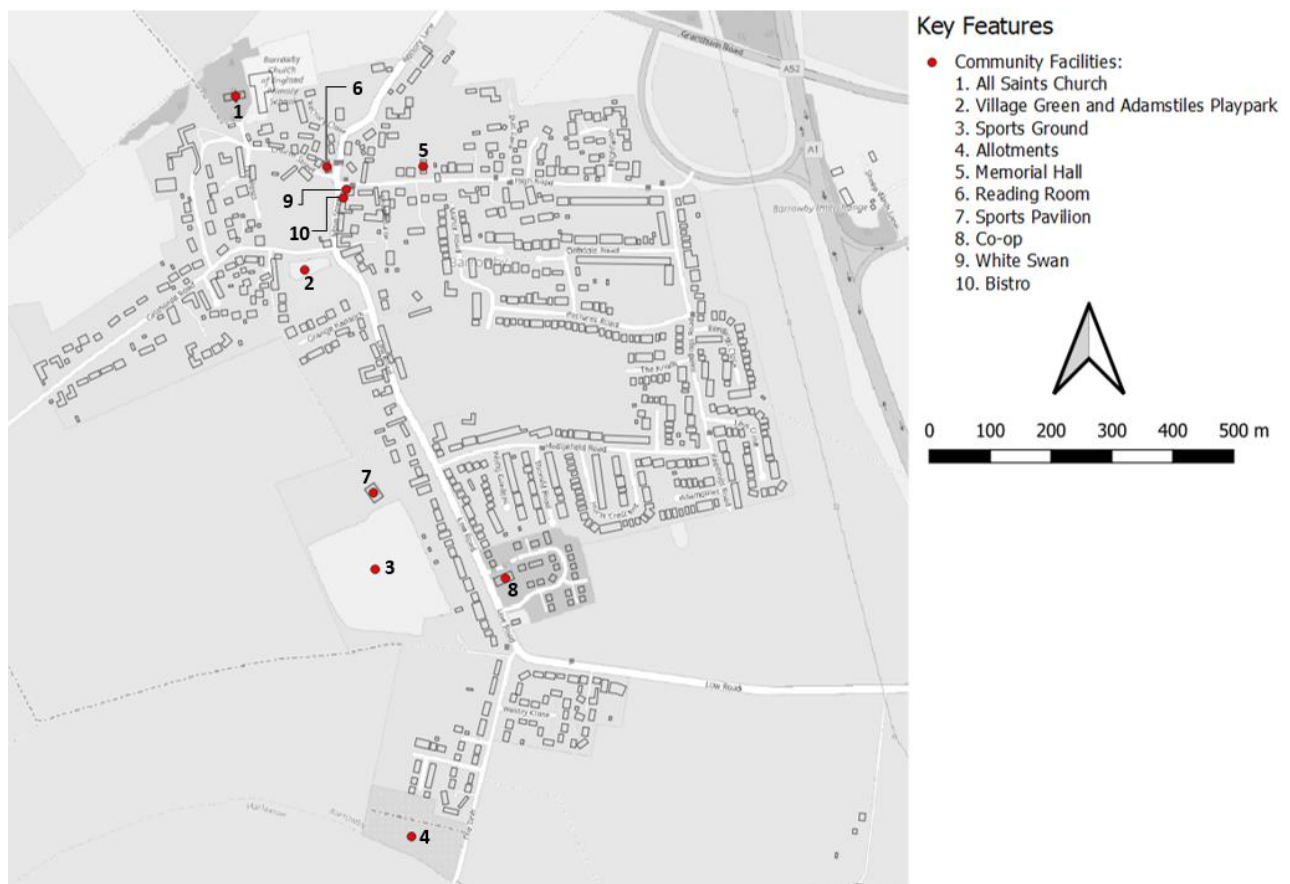
- Sports Ground
- Allotments
- Memorial Hall
- Reading Room
- Sports Pavilion
- CO-OP
- White Swan Pub
- Café/Bistro.

2.41 There is an important cluster of outdoor amenities on the western edge of the village.

Businesses and Employment

2.42 Although most of Barrowby's residents who are in employment travel out of the parish to work, a survey in February 2025 found several businesses based in Barrowby and providing employment and services more locally, including:

Map 6: Community Facilities



- **Dougie's Bistro**

An independent quality caterer, providing café/restaurant dining during the day and bistro, gourmet evening meals at the weekends, specialising in locally cooked meals.

- **White Swan**

A "local" pub specialising in quality ales and widely recognised by CAMRA as a quality pub.

- **Co-Op**

Convenience store open from 07.00 to 22.00hrs, supplying a wide range of domestic groceries and products.

- **LockShaw**

A local self-employed individual skilled in all matters “locks”. Call out jobs ranging from “locked out”, broken locks and new installations.

- **Franco’s Ices**

A mobile ice cream van for attendance at functions together with hot dog/burger van.

- **Courtney Garage Door Repairs**

Independent business specialising in repairing garage doors of all types.

- **Gary Bond – Handyman and Property Maintenance Services.**

An SME specialising in domestic projects and repairs including kitchen/bathroom fitting together with landscaping and building projects.

- **Top Marks Education**

Private tutoring

- **Chapel Fabrications:**

A local SME specialising in metal fabrications including stainless steel and site welding.

2.43 It is likely that there are many more small and home-based businesses operating in Barrowby, also providing employment and contributing to the local economy. It is thought that this type of working is increasing.

Housing and Housing Needs

2.44 The 2021 Census shows that there were 890 households in Barrowby Parish. However, information provided by South Kesteven District Council shows this to have increased to 1,174 households by February 2025

2.45 The Housing Needs Assessment undertaken by AECOM to inform this Neighbourhood Plan is available separately online and on paper in specified locations. It has found that the South Kesteven Local Plan includes an allocation for 270 new homes in Barrowby, as well as around 1,500 on a site on the edge of Grantham which overlaps with the parish boundary. A number of further applications contribute further to a sense of development pressure in the parish, although the total number of new homes expected is not precisely known at present.

2.46 Affordable Housing is typically provided and made financially viable by District-wide planning policies that require it to be included at a set proportion of market housing developments. South Kesteven’s adopted policy on this subject requires 30% of all new housing be affordable. This is a policy area within the remit of the Local Planning Authority, but it is worth considering what the most appropriate mix of Affordable Housing products might be in the Neighbourhood Area specifically.

2.47 AECOM recommends that the tenure mix of Affordable Housing secured in future years gives broadly even priority to affordable home ownership options (50%) and affordable rented provision (50%). There is an opportunity here to boost levels of affordable home ownership to meet high levels of potential demand in a context where home ownership through the open market is very unaffordable. The trade-off is that this would lower delivery of affordable rented housing, which serves those in the greatest need. In this case, AECOM estimates that the existing stock of affordable rented housing may be sufficient for the community's evolving needs. However, it may be prudent to future-proof the stock through some additional supply in case this situation changes and to contribute to the unmet needs of the wider area.

2.48 The two Barrowby specific estimates suggest a range of 54 to 79 specialist accommodation units might be required during the Plan period. These estimates are also broken down by tenure and level of support required. Broadly, 65-70% of the need is for accommodation offered for market purchase. This chimes with the higher propensity of older households to be homeowners. Around 55-70% of the need is found to be for sheltered housing with limited support rather than additional care arrangements. The potential need for care and nursing home beds in Barrowby to 2041 can be roughly estimated at 13 bedspaces.

2.49 Based on the available evidence, the HNA recommends an overall Housing Need Figure (HNF) of 167 dwellings for Barrowby, which equates to 9.8 dwellings per year between 2024 and 2041. The precise number of homes on committed sites at this time is unknown but the current Local Plan allocation alone far exceeds the HNF of 167, meaning that there is little or no residual need for new housing beyond that already in the pipeline.

2.50 It should be noted that this conclusion applies to the needs of Barrowby's current population. There may be an expectation for the Parish to grow beyond this level to meet a share of the wider District's needs and accommodate newly arriving households who may benefit from the vitality and demographic profile of the Parish.

2.51 AECOM estimates potential demand for 2.4 affordable home ownership dwellings per annum in Barrowby, equating to a total of 41 over the Neighbourhood Plan period. The households eligible for such homes do not necessarily lack their own housing but would prefer to buy rather than rent. They have been included in the national planning definition of those in need of Affordable Housing, but their needs are less acute than those on the waiting list for affordable rented housing. It is important to note that there is no obligation to meet this potential need in its entirety, and there are valid further reasons that could prevent it such as the availability of land and the need for market housing.

2.52 There are currently estimated to be around 284 individuals aged 75 or over in Barrowby, representing 14% of the population. There is only one scheme specialist accommodation in Barrowby at present, according to the Elderly Accommodation Counsel search tool: Rectory Close, which provides 16 age-exclusive 1-bedroom flats offered for social rent.

2.53 The growth in the existing older population, which, rather than the total, is the focus of the estimates of need here, should be converted into households because some older people will be cohabiting in old age. The projected household growth to 2041 among those aged 75+ in Barrowby is 158.

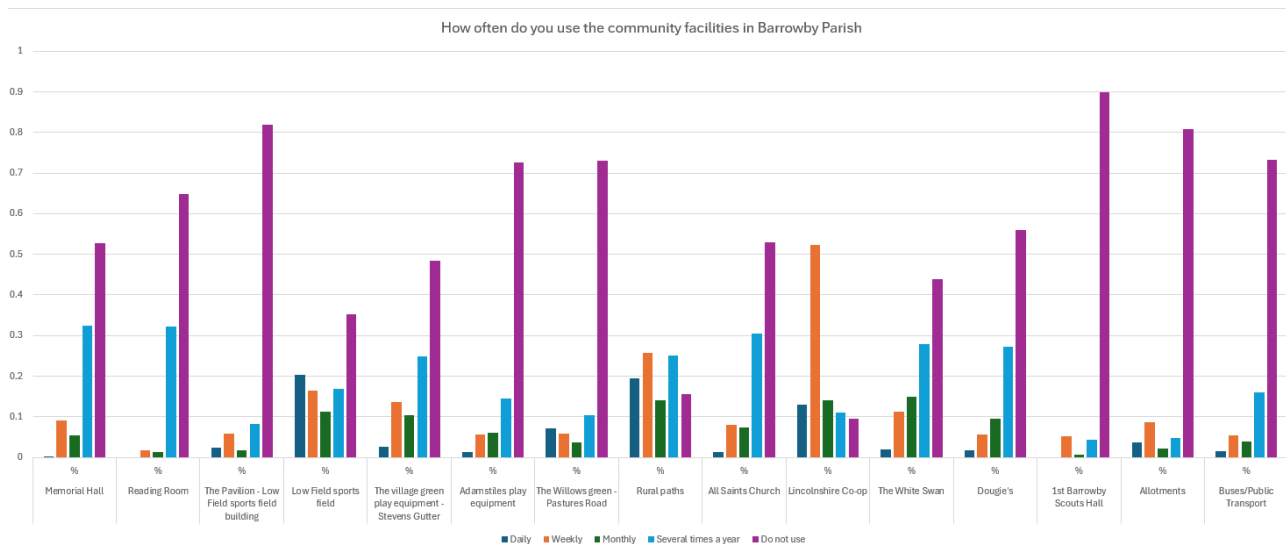
2.54 Broadly, 65-70% of the need is for accommodation offered for market purchase. This chimes with the higher propensity of older households to be homeowners. Around 55-70% of the need is found to be for sheltered housing with limited support rather than additional care arrangements. The potential need for care and nursing home beds in Barrowby 2041 can be roughly estimated at 13 bedspaces.

3. COMMUNITY SURVEY

3.1 A Community Survey was carried out in April 2014. Findings that are particularly relevant to the scope and approach of this Neighbourhood Plan are outlined below.

3.2 Facilities in Barrowby Parish: which do people use and which do they value?

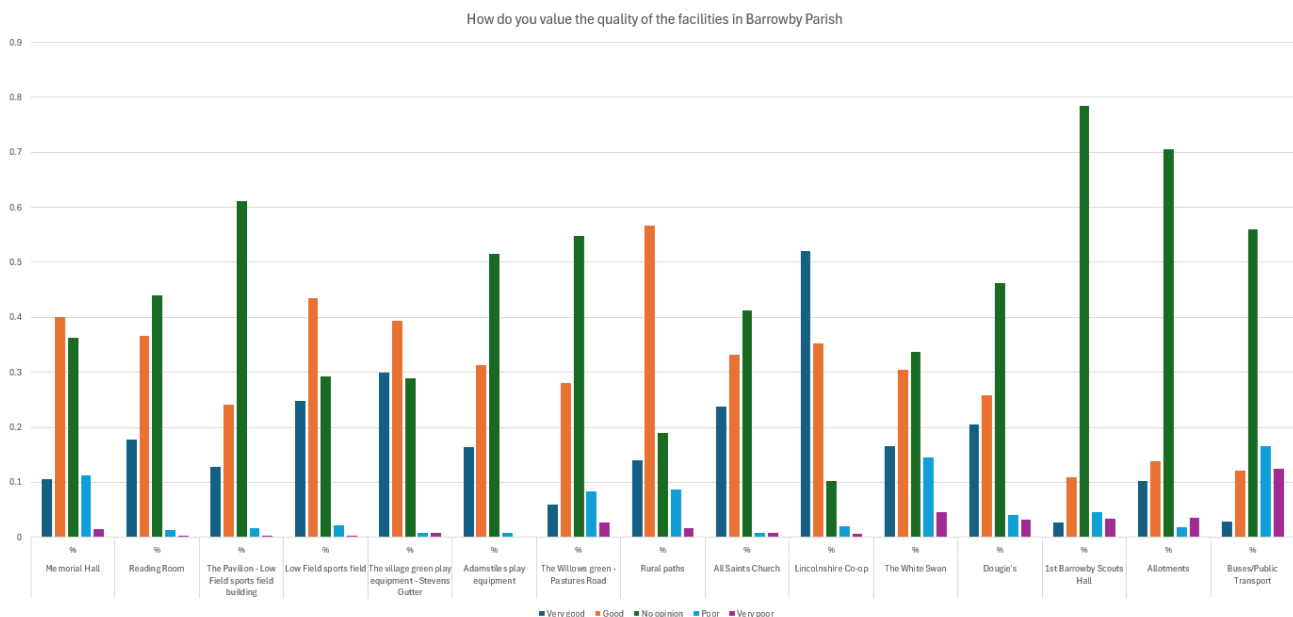
How often do you use/visit the following facilities in Barrowby Parish?



NOTE:

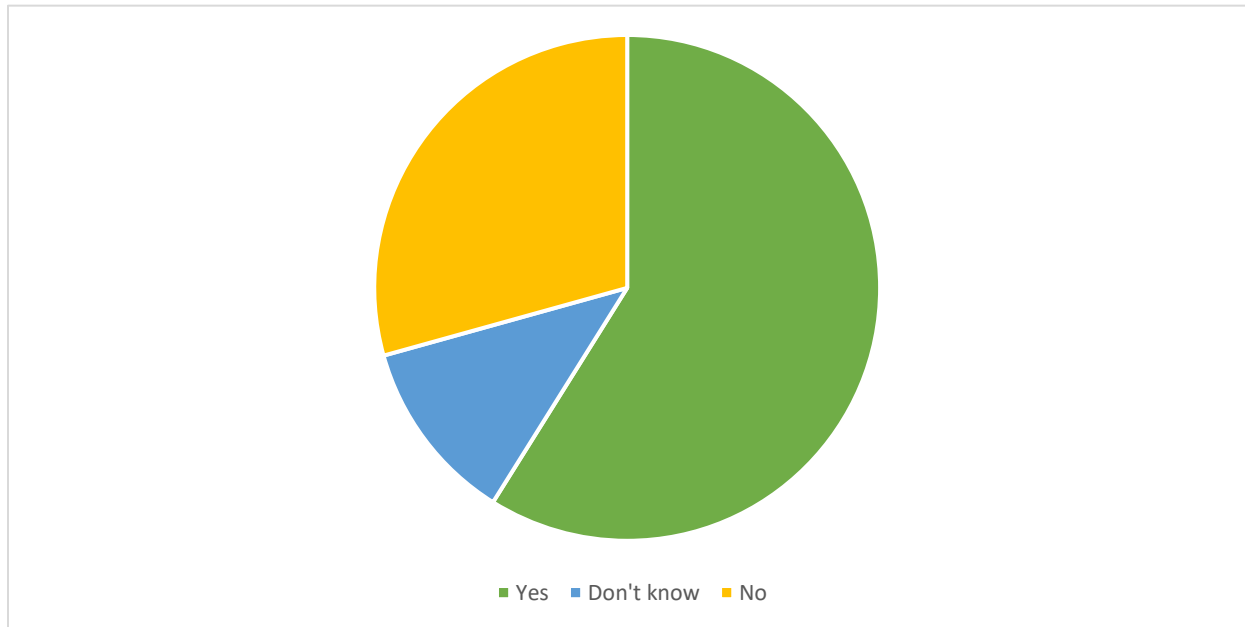
There are larger versions of the two graphs on this page in an Appendix on pages 61 & 62.

How do you currently value the quality of the facilities in Barrowby Parish?

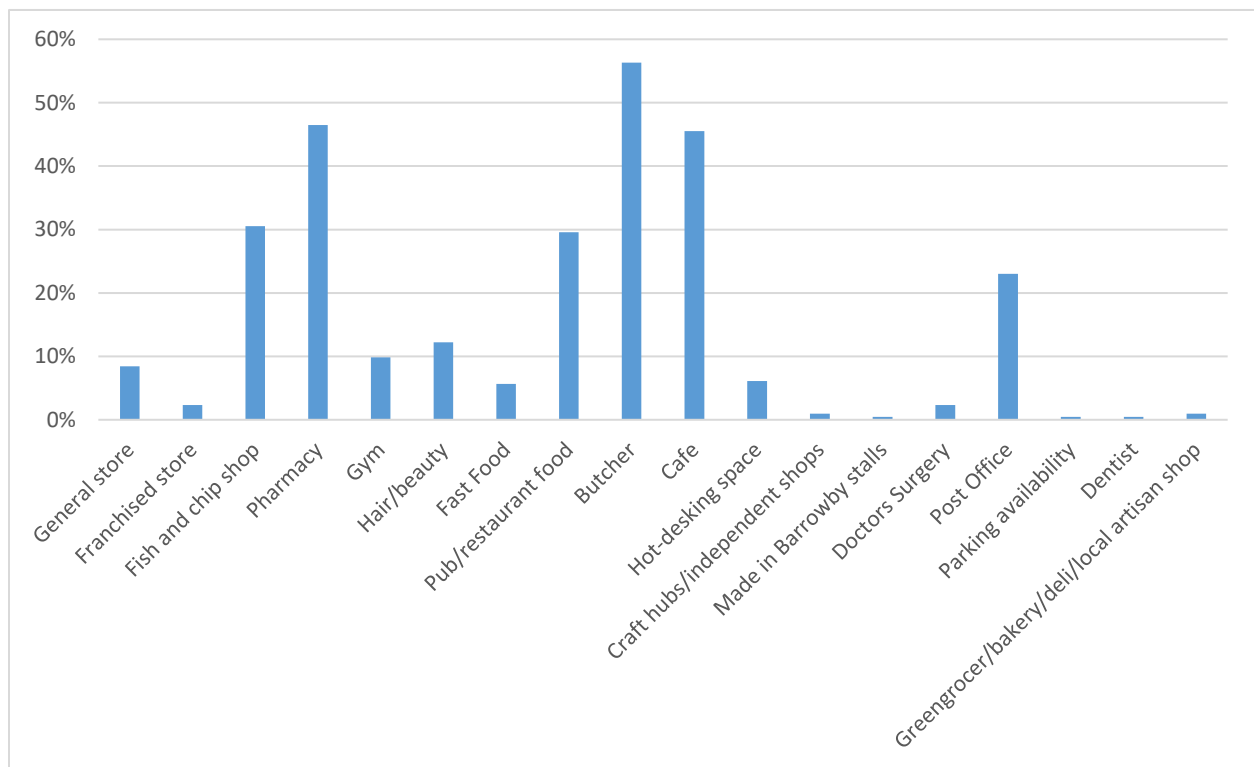


3.3 Additional facilities people would like to see in Barrowby

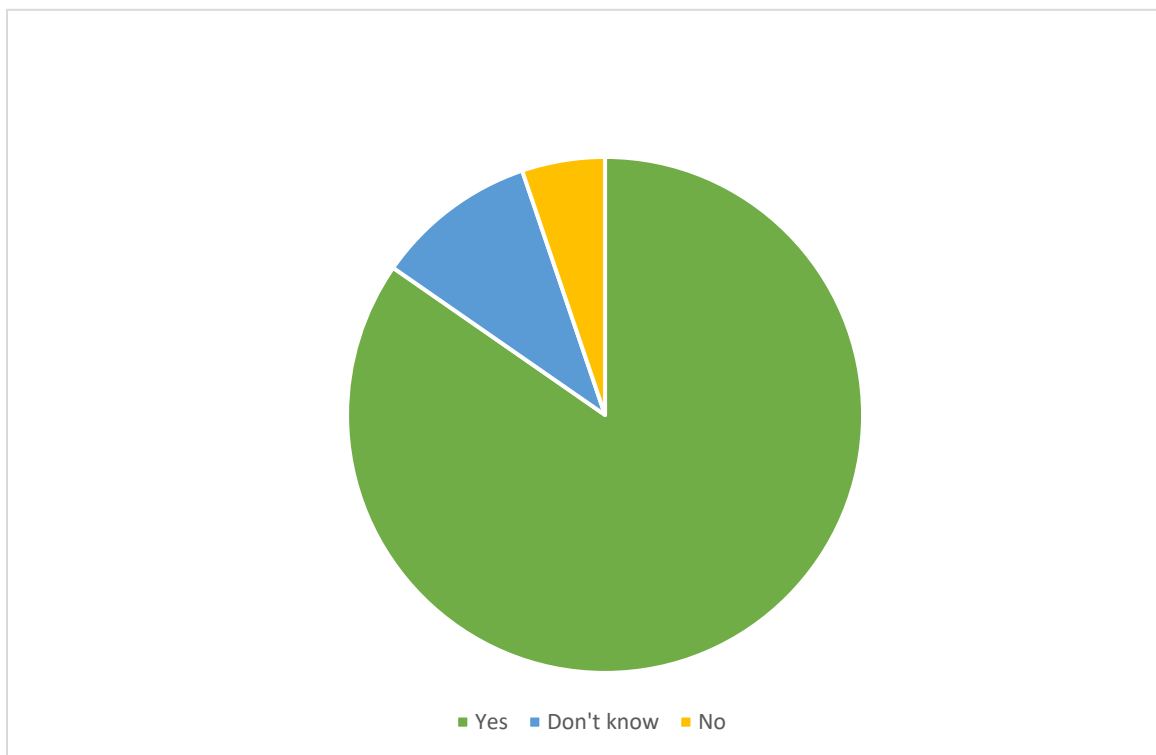
Would you like to see any other retail outlets in Barrowby?)



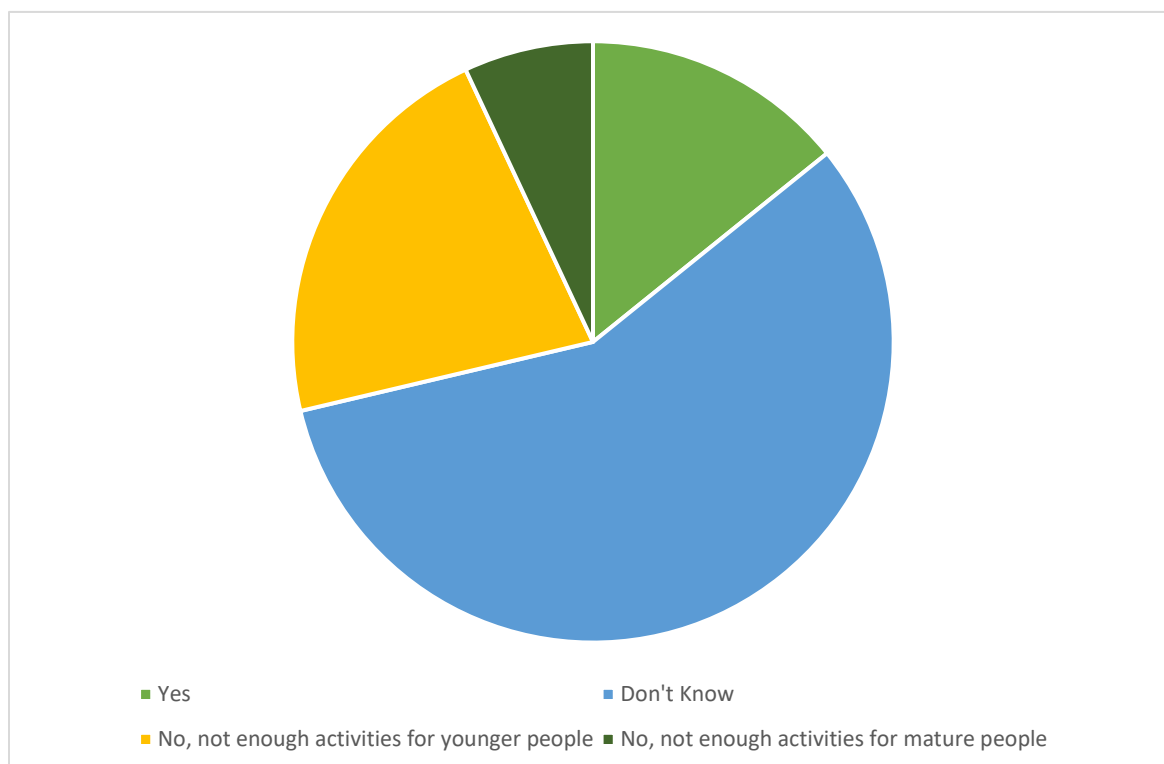
What kind of retail outlets would you like to see in Barrowby?)



Would you use a medical centre/doctor's surgery in the parish if one was to be established?



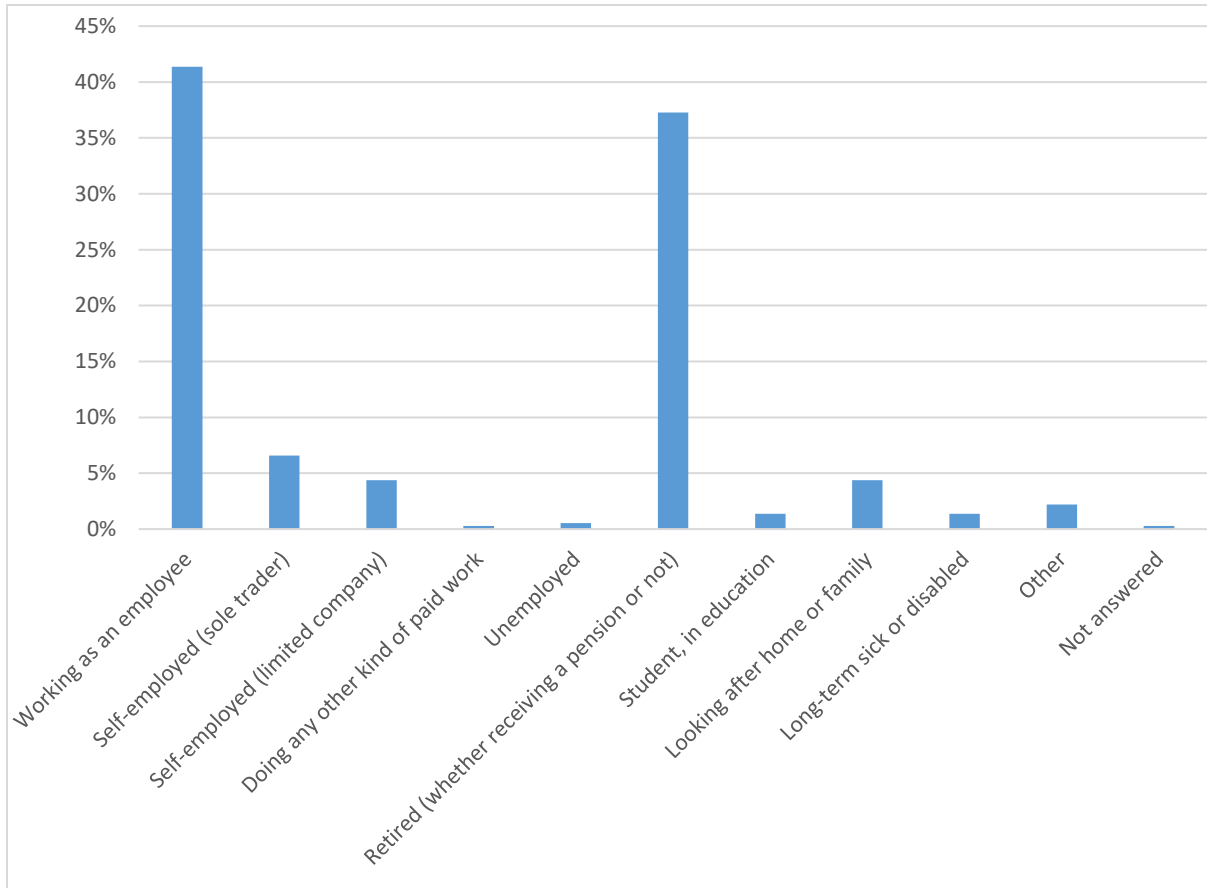
Do you think there is a balance between organised activities for younger and mature people?



3.4 Employment:

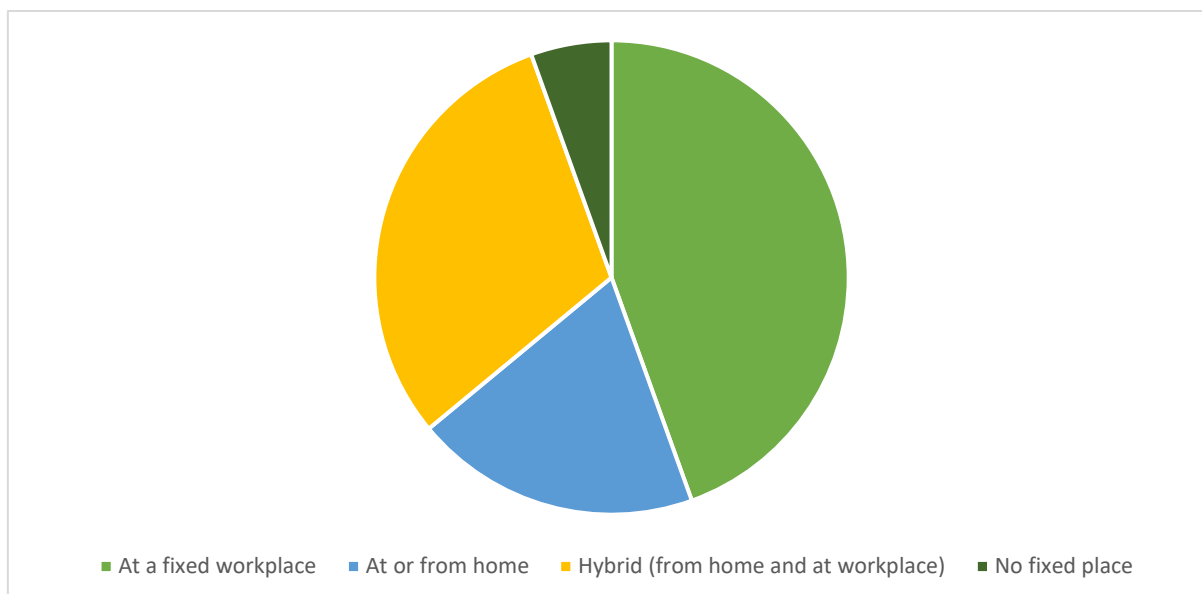
How people are employed

What is your current working status?)



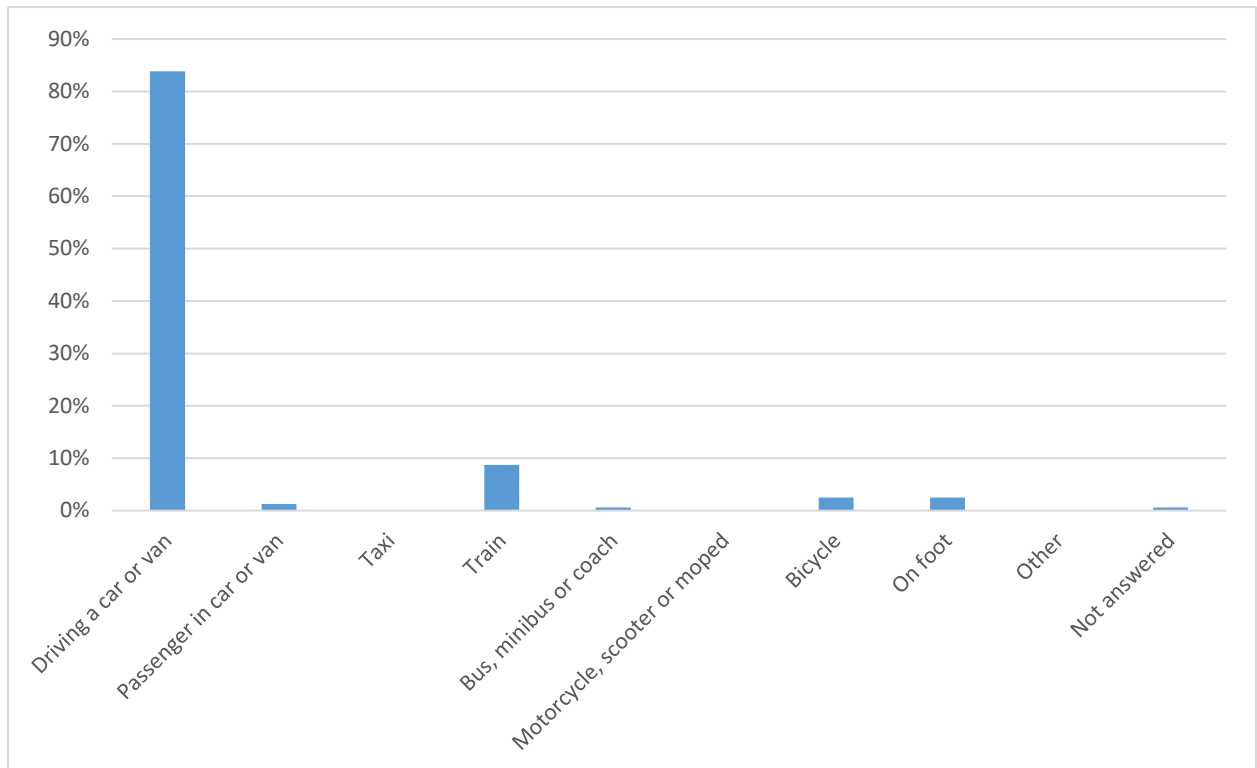
Where people work

Where do you work?



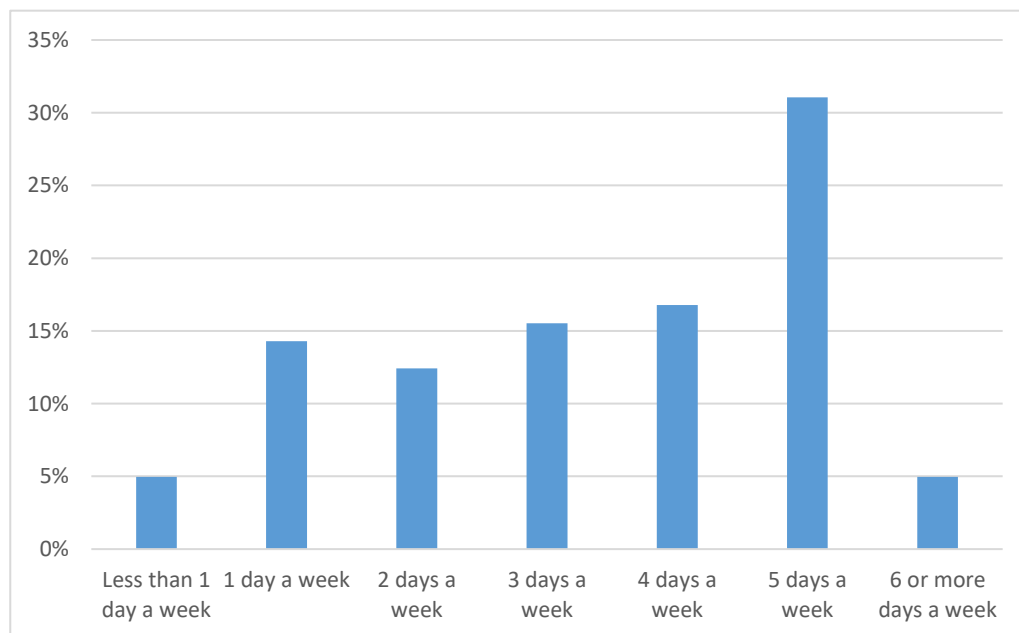
How people get to work

How do you usually travel to work



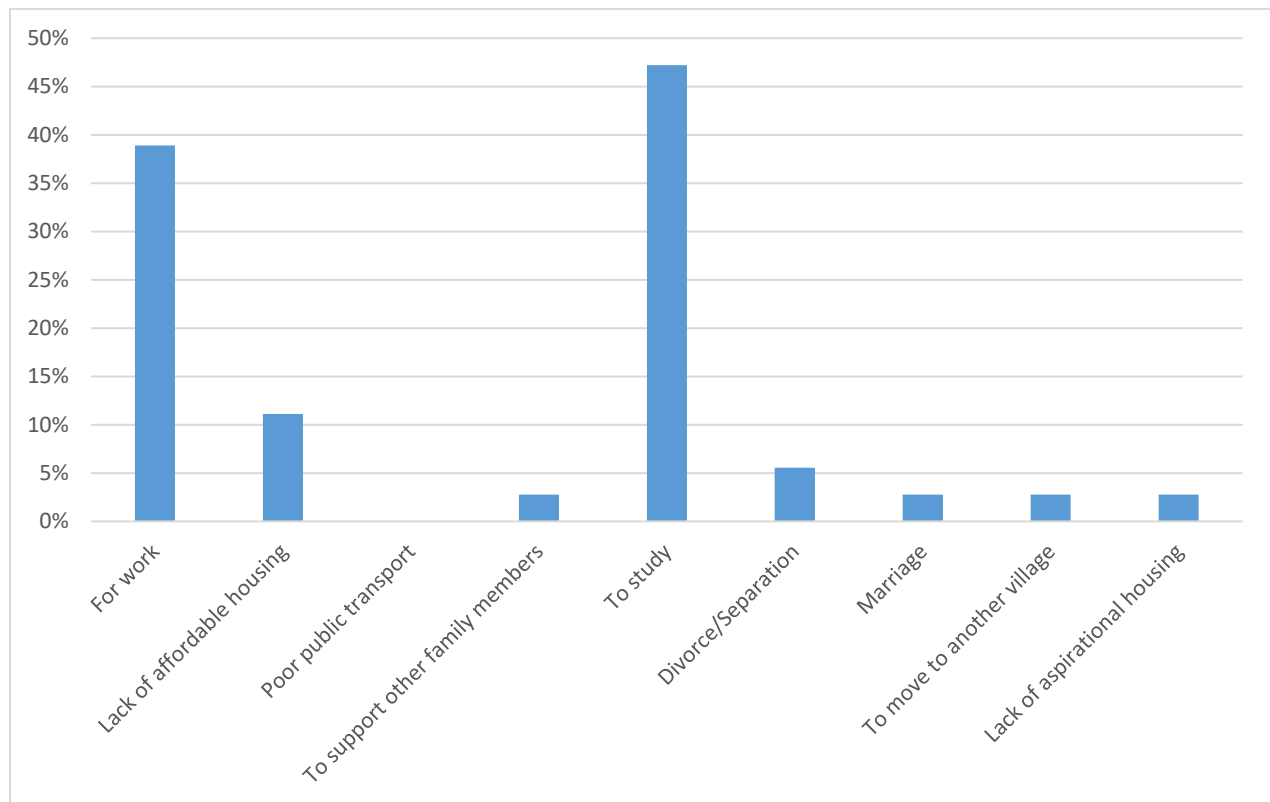
How frequently people work

On average, how often do you travel to your workplace?



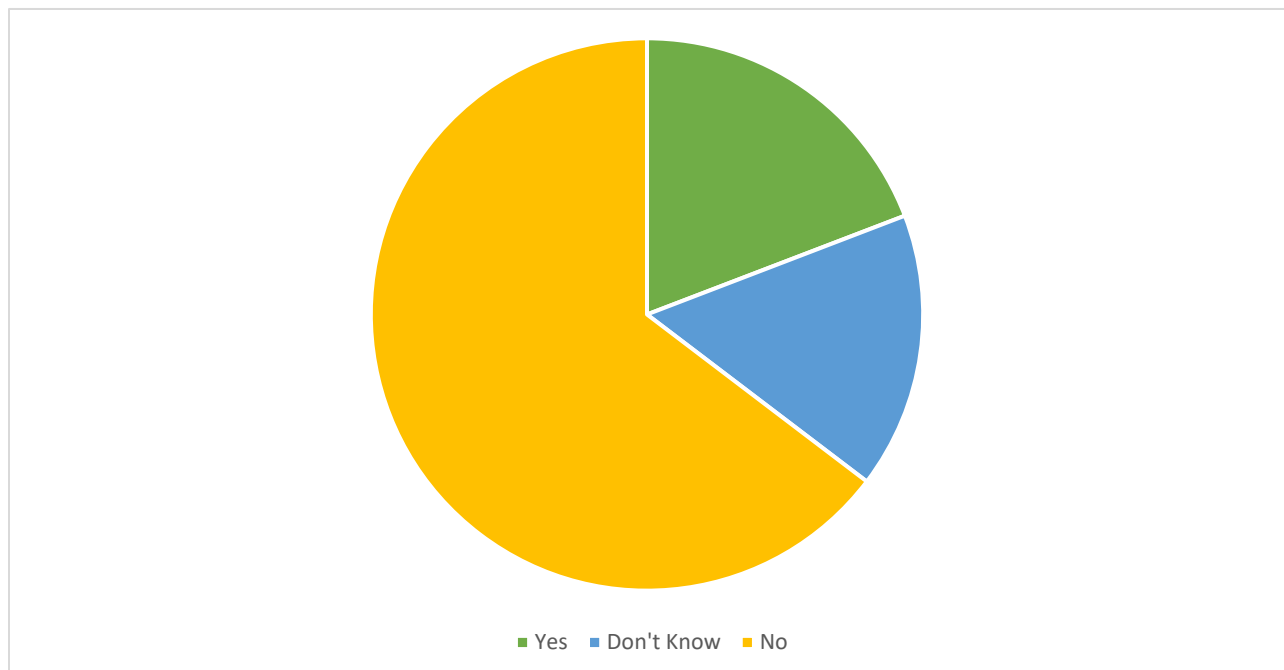
3.5 Why some people move away.

Has any member of your household moved away from Barrowby Parish in the last 5 years for any of the following reasons?

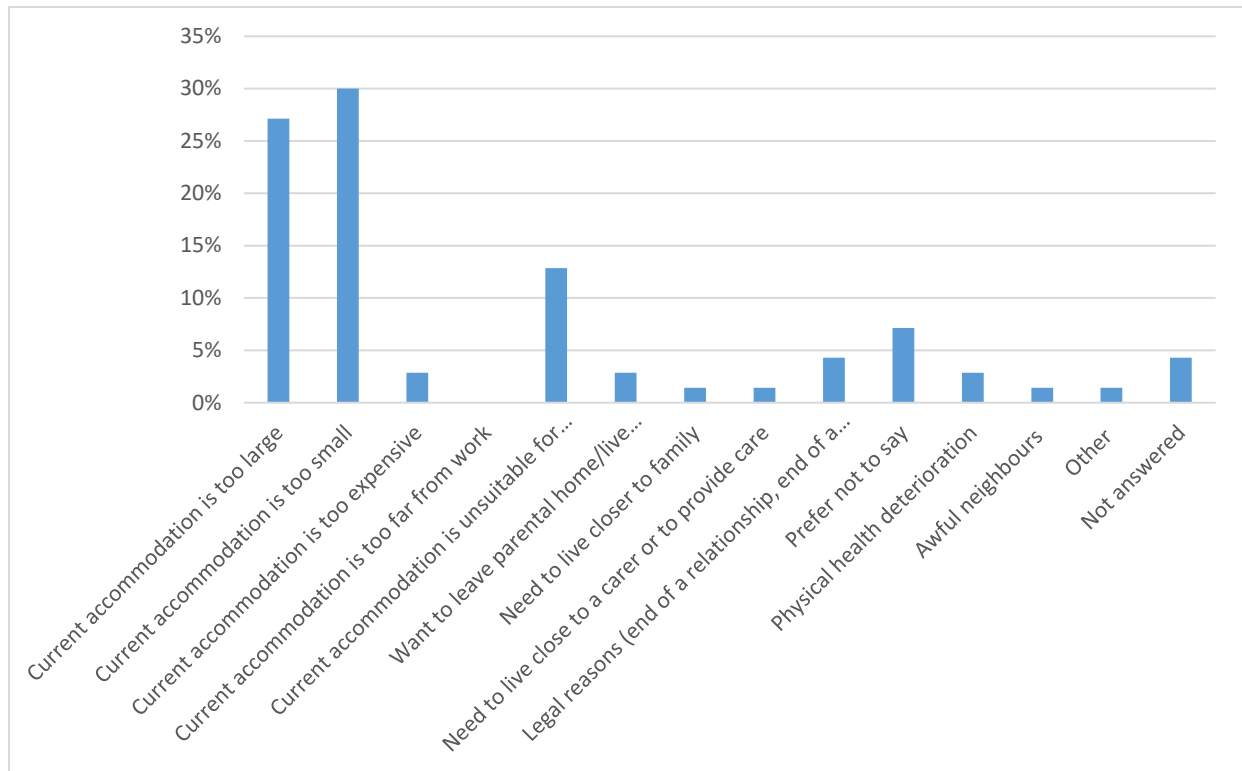


3.6 Housing: what are the types of housing that people think are needed?

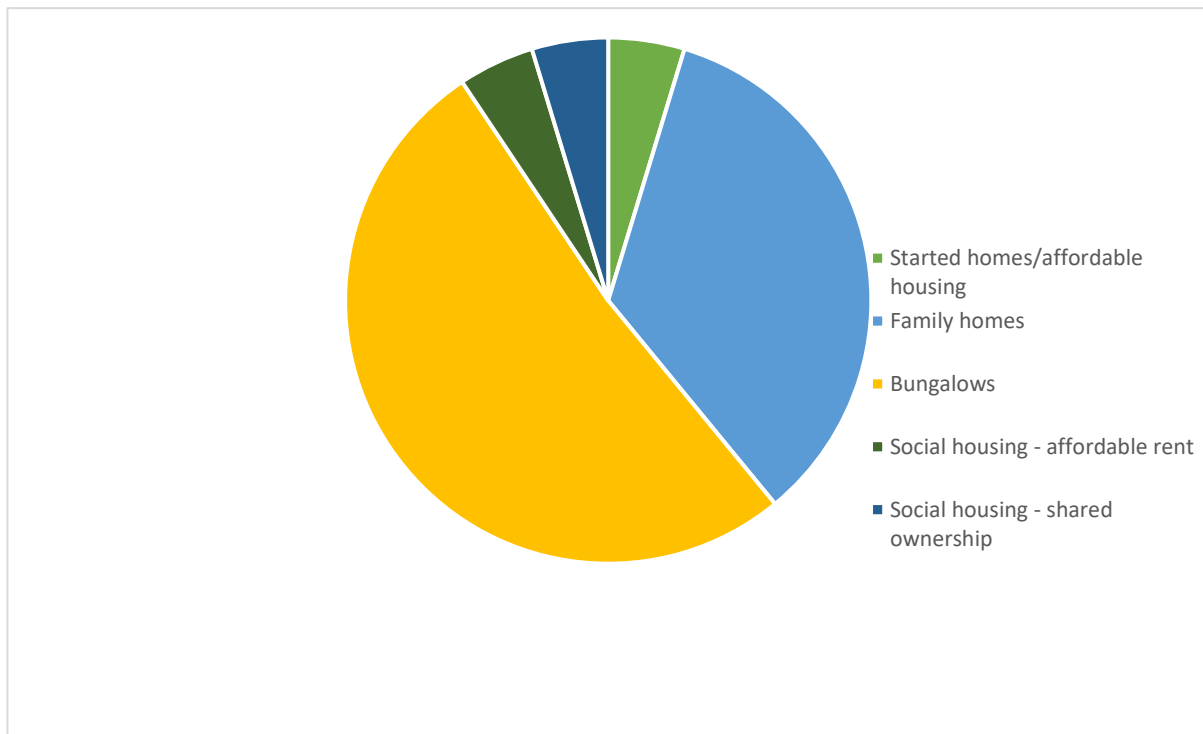
Should you wish to remain in Barrowby Parish, do you consider that you will have a different housing need in the next 5 years?



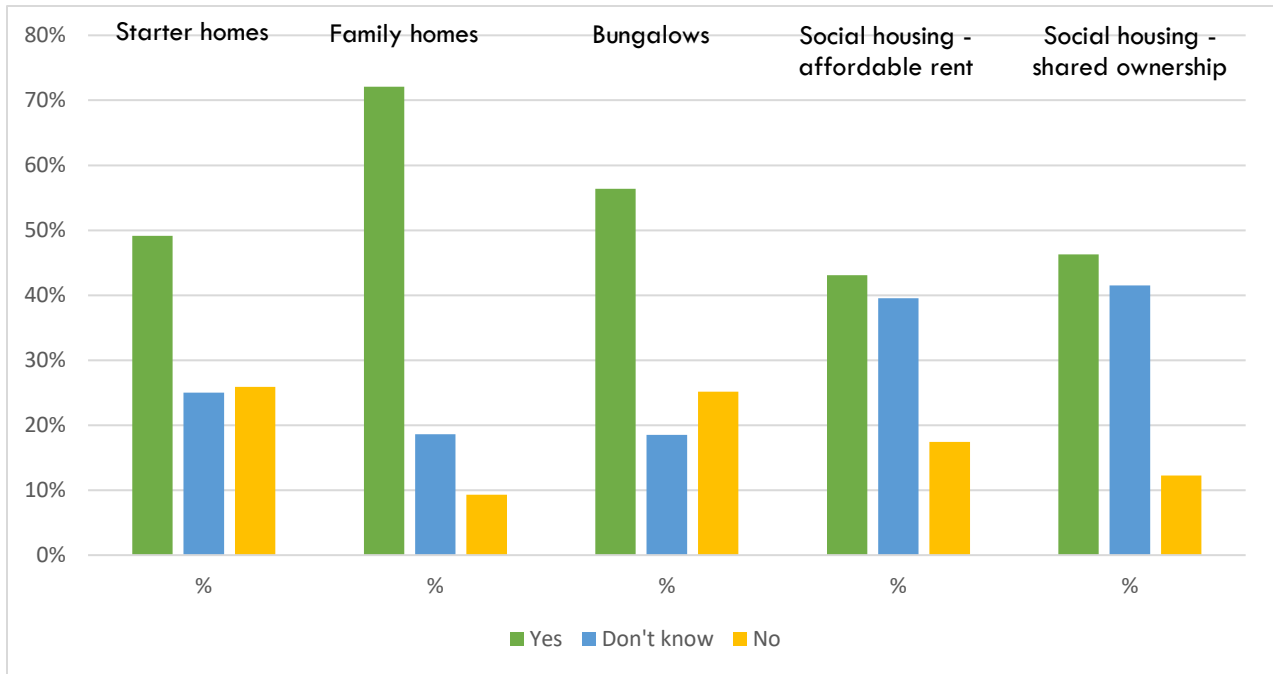
What would you consider is the main reason for this need?



Would you have a requirement to move to one of the following housing types?)

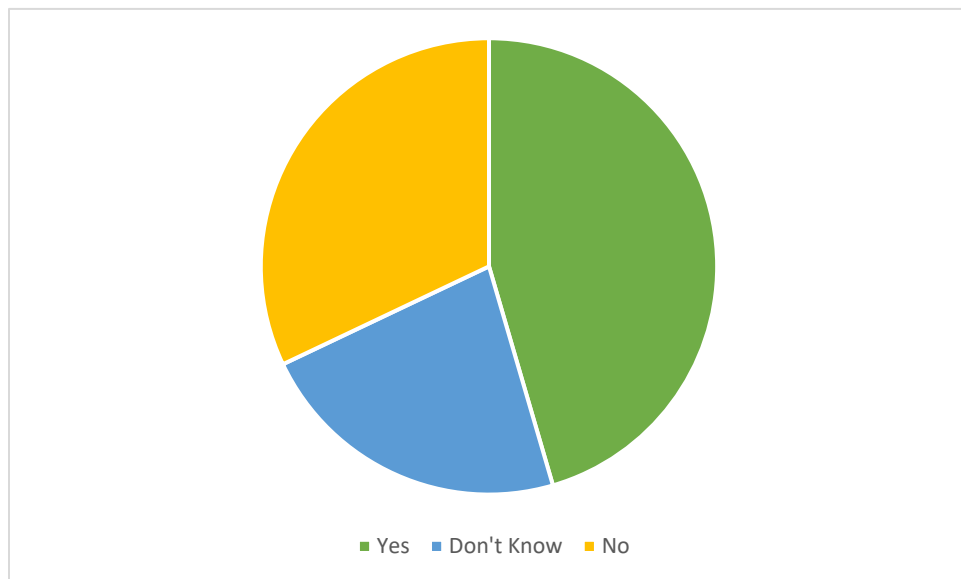


Do you feel there is enough housing stock of the following property types within the parish?

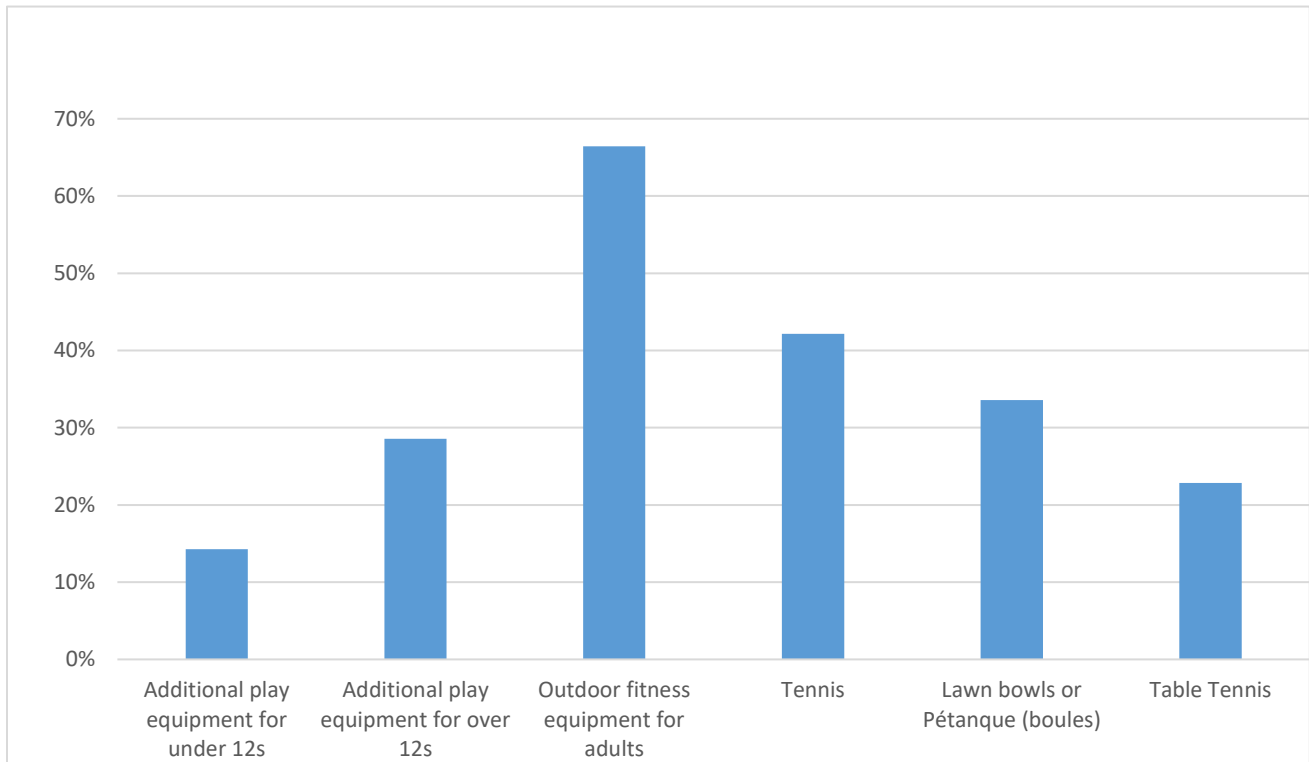


3.7 Local environment and green spaces:

Would you like to see additional recreational spaces developed in the parish?



What type of recreational spaces would you like to see?



4. HIGHER TIER PLANNING POLICY CONTEXT

The Planning Policy Hierarchy

4.1 This section provides a brief summary of the main higher-tier policies with which this Neighbourhood Plan must be consistent. These policies are mostly set out in two documents: the national Planning Policy Framework (most recently revised in December 2024) and the South Kesteven Local Plan (adopted in January 2020 and now at an advanced stage in the review process).

National Planning Policy Framework (NPPF)

4.2 In setting out the Government’s planning policies for England, and how these should be applied, the NPPF sets a framework within which locally prepared plans can be produced. The plans that, collectively, guide development in a particular area are referred to as the “development plan”. Once they have been formally adopted or made, local plans and neighbourhood plans are both part of the operative development plan for the area to which they apply.

4.3 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan and is a material consideration when planning applications are being decided. At paragraph 30, the NPPF states that:

“Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently”.

4.4 Paragraph 11 of the NPPF stipulates that plans and decisions should apply a presumption in favour of sustainable development, explaining that:

“For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects; Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies...”.

4.5 Neighbourhood plans are required to meet certain ‘basic conditions’. These are tested through an independent examination before the Neighbourhood Plan may proceed to referendum. The basic conditions are set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended). This states that the plan must:

- Have regard to national policies and advice, such as the National Planning Policy Framework;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies in the development plan for the area;
- Be compatible with European obligations and human rights requirements.

South Kesteven Local Plan

4.6 The South Kesteven Local Plan sets out strategic planning policy across the district. The current Local Plan was adopted in January 2020 and a review is currently underway.

4.7 The Local Plan’s strategic policies cover a wide range of topics and issues. The policies in this Neighbourhood Plan complement and supplement the Local Plan’s strategic policies; they do not duplicate or replace them but add greater detail regarding matters that are of particular relevance to Barrowby and its community.

5. OUR FUTURE

Vision

5.1 Based on views expressed by members of the community who participated in the visioning event at the end of 2019, the following Vision has informed the preparation of this Neighbourhood Plan.

In twenty years, Barrowby will be a thriving, eco-friendly village that balances growth with its cherished rural character, ensuring a high quality of life for residents of all ages. Barrowby will be a sustainable and inclusive parish that respects its past while embracing its future.

Objectives

5.2 The Neighbourhood Plan's objectives are based on the Vision, and they provide the context for the Neighbourhood Plan's Policies.

1. Community spirit and social cohesion

Promote community spirit and social cohesion, creating an interconnected community where residents are active in leading and participating in community activities.

2. Transport and parking issues

Address current traffic and parking issues, by promoting more sustainable means of transportation, including walking, cycling and use of buses.

3. Celebration of Barrowby's history and character

Celebrate the history and distinctive character of the village, conserving and enhancing its built heritage and ensuring that new developments contribute positively to its character, appearance.

4. Appropriate scale of residential development

To meet the community's housing needs, enable further residential development of appropriate scale, form and type in appropriate locations within the village's developed footprint.

5. Employment opportunities

Provide for appropriate employment opportunities in the parish, including small businesses, working from home opportunities, as well as more traditional activities such as agriculture.

6. Community facilities

Promote the development, enhancement and long-term sustainability of community facilities and community-oriented commercial activities.

7. Footpaths and green spaces

Preserve and maintain the existing network of footpaths and green open spaces, ensuring adequate access for all and equipped spaces for users of different ages.

8. Protection of our rural setting and distinctiveness

Protect our rural parish's countryside, and the clear distinction between Barrowby village and the neighbouring town of Grantham.

9. Preservation of green features ecology

Preserve existing green features and plan for the future greening of the village and wider parish, protecting ecological corridors and wildlife habitats, and achieving harmony between human socio-economic development and natural environment quality.

10. Broadband and digital connectivity

Promote broadband and digital connectivity and improved access to utilities for existing and new development.

11. Resilience

Improve resiliency to the impacts of climate change, including increased flood risk, ensuring the safety of people and properties.

6. POLICIES

6.1 This section of the Neighbourhood Plan sets out the policies that will be applied when development proposals that require permission, approval or consent under Planning legislation are being considered and decided.

6.2 Where relevant, the policies should be read in conjunction with the related Policy Maps, on which features and sites referred to in particular policies are identified.

Policy 1: Sustainable Development

Policy Outline

6.3 This policy supports development that enhances sustainability in Barrowby Parish by promoting a healthy, safe, and attractive environment, encouraging access to key services via active travel or public transport, achieving carbon neutrality by 2050, increasing biodiversity, and minimizing resource use and waste. The policy supports:

- Housing that meets local community needs and aligns with relevant planning policies.
- Business development appropriate to its location - village areas, designated business sites, and open countryside - always ensuring minimal disruption to nearby residents.
- Services and facilities that help residents meet daily needs locally.
- Infrastructure that supports energy, health, communication, education, and recreation needs, including high-speed internet connectivity.

Explanation / Justification

6.4 Policy 1 has regard to the National Planning Policy Framework (NPPF) by outlining support for developments that align with the three sustainable development objectives of economic, social, and environmental sustainability. The policy also has regard to the presumption of sustainable development and sets out visions for the future that are informed by local perspectives. Additionally, the policy aims to minimize waste and conserve and enhance the natural environment by supporting a minimum 10% net biodiversity gain whenever development occurs.

6.5 This alignment with the NPPF is further supported by the policy's consistency with strategic policies of the Local Plan.

Policy 1: Sustainable Development

Development that adds to the Parish of Barrowby's sustainability by contributing to the following outcomes (to the extent that each is appropriate to the type and location of the particular development proposed) will be supported:

1. a healthy, safe, attractive and distinctive environment that supports the physical, social and economic well-being of the local community, now and in the future;
2. many people living in Barrowby Parish being able to access employment, education and other services and facilities that they require frequently through active travel or local public transport;
3. net elimination of carbon emissions resulting from local uses of energy for domestic, business, transport and other requirements by 2050;
4. a net increase of at least 10% (above current value) in biodiversity within the Parish;
5. minimised use of non-renewable resources in construction and building-maintenance;
6. minimised waste.

To those ends, the following types of development will be supported:

1. **Housing** that meets the local community's needs and is developed in accordance with the relevant policies of this Neighbourhood Plan and the Local Plan;
2. **Business** development that:
 - i. **in the built area of Barrowby village generally**, provides for local enterprise and employment and is of a type and scale consistent with a largely residential village environment;
 - ii. **in any site specifically allocated for business development** in or adjacent to the built areas, is consistent with the planning provisions for that particular site;
 - iii. **in the open countryside**, is required for purposes of agriculture, horticulture, ecology or countryside recreation, provided that, in all cases, the development is located and operated so that residents and/or users of nearby premises do not experience significant loss of amenities due to noise, odour, fumes or other pollutants.
3. **Services and Facilities** that enable people living in Barrowby to meet more of their day-to day needs locally;
4. **Infrastructure** to meet the community's needs for, energy, health and sanitation, access and communications (including infrastructure required for the delivery of high-speed internet connectivity to each and every house), education, culture, leisure and recreation.

Policy 2: Delivering Good Design

Policy Outline

6.6 This policy ensures that development in Barrowby Parish aligns with local character, is both attractive and functional, and meets community design aspirations. It requires full consideration of the Barrowby Design Codes and Guidance in all relevant developments. Design and Access Statements, where required, should explain how the principles of the Design Codes and Guidance influence the proposal, addressing aspects such as:

- Location, connectivity, and siting.
- Building design, materials, and detailing.
- Energy efficiency, sustainability, and waste management.
- Provision of outdoor space, parking, landscaping, and boundary treatments.

6.7 Proposals consistent with the Design Codes and Guidance will be supported. Variations may also be supported if they achieve comparable outcomes and quality through acceptable alternative approaches.

Explanation / Justification

6.8 A strong desire for new buildings and other development to be of high quality and designed in ways that complement the village's distinctive characteristics has emerged throughout the community consultation process. This led to commissioning of the Design Codes and Guidance, which should be considered carefully when any development is being planned and designed.

6.9 By requiring new development to reflect the character of Barrowby, by setting out general criteria on form and scale, visual interest, boundary treatments and sympathetic design of parking and storage, and by requiring contextual analysis and compliance with the Design Codes and Guidance, the policy has regard to the core planning principles in the NPPF. In particular, it has regard to provisions in the NPPF requiring good design, specifically paragraph 124 (great importance is attached to good design), as well as paragraph 125 (Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development).

6.10 The Barrowby Design Codes and Guidance document has been published separately from this draft Neighbourhood Plan and can be read online and in print at specified locations.

Policy 2: Delivering Good Design

1. Development in the Neighbourhood Plan Area should respond to local character, be attractive and functional, and meet the design aspirations of the local community. The Barrowby Design Codes and Guidance should be taken fully into consideration in the design of all developments to which it is relevant.

2. When any development proposal is required to be accompanied by a Design and Access Statement, that statement should, to the extent appropriate to the type and scale of development proposed, include explanation of the ways in which the principles and guidance set out in the Design Codes and Guidance have influenced the design, particularly with regard to the following matters:

- i. location
- ii. connectivity
- iii. siting
- iv. building design and appearance (including building heights & roof forms
- v. materials and detailing
- vi. energy and resource efficiency in design, construction and use
- vii. sustainability and efficacy of waste management processes
- viii. provision of outdoor space
- ix. provision for parking vehicles and bicycles
- x. landscaping
- xi. boundary treatments.

Development proposals that are consistent with the Barrowby Design Codes and Guidance will be supported.

3. Development proposals that vary from the Barrowby Design Codes and Guidance may be supported if it is demonstrated that the outcomes and quality of development which that document seeks to achieve will be delivered in acceptable alternative forms.

Policy 3: Housing Development

Policy Outline

6.11 This policy supports housing development that meets the needs of the local community, ensuring alignment with site location and housing type priorities. The policy emphasizes:

- **Priorities for housing provision:**
 - Affordable housing to meet identified local needs.
 - Small and medium-sized homes for young people, families, and older residents looking to downsize.
 - Specialist housing for older people.
- **Suitable site locations:**
 - Infill sites within the Developed Footprint of Barrowby village (as shown on Map 7);
 - Land within the Parish of Barrowby to the east of the A1, provided it complies with other plan policies and is not protected from development.

This approach ensures housing development addresses local requirements while respecting the Neighbourhood Plan's broader objectives.

Explanation / Justification

6.12 In its Policy SP2, Settlement Hierarchy, the South Kesteven Local Plan classifies Barrowby as one of the district's "Larger Villages", within which:

"...in addition to allocations, development proposals which promote the role and function of the Larger Villages, and will not compromise the settlement's nature and character, will be supported".

6.13 Policy H2: Affordable Housing Contributions, requires that "All developments comprising 11 or more dwellings (or greater than 1000m² gross floorspace) should make provision for 30% of the scheme's total capacity as affordable housing, except within the urban area of Grantham as defined on the Policies Map where the affordable housing requirement on such developments will be 20%".

6.14 Two sites in Barrowby parish have been allocated for housing development in the Local Plan:

- LV-H3, Barrowby Low Road - site area 13.05 hectares - Indicative number of units 270 (partly developed);
- GR3-H3, Grantham Rectory Farm (Phase 3 North West Quadrant) - Site Area 22.54 hectares - Indicative number of units 404 (partly developed).

6.15 Local Plan Policy SP3: Infill Development, states that "in all settlements defined in Policy SP2, infill development, which is in accordance with all other relevant Local Plan policies, will be supported provided that: a. it is within a substantially built up frontage or re-development opportunity (previously development land); b. it is within the main built up part of the settlement; c. it does not cause harm or unacceptable impact upon the occupiers amenity of adjacent properties; d. it does not extend the pattern of development beyond the existing built form; and it is in keeping with the character of the area and is sensitive to the setting of adjacent properties".

6.16 Local Plan Policy SP4: Development on the Edge of Settlements, states that "Proposals for development on the edge of a settlement, as defined in Policy SP2, which are in accordance all other relevant Local Plan policies, will be supported provided that the essential criteria are met".

6.17 To guide policy regarding any additional housing development that may come forward and to influence the types of housing provided, so that local requirements may be met, a detailed Housing Needs Assessment has been prepared. Key findings and recommendations have been summarised in paragraphs 2.43 to 2.52, above.

6.18 Consultation with the community identified the following preferences for future housing development in the Parish:

- 1) no large-scale housing development, especially bordering the village's developed footprint;
- 2) support for smaller-scale, high-quality infill development of individual houses, as well as adaptation of existing housing stock, to support local young families and older people looking to downsize.

6.19 The policy outlines the priorities for housing developments based on local needs, in accordance with paragraphs 69 and 74 of the National Planning Policy Framework (NPPF). Paragraph 74 states that "Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites".

Barrowby Village Developed Footprint

6.20 Criteria that have been applied when delineating the Developed Footprint are:

- a 15-minute walking catchment area, centred on the junction of Church Street, High Road and Main Street (treating this as the social centre of the village as school, church, pub, shops and playing field are all clustered around here);
- Exclusion of areas where development would not be considered appropriate (eg, north of the A52, active farmland).

Policy 3: Housing Development

Development providing housing to meet the needs of the local community will be supported, provided such development is consistent with the priorities and requirements relating to site location and type that follow.

- a) Priorities for further housing provision are:
 - affordable housing suitable to meet identified local needs;
 - small and medium-sized homes to meet the requirements of young people, families, and older people down-sizing;
 - specialist housing for older people.
- b) Site Locations suitable, in principle, for the development of further housing are:
 - i. infill sites within the Developed Footprint of Barrowby village as delineated on Map 7;
 - ii. land within the Parish of Barrowby, to the east of the A1, provided that the land is not protected from development by any other policy in this Plan, and that it can be developed in compliance with other policies in this Plan.

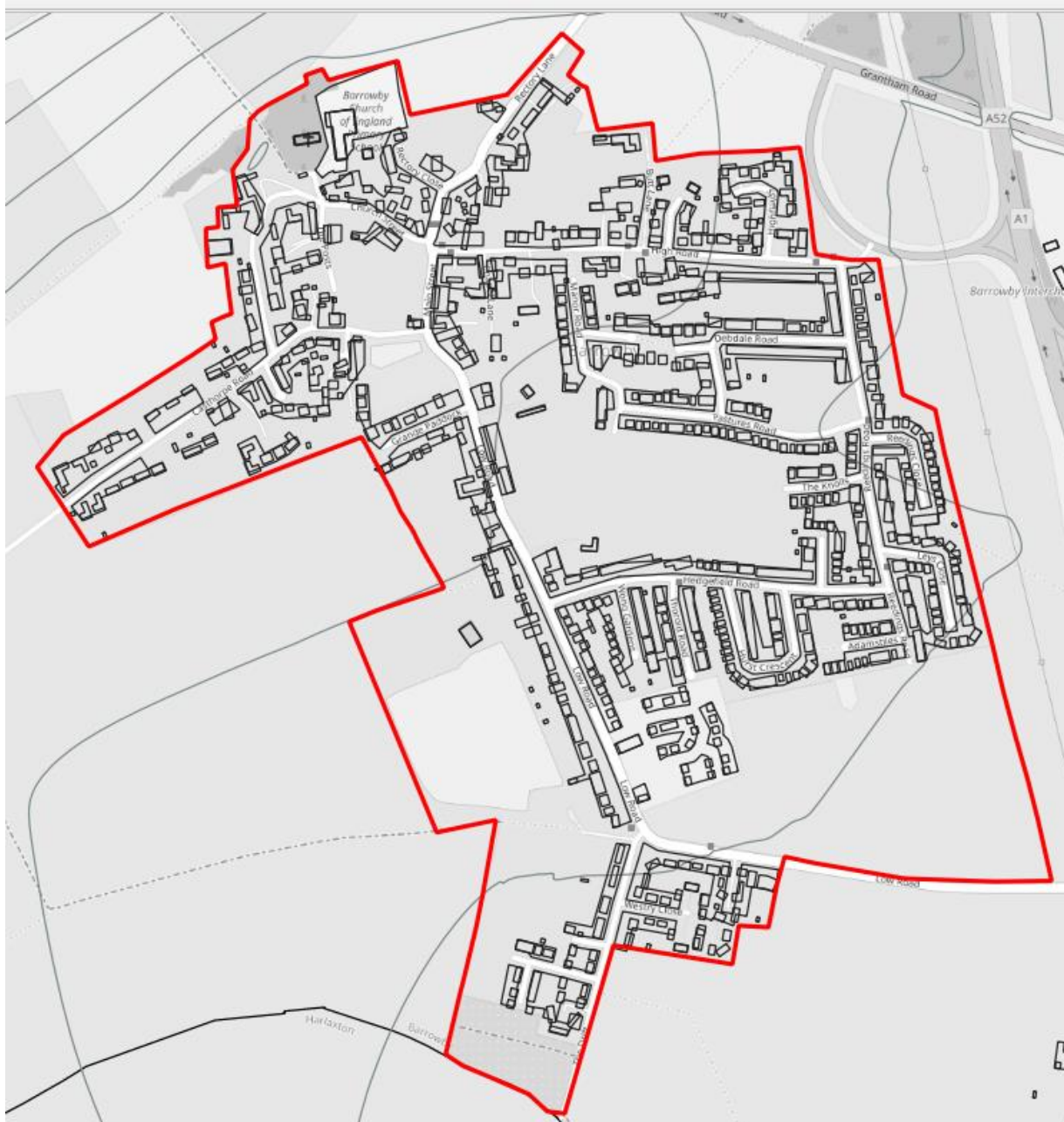
Policy 4: Community Facilities

Policy Outline

6.21 This policy identifies key community facilities in Barrowby Parish and aims to protect and enhance them. The listed facilities include the Anglican Church, Village Green and Adam Stiles Playparks, Sports Ground, Allotments, Memorial Hall, Reading Room, Sports Pavilion, CO-OP, White Swan Pub, and Café/Bistro.

6.22 Redevelopment or change of use of these facilities will only be supported if:

- The current use is no longer viable, and the site is unsuitable for another community facility.



- An alternative facility exists within reasonable proximity to serve the same purpose.
- Barrowby Neighbourhood Plan – Community Consultation Draft – February 2025

- A new facility of a similar or greater size and nature is provided in a suitable location. Proposals for additional community facilities will also be supported, provided they align with other relevant policies.

Explanation / Justification

6.23 The policy aims to protect community facilities unless the particular facility is no longer required by the community, is unfit for purpose or will be adequately replaced.

6.24 The policy is in accordance with the NPPF as it seeks to prevent reduction of community facilities unless they are no longer viable. While the NPPF does not specifically define what constitutes community facilities, examples include: local shops, meeting places, sports venues, cultural buildings, public houses, places of worship, etc.

6.25 The policy is also supported by Local Plan Policy S50: Community Facilities, which states that: “All development proposals should recognise that community facilities such as, but not limited to, leisure facilities, libraries, public houses, places of worship and community halls, or any registered asset of community value, or a community facility identified in a neighbourhood plan, are an integral component in achieving and maintaining sustainable, well integrated and inclusive development”.

6.26 This policy approach is supported by the local community, members of which have expressed concern about the potential loss of community facilities in Barrowby and the need to retain and enhance the community facility infrastructure in the village.

Policy 4: Community Facilities

The facilities listed below are considered to be of particular value to the community:

- i. Anglican Church
- ii. Village Green and Playpark
- iii. Adamtiles Playpark
- iv. Sports Ground
- v. Allotments
- vi. Memorial Hall
- vii. Reading Room
- viii. Sports Pavilion
- ix. CO-OP
- x. White Swan Pub
- xi. Café/Bistro

Proposals to redevelop, or change the use of, any of the identified facilities will only be supported where one or more of the following conditions is met:

- a) the current use is demonstrably no longer viable, and the building/site is not suitable for a use as a different community facility*; or
- b) the service provided by the facility is met by alternative provision that exists within reasonable proximity (what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area); or
- c) the proposal includes the provision of a new community facility of a similar nature and of a similar or greater size in a suitable location.

Proposals for the provision of additional community facilities will be supported, provided they are consistent with other relevant policies.

* In relation to criterion a) this will normally require demonstration to the Local Planning Authority that the property has been marketed for its existing use(s) or another community use, at a realistic price for at least a twelve-month period.

Policy 5: Conserving Our Historic Environment

Policy Outline

6.27 This policy aims to protect Barrowby Parish's heritage buildings and structures, along with their settings. Development proposals that result in the loss or unsympathetic alteration of these heritage assets or their surroundings will not be supported.

6.28 The policy seeks to supplement and complement Local Plan policy and legislative requirements relating to the conservation and protection of the historic environment, including Listed Buildings, Conservation Areas and Scheduled Ancient Monuments. In doing so, the policy focuses on those elements of the built heritage that are of particular local significance and for which the neighbourhood plan can provide require additional policy direction and protection.

Explanation / Justification

6.29 Barrowby has a long history, significant aspects of which are still evident in surviving street pattern, open spaces, buildings and other structures. These features inherited from previous generations are important to many members of the village's current community – and some of them have much wider historic and architectural value too.

6.30 Local Plan Policy EN6 seeks to protect the Historic Environment, providing clear policy direction for developments affecting listed buildings, conservation areas, and listed buildings when development is being carried out.

6.31 At national level, chapter 16 of the NPPF sets out policies for conserving the historic environment. Paragraph 216 of the NPPF requires that "the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

Policy 5: Conserving Our Historic Environment

In determining proposals for development that will affect any heritage buildings and structures, changes that would result in the loss or unsympathetic alteration of such buildings and structures, or their settings, will not be supported.

Policy 6: Important Views

Policy Outline

6.32 This policy aims to protect important views within, of and from the village. This helps to maintain the character of the village and foster a sense of community identity.

6.33 Key views and vistas are identified on Map 8 and the accompanying Descriptive Schedule. Development proposals that interrupt, obscure, or significantly detract from these views will not be supported. Developments with the potential to impact these views must respond positively by respecting their location, siting, scale, form, and massing.

Explanation / Justification

6.34 Views and vistas which contribute most significantly to Barrowby's distinctive character and sense of place are identified on Map 8: Important Views. These have been identified through a process of landscape evaluation and community consultation. The views are all from publicly accessible places.

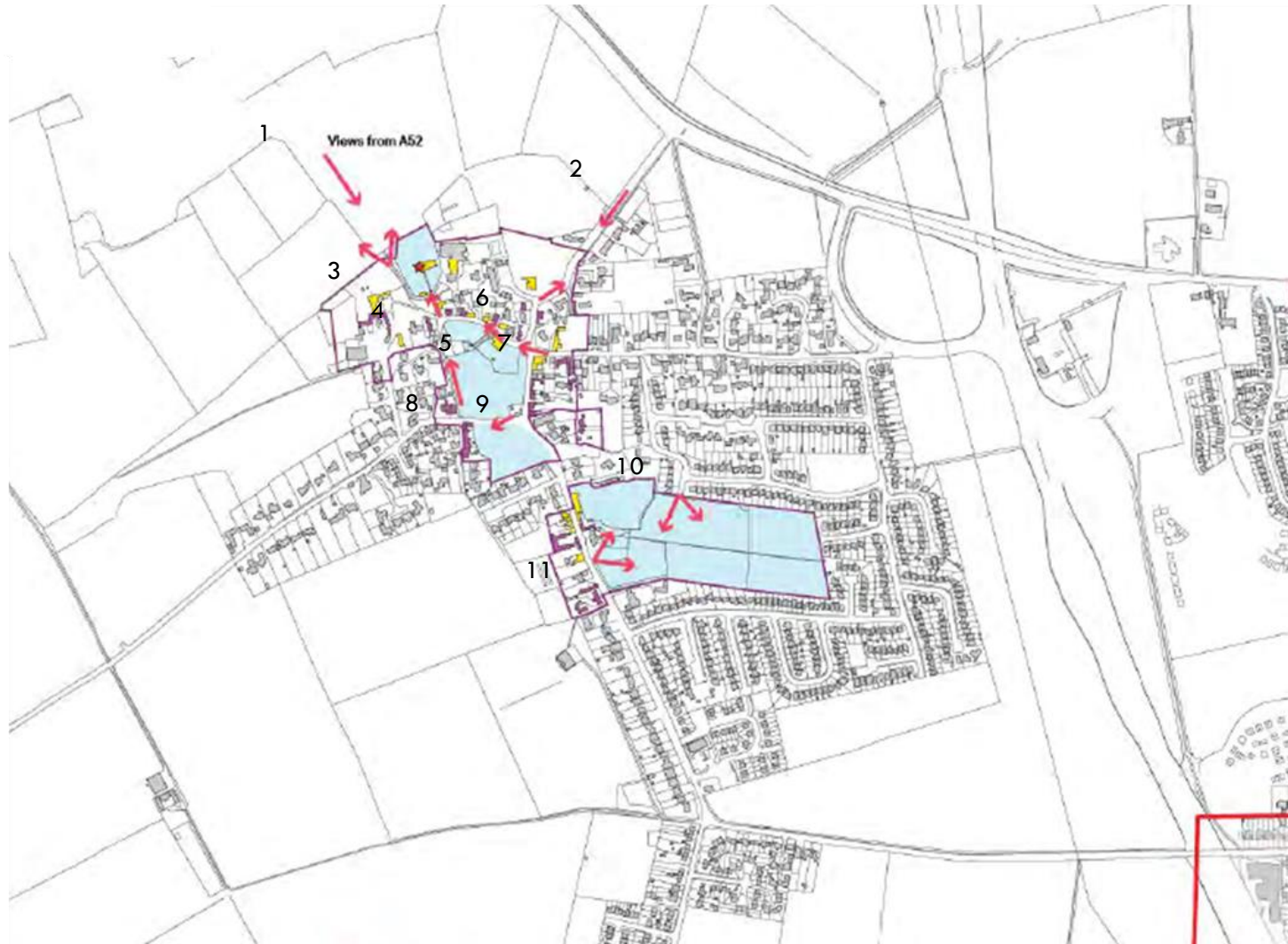
Policy 6: Important Views

Development proposals that would interrupt, obscure or otherwise detract significantly from views and vistas identified on Map 8 (and described in the accompanying schedule) will not be supported.



Any development that has the potential to impact on those views and vistas will be expected to respond positively to them and to respect them in terms of location, siting, scale, form and massing.


Map and Descriptive Schedule of Important Views



Map 8: Important Views

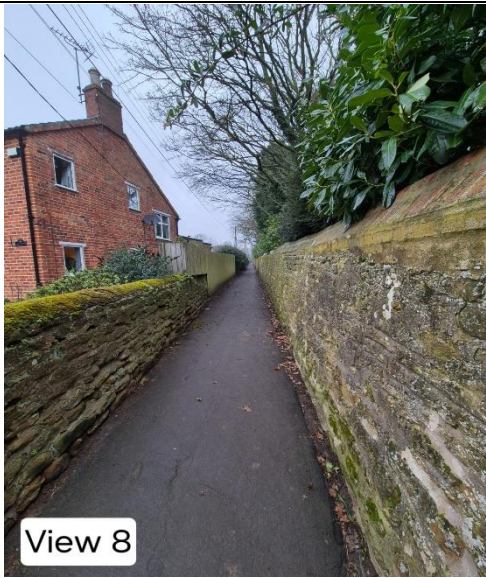





View Ref#	Where is this viewpoint?	What can be seen?	What is this view's significance?	Photo
1	A52 looking north west to the village across fields at the bottom of the scarp face.	The church spire and trees along the summit of the scarp	First view of the village from the Vale Of Belvoir along the A52.	
2	North east approach to the village along Rectory Lane	Mature trees surrounding the Rectory	Entrance to the Victorian village	

View Ref#	Where is this viewpoint?	What can be seen?	What is this view's significance?	Photo
3	View to north from lane to the west of the Church	View of the Vale of Belvoir and the Trent Valley	Panoramic view to Lincoln Cathedral on a clear day	
4	Lych Gate approaching the Church	The original Lych Gate , framing the pedestrian approach to the Church	Listed property of considerable rarity	

View Ref#	Where is this viewpoint?	What can be seen?	What is this view's significance?	Photo
5	Church Street facing west	The Malting House and street scene	Grade 2 listed property unique in the village	 <p>View 5</p>

View Ref#	Where is this viewpoint?	What can be seen?	What is this view's significance?	Photo
6	Rectory Lane facing north east	Blind bends on Rectory Lane surrounded by mature trees	Mature trees and Victorian stone/brick wall	
7	Junction of Main Street Church St., Rectory Lane and High Road facing west.	Focal point in the village adjacent to White Swan Public House and facing The Reading Room	One of the oldest parts of the village recognised as the original village centre.	

View Ref#	Where is this viewpoint?	What can be seen?	What is this view's significance?	Photo
8	The Posts footpath facing north	Footpath bordered to the east by stone wall	Original important pedestrian thoroughfare	 <p>View 8</p>
9	Village Green and junction with Casthorpe Road	Children's play area to the north side of the Village Green	Open space of community usage	 <p>View 9</p>

View Ref#	Where is this viewpoint?	What can be seen?	What is this view's significance?	Photo
10	View South from Manor Road hammerhead	Grazing Paddock adjacent to The Grange	Green view in Village of parkland trees and grazing.	
11	View to east from Low Road	Grazing Paddock adjacent to The Grange.	Green View in Village of ancient paddock	

Policy 7: Green Infrastructure, Local Green Spaces and Biodiversity

Policy Outline

6.35 This policy aims to protect, enhance and extend the extent of Barrowby's green infrastructure. By protecting the natural environment and improving biodiversity it will have beneficial social effects in terms of promoting healthy lifestyles and recreational opportunities such as walking and cycling (with benefits in terms of residents' mental and physical well-being) and reducing carbon emissions.

6.36 The policy supports:

- development that safeguards or enhances green infrastructure.
- preservation of Local Green Spaces identified on Map 4, resisting development that would result in their loss or reduce their value.
- initiatives that contribute to a net gain in biodiversity, meeting or exceeding current legislative and policy requirements.

6.37 Development that harms green infrastructure, leads to the loss of local green spaces, or reduces biodiversity will not be supported.

Explanation / Justification

6.38 The Community Survey showed that people in Barrowby attach much value to the natural environment and green space within and around their village.

6.39 This policy aims to protect and enhance the parish's natural features and environment: the green spaces, watercourses, woodlands and hedgerows, ecology and biodiversity. These interlinked systems and features constitute the Green Infrastructure, as defined in the NPPF.

6.40 The policy requires all new development to contribute to a net biodiversity gain (also a legal requirement) aligning with NPPF paragraph 193d, which supports development that conserves and enhances biodiversity.

6.41 Proposals that cause loss or harm to this network will not be permitted unless the need for and benefits of the development demonstrably outweigh any adverse impacts. Where adverse impacts on green infrastructure are unavoidable, development will only be permitted if suitable mitigation measures for the network are provided.

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

1. Development that will protect and/or enhance Barrowby Parish's Green Infrastructure will be supported and encouraged. Development that would disrupt or otherwise harm that Green Infrastructure will be resisted.
2. Development that would involve the loss of any Local Green Space, as identified on Map 4, or would reduce its value as a Local Green Space, will not be supported.
3. Development that would lead to a reduction in biodiversity within the Neighbourhood Area will not be supported, and all development should contribute to a net gain in biodiversity locally, at a level that, at a minimum, accords with current legislative and policy requirements.

Policy 8: Renewable Energy

Policy Outline

6.42 Aiming to contribute to the national shift to energy generation that is consistent with a “net-zero carbon” economy, this policy aims to support:

- a) provision for generating energy from renewable sources as an integral component of new developments.
- b) community-scale provision for generating energy from renewable sources, provided this is compatible with food productivity, biodiversity, landscape and amenity considerations.

Explanation / Justification

6.43 The policy complements South Kesteven Local Plan Policy RE1- Renewable Energy Generation, which sets out district-wide criteria for assessing proposal for renewable energy generation, and NPPF paragraph 165, which requires all development plans to “help increase the use and supply of renewable and low carbon energy”.

Policy 8: Renewable Energy

1. Support will be given to development required for *Community Energy*¹ projects for generation and use of energy from renewable sources provided the requirements set out in part 2 of this Policy are met.

2. Development for the generation of energy from renewable sources will be supported only where:

- i. there will be no loss of high-quality agricultural land;
- ii. natural habitats will be protected, and the development will result in an appropriate increase in biodiversity;
- iii. identified important views will not be lost or unacceptably compromised;
- iv. there will be no significant intrusion into the landscape of the rural parts of the parish;
- v. there will be no significantly harmful impact on the outlook and residential amenities that residents in any nearby dwellings may reasonably expect to enjoy.

Note ¹ For the purposes of this policy, *Community Energy* refers to the delivery of community-led renewable energy, energy demand reduction and energy supply projects, whether wholly owned and/or controlled by communities or through a partnership with commercial or public sector partners.

7. COMMUNITY ASPIRATIONS

7.1 Whilst, legally, the Neighbourhood Plan's policies can only address matters that can be managed through the statutory planning system (mainly, developments that require planning permission or other related consents and approvals) the process of formulating this Neighbourhood Plan – its vision, objectives and policies – has inevitably, and helpfully, drawn attention to other things that matter to the local community: things people value; changes and improvements they would like to see. These are matters that can be included in the Neighbourhood Plan document, even though they are not formally part of the Plan, to provide context and to demonstrate how they can contribute to achievement of the Plan's vision and objectives. This may help to realise those aspirations as opportunities arise – for example, as benefits from developments, through the Community Infrastructure Levy (CIL) system, or through bids for funding from various sources.

7.2 A provisional list of these Community Aspirations follows. In responding to this Community Consultation Draft of the Neighbourhood Plan, people are invited to suggest other matters that they would like to see included as Community Aspirations. Further consultation will be carried out before the list is finalised.

Barrowby Community Aspirations - November 2024

1. New Community Hub.

A multi-functional Village Hall capable of meeting the some of the existing and all of the additional demands for meeting space/meeting facilities/indoor activities etc.

2. Village character and identity

Regardless of future growth in population and residential properties; the character of the “village” should be protected. Influences that would detract from the “village identity” will be resisted.

3. Separation from Grantham

Any development which facilitates coalescence with Grantham will be resisted. It is insufficient to say that the A1 ensures separation. A Green belt to prevent coalescence is also required.

4. Public Transport

The current public transport provision is inadequate. The use of 45+ seater buses is questionable. A radical look at provision must aim to provide a more regular service which extends into the evenings and weekends. Research shows that more people use public transport if it is regular and reliable.

5. Traffic Management

The village environment will be more sustainable and safer if traffic is more tightly controlled. The road layout lends itself to speeding drivers. Consideration should be given to the insertion of traffic calming measures to reduce speeding traffic. Such measures have proven a successful precedent in Bourne (SKDC).

6. Infrastructure Improvements

Improvements to broadband connectivity and bandwidth must be provided to encourage employment opportunities from home or other work environments in the community.

Water mains pressure/volume and sewage disposal is already showing indications of strain and inadequacy. Urgent consideration needs to be given to addressing these issues, not only for the convenience of consumers but also for their public health.

Medical facilities, both in the wider Grantham community and also within the village are in need of enhancement. Pressure should be applied to those agencies with the responsibility and resources for the additional provision of GP/Clinic provision to consider the ever-increasing needs of a rapidly expanding Barrowby.

7. Healthy Living

Extended sports facilities for all ages are required. Additional trim trails and adult exercise equipment is required for the Low Fields site. Expanses of vegetation – mixed woodland and wild areas with footpaths and seating – are required to promote exercise and mindfulness.

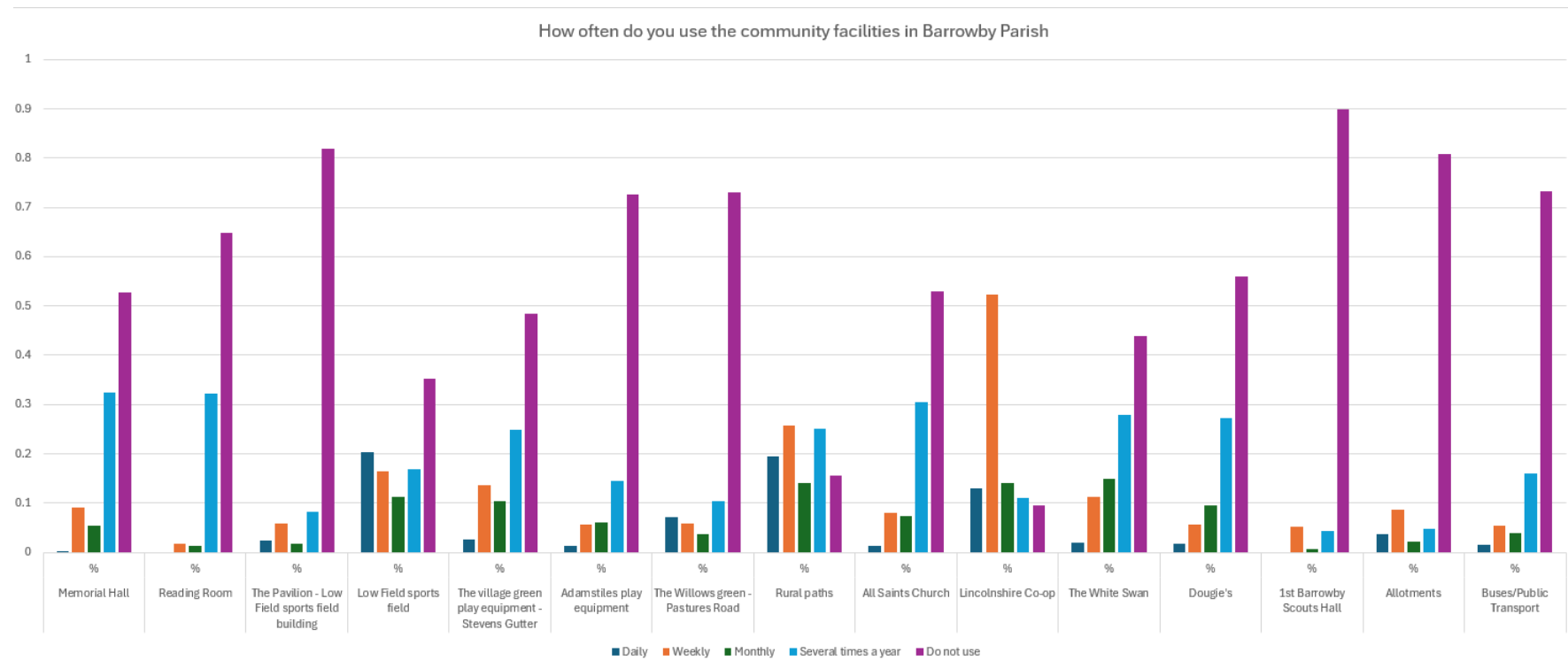
The promotion of pedestrian and cycling travel must be prioritised. The existing provision of footpaths and cycleways is totally inadequate. The proposed junction alterations to the A52 route into Grantham positively deter pedestrian and cycling travel. The design of these junction alterations needs a complete re-think to accommodate the needs of the existing population of the village as well as the increased population which will occur if the new village to the north of the A52 materialises in the next few years.

Where residents are incapable of travel by foot or by cycle it is vital that an adequate public transport service is available to deter the use of a car. The current provision does not meet the needs of the existing population, and with a vast increase in the population due to occur in the next few years, provision must be planned now.

APPENDIX: Facilities in Barrowby Parish: which do people use and which do they value?

The graphs on these final two pages also appear on page 26. They are repeated here as enlarged versions to make them a little easier to read.

How often do you use/visit the following facilities in Barrowby Parish?



How do you currently value the quality of the facilities in Barrowby Parish?

