



Land North of Bourne Road, Corby Glen

South Kesteven Local Plan Regulation 18
Representations

Boyer

REPORT CONTROL

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APPENDICES

Appendix 1 – Vision Document

1. INTRODUCTION

- 1.1 These representations have been prepared by Boyer on behalf of Knightwood Development Ltd ('the Client') in response to the SKDC Regulation 18 Local Plan Consultation.
- 1.2 Knightwood Developments Ltd are the landowner promoting Land North of Bourne Road, Corby Glen for up to 145 dwellings.

Scope and Structure of these Representations

- 1.3 These representations are made with respect to the ongoing promotion of Land North of Bourne Road, Corby Glen ('the site'), for residential development. Knightwood Developments Ltd are the landowner and the site is available for residential development. These representations address topics within the South Kesteven District Council (SKDC) Local Plan Regulation 18 consultation, and its supporting evidence base, accordingly.
- 1.4 The purpose of these representations is to assist SKDC ('the Council') in formulating an approach within the emerging Local Plan that is both consistent with national planning policy and the tests of soundness. In this regard, our representations are mindful of the tests of soundness set out at paragraph 35 of the National Planning Policy Framework ('NPPF') (December 2023) which a future Regulation 19 document and Examination in Public will be judged against; namely, whether the emerging Local Plan is:

Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;

Justified – representing an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

- 1.5 At this early stage of plan-making, it is important that the Council pursues an approach that is consistent with national policy, effective, justified, and positively prepared, in order for the Local Plan to be found sound at examination.

Policy Context

- 1.6 South Kesteven District Council (SKDC) adopted its 'Local Plan 2011-2036' in January 2020. The Plan sets out the spatial strategy to meet development needs across the District up to 2036.

- 1.7 The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) requires local planning authorities to review local plans at least once every 5 years from their adoption date. This is intended to ensure that planning policies remain relevant and able to effectively meet the needs of the local community.
- 1.8 The Inspector's final report on the current Local Plan committed the Council to undertake an early review of the Local Plan from April 2020. The Local Plan, which is the subject of this Regulation 18 Consultation, represents the progression of this review process and enables necessary updates of evidence including housing and employment need.
- 1.9 In this regard, Knightwood Developments Ltd supports the Council's commitment to the review of the Local Plan to cover the South Kesteven administrative area.

Structure of Representations

- 1.10 Our representations are set within the context in which we seek to highlight, where relevant, the opportunities that are presented for the emerging Local Plan to continue to allocate the land north of Bourne Road, Corby Glen for development.
- 1.11 Accordingly, the following sections of these representations are set out as follows:
- Section 2:** Land north of Bourne Road, Corby Glen
 - Section 3:** Review of Local Plan Evidence Base (Sustainability Appraisal)
 - Section 4:** Comments On Vision, Objectives and Policies
 - Section 5:** Comments on Spatial Strategy and Housing
 - Section 6:** Summary and Conclusions
- 1.12 We trust that our comments are of assistance to the Councils in formulating an approach that is positively prepared, effective, justified, and consistent with national policy, as the emerging Local Plan progresses toward adoption.

2. LAND NORTH OF BOURNE ROAD, CORBY GLEN

- 2.1 Land North of Bourne Road, Corby Glen is proposed as a draft residential allocation within the Regulation 18 Draft Local Plan for the residential development of up to 144 dwellings. The site reference is SKPR-247. A Vision Document has been produced to demonstrate the suitability and deliverability of the site which can be found in Appendix 1.

Site Characteristics and Context

- 2.2 Corby Glen is located within the heart of the district of South Kesteven and is identified as a large village by Policy SP2: Settlement Hierarchy within the adopted Local Plan. The village provides several services and facilities including both primary and secondary education, two doctor's surgeries, local shops, café, library, public houses and more. The village benefits from the A151 (Bourne Road) providing access from Bourne to the A1 and the village is situated between the market towns of Grantham, Bourne, and Stamford.
- 2.3 The site is a suitable, logical and sustainable choice for future growth in Corby Glen and the District as recognised by South Kesteven Council through the Sustainability Appraisal and proposed draft allocation.
- 2.4 The Vision Document with illustrative masterplan based on a comprehensive analysis of the constraints and opportunities sets out how the site has been designed to comprehensively form part of the existing settlement whilst providing much needed new market and affordable housing.
- 2.5 Technical work has been carried out by the landowner to understand the site constraints and opportunities. This has included highways, access and transport, sustainable drainage, landscape impacts and opportunities, ecology and opportunities for biodiversity net-gains.
- 2.6 BWB have undertaken an assessment of the surrounding highway network and access to the site to support the illustrative masterplan. It is proposed that the access point to the site will be provided off Bourne Road, which will not create adverse impacts on the local highway network. Opportunities have been identified for sustainable travel utilising existing public rights of way from the site into the centre of the village to access local services and facilities. Opportunities will be explored with the Highway Authority to deliver a new footpath along the northern side of Bourne Road to connect from the site access to the existing footway.
- 2.7 ES Landscape Planning have prepared a Landscape Visual Appraisal to assess the extent of the impact the development will have on the landscape and to explore the opportunities for landscape enhancement to inform the Vision Document and illustrative masterplan. The southern area of site at Bourne Road, Corby Glen has been identified as being well enclosed with limited views to the entrance point, which will provide minimal impact on the landscaping. Along the northern boundary, the built up part of the site will be set back from the boundary edge to align with the existing settlement edge. This will also provide a landscape buffer between the development and the rural setting of the fields to the north whilst preventing an overbearing impact for pedestrians entering the site from the Public Right of Way from the north western boundary of the site. The assessment of the site also found the north western

area of the site ideal for an attenuation basin where the site topography naturally slopes towards the northwestern corner of the site.

- 2.8 BWB have prepared a sustainable surface water drainage plan to inform the Vision Document and illustrative masterplan. Their work demonstrates that with the provision of the proposed attenuation basin to the north west of the site in addition to attenuation basins proposed at the entrance to the south of the site, this will ensure sufficient capacity to store and manage surface water from the development. In addition, in accordance with the SuDS hierarchy, swales and permeable paving will be used throughout the development parcels to manage surface water flows and treat surface water before reaching the attenuation basins.
- 2.9 RammSanderson have prepared an Ecological Appraisal to assist in understanding the biodiversity baseline of the site and whether there are any important habitats or protected species that would be impacted by the proposed development of the site. It was found that the site is primarily formed by two large arable fields which have limited potential to support any protected or notable species in addition to being of low baseline biodiversity value, with the existing hedgerows within and bordering the site being of higher ecological value. The Vision Document and illustrative masterplan has been closely informed by this assessment and opportunities have been provided within the masterplan for the provision of significant biodiversity net-gain enhancements to achieve a 10% net-gain and for the provision of connected areas of habitat utilising existing hedgerows on the site and the existing pond, close to the eastern boundary.
- 2.10 Further detail of the site and masterplan can be found in the accompanying Vision Document at Appendix 1 prepared by Boyer Design. The Vision Document demonstrates that the site will be able to provide the required 144 dwellings consisting of an appropriate mix of both market and affordable dwellings to cater for the Councils housing needs. Page 12 of the Vision Document demonstrates the consideration which has been given towards the local architecture, and the commitment of this site to continue the strong sense of place of the village of Corby Glen. Further to this, page 22 of the Vision Document shows the opportunities for this site to bring forward high quality, public open space to connect people with nature and the environment through a community orchard, formal and informal areas of play and through the enhanced public right of way, all of which will be available for use by all local residents.

Summary

- 2.11 This site is available, suitable and deliverable within an early part of the plan period. Our Client has received market interest from volume housebuilders in the site and the landowner is committed to bringing forward an outline planning application immediately after adoption of the plan.
- 2.12 Our Client is fully supportive of the proposed allocation of the site for residential purposes. As detailed further in these representations, the settlement of Corby Glen is an ideal location for future growth due to the presence of several facilities and services in addition to its central location with access to Grantham, Stamford, Bourne and the wider area.

3. SUSTAINABILITY APPRAISAL

3.1 The Interim Sustainability Appraisal ('SA') has been prepared by AECOM on behalf of the Council. The SA sets out the Scope and Framework for undertaking the assessment and provides the next steps of the further detail on the various topic areas to be assessed prior to the Regulation 19 consultation.

Sustainability Appraisal

3.2 The Interim SA assesses the following of each site and locations for growth:

- The environmental constraints of the main settlements in the District
- The environmental constraints of the available site options for a potential allocation in this Local Plan Review.
- Potential site options for the Local Plan Review
- The proposed updates to the Local Plan Review policies

3.3 The SA Framework was informed by an initial scoping report which was carried out identifying a range of sustainability issues for the Council to focus on. The Framework identified 9 key areas for focus: Biodiversity and Geodiversity, Landscape, Historic Environment, Air, Land, Water and Soils Resources, Climate Change, Population and Community, Health and Wellbeing, Transport, and Economic Viability.

3.4 To further support the Sustainability Appraisal, a Points of the Compass exercise was carried out, which assessed the 20 main settlements of the District, to identify the most appropriate locations for growth within each settlement. Further information regarding the Points of the Compass exercise is discussed below. We consider that the work undertaken as part of the SA and the Points of the Compass exercise is helpful and necessary to find the most sustainable locations for growth.

3.5 The SA recommends 2 alterations to be considered in the Regulation 18 Local Plan for the following identified key areas:

- a. Air, Land, Soil, and Water Resources – policies should be strengthened to require development above 1ha to be accompanied by an Agricultural Land Classification report
- b. Transport – policies could be strengthened to improve connectivity within more rural locations

3.6 We agree that these proposed recommendations are appropriate and will assist in ensuring that the most appropriate land is identified for future growth.

3.7 The Appraisal scores the individual sites through 5 Red Amber Green (RAG) Rules which provides the benefit of clearly showing which sites are most appropriate with a rating from dark green to dark red, depending on the extent of the constraint that faces the site:

Dark Red: Least well-performing sites

Light Red: Less well-performing sites

Yellow: Middle ranking sites

Light Green: better performing sites

Dark Green: Best performing sites

- 3.8 The RAG Rules are outlined within Table 3.1 of the SA Technical Annex, which demonstrates the criteria which is used to evaluate the constraints and opportunities.

SKPR-247: Corby Glen

- 3.9 In regard to the Historic Environment, it is noted within the site assessment that Ancient Woodland is located 1,048m from the site, however following a review of this, the Ancient Woodland is located 1,512m from the site. As a result of this the category should be amended from light red to yellow. Reviewing the Historic Environment assessment, has revealed that the site is located 510m from the Grade I Listed Building of the Church of St John and accordingly the assessment should be amended from light red to yellow. In addition due to the distance from the Conservation Area of Corby Glen being 408m rather than 351m the assessment should be amended from light red to yellow.
- 3.10 In regard to employment, the assessment states that the nearest employment site Elsea Park, Bourne (reference: SKLP236) is located 9,323m from the site at Corby Glen. However, the Honey Pot Land Employment Site is located 6,170m from the site. Although this falls within the same RAG assessment result, it is significantly closer by over 3,000m which is a positive benefit and more closely accessible to the proposed allocation.
- 3.11 In relation to community services, it concluded within the assessment that the distance to the nearest shop is 756m from the site, however, the distance from the site to the local store within the centre of the village has been measured at 495m. As the local convenience store would be within walking distance of the site the RAG assessment result should be amended from yellow to light green.
- 3.12 Lastly, within the Transportation section of the assessment, it states that the distance from the site to a bus route is 437m. However, there are bus services that operate between Bourne and Corby Glen which run past the proposed access to the site, and thus the scoring should be amended from yellow to dark green. In addition to this, the RAG assessment found that the nearest bus stop using the data provided was 670m. This data has not taken into account the bus stop located at the fire station 250m from the site, which provides services from Bourne to Little Bytham. Accordingly the RAG score should be amended from light red to light green.
- 3.13 The above amendments to the RAG assessment for the site would assist in reinforcing the sustainability and positive rationale for allocating the site for residential purposes.

Points of the Compass

- 3.14 To support the Sustainability Appraisal, a Points of the Compass Assessment has been prepared (SA Technical Annex), which assesses the four Market Towns and Larger Villages across the district.
- 3.15 The assessment appraises the 20 settlements against the following criteria:
- a. Built environment designations; scheduled monuments, conservation areas, registered parks and gardens, and listed buildings.
 - b. Biodiversity designations; SSSIs, Priority Habitats, and RIGS.
 - c. Soil and water designations; SPZs, ALC, and Flood Zones
- 3.16 The Corby Glen Broad Area has been divided into 4 segments: CoGI1, CoGI2, CoGI3, and CoGI4. Land North of Bourne Road, Corby Glen is located within the broad area of CoGI2 and is the only housing allocation proposed within the Corby Glen Broad Area.
- 3.17 The broad area of CoGI2 includes the east of the village in addition to the majority of the built up area of the village, including the conservation area and specific listed buildings such as the Grade I Church of St John. The impacts of matters identified in the broad area of CoGI2 will impact the whole village and are not specific to are CoGI2.
- 3.18 The Broad Area CoGI2 is the largest broad area being assessed in the Corby Glen area, and includes the majority of the village of Corby Glen, in addition to the wider area consisting of rural fields to the east and to the north. The area CoGI2 benefits from minimal flood risk, with one small area being affected by the West Glen River in the centre of the village.
- 3.19 In regard to the remaining broad areas of Corby Glen, CoG1 consists of a substantial amount of land impacted by the West Glen River and is within Flood Zone 3. This area is also faced with medium-high risk of surface water flooding. The north eastern area of CoGI1 is free from flood risk, however, this area consists of the northern tip of the Corby Glen conservation area. These constraints demonstrate that this broad area of Corby Glen is not suitable for development.
- 3.20 Broad area CoGI3 is the smallest area assessed in the Corby Glen Points of the Compass assessment. This broad area contains a patch of Traditional Orchard BAP Priority Habitat which should be taken into consideration to be protected. Additionally, this broad area received a housing allocation for up to 250 dwellings within the previous Local Plan review and continued development in this broad area would create an uneven pattern of growth for Corby Glen in comparison to the shape of the settlement that would not be sustainable.
- 3.21 Lastly, broad area CoGI4 contains areas of Deciduous Woodland BAP Priority Habitat within the southern area of the broad area in addition to a patch of good quality semi-improved grassland. These areas should be given weight and be protected when deciding on locations for growth of the settlement. Further to this, CoGI4 contains a substantial amount of land falling within Flood Zone 3 which is caused by the West Glen River. This also leads to the area being

at a medium-high risk of surface water flooding. These constraints show that CoGI4 is not suitable for future growth.

- 3.22 The Points of the Compass assessment in combination with the Sustainability Appraisal, demonstrates that Land North of Bourne Road, Corby Glen is the most suitable and sustainable location for future growth that is needed for Corby Glen. This is due to the lack of constraints that the other broad areas of Corby Glen face, such as the large flooding impact caused to the west of the village caused by the West Glen River, and the areas of BAP Priority Habitats within the southern areas of Corby Glen.

4. VISION AND DEVELOPMENT MANAGEMENT POLICIES

- 4.1 This section provides our commentary on the duration of the Plan Period alongside the Vision of the Draft Local Plan as well as other policies included in the Local Plan Review.

Chapter 2 - South Kesteven District - Plan Period

- 4.2 The Regulation 18 consultation document highlights in paragraph 2.1 that the plan period for the emerging Local Plan will run from 1st April 2021 through to 1st April 2041. It is positive to see that the Council are seeking to plan for the longer period and preparing a document which covers 20 years. We are however concerned that upon adoption the Council may fail to meet the minimum requirements as outlined in paragraph 22 of the NPPF (December 2023).
- 4.3 Paragraph 22 of the NPPF requires “strategic policies should look ahead over a minimum 15 year period from adoption” and in our view the emerging SKDC Local Plan will not meet this clearly set Government target, despite the plan looking at a 20 year time period. In order to provide a minimum 15 year period from adoption the plan which is looking to 1st April 2041 will need to be adopted by 31st March 2026 at the very latest in order to provide the required time period.
- 4.4 The Council’s Local Development Scheme (May 2023) shows that the plan is due to be adopted in Spring 2026 which does not provide comfort or clarity for local communities, service providers or the development industry that the minimum 15 year plan period will be achieved. The Local Plan has already experienced delays and it is reasonable to assume that further delays in timescales will be encountered and therefore the Council should seek to extend the plan period in the Regulation 19 submission document.
- 4.5 By taking a positive and proactive approach to delivering the full plan period, the Council will be able to ensure that the plan is robust, credible and fit for purpose and has the opportunity to deliver more housing and growth opportunities across South Kesteven to meet local identified needs. Seeking to adopt a plan which fails to meet the minimum 15 year requirement will result in growth and investment being limited unnecessarily in South Kesteven which is detrimental to the local communities in the area.
- 4.6 Paragraph 2.2 of the Regulation 18 consultation documents states that the plan “provides an additional five years beyond the current plan period of the adopted Local Plan which runs to 2036”. Although this is correct in terms of years, the actual effect is that the time is being “lost” at this stage because to provide an additional five years, the plan would need to be adopted in 2025 to reflect the five years since the plan was adopted in 2020. By the Council’s own Local Development Scheme which shows adoption in 2026 the Council is not providing for an additional five years because of delays experienced already in the plan preparation stages.
- 4.7 We encourage the Council to extend the plan period by at least another two years to a time horizon of 2043 which will allow for any further delays in plan making whilst still ensuring that the minimum time period can be achieved. Extending the plan period, also allows further years

of development and growth to take place and therefore provides a greater buffer in terms of housing numbers (potentially an additional 1,400 units when using the housing target in the plan) thus giving the local communities greater choice and flexibility for housing and employment options.

Chapter 3 - Vision and Strategic Objectives

- 4.8 Chapter 3 of the Regulation 18 Consultation sets out the Vision and the Objectives the Plan seeks to meet and provide.
- 4.9 The Vision provided has been updated to reflect the Council's commitment to fight climate change, and create a successful and strong economy, whilst building sustainable communities that provide a high quality of life. The suggested Vision is realistic in its ability to be delivered through the provision of high quality housing in addition to the provision of employment types for a strong economy.
- 4.10 The Vision also outlines the vision for the villages and countryside of the district. The Vision directs new development outside of the main towns towards the villages with a good level of services and facilities with regard to environmental and infrastructure capacity of the villages. We agree with this view of the Council directing growth outside of the main towns towards the villages with a good level of services such as the village of Corby Glen, which has both primary and secondary education, local shops, bus services, health services, and more.
- 4.11 Chapter 3 states that the Vision will be achieved through providing appropriate development to meet the local needs for both sustainable housing through the provision of 16,975 dwellings throughout the Plan period, as well as for the employment needs of the district through the provision of employment land.
- 4.12 We are supportive of the overall Vision in increasing the importance of tackling climate change as well as creating sustainable, diverse, and safe communities across the district. To strengthen the Vision to further ensure it is considered as sound, as discussed, the Plan period should be increased, and the Vision should be amended accordingly to account for the additional years.
- 4.13 The draft Plan also provides the strategic Objectives for the Local Plan moving forwards. The Objectives have been amended to emphasise the approach towards biodiversity and climate change. There are 2 Objectives identified within the Social Objectives (Housing, Health, Social and Community Needs), Objective 10 and Objective 11. However, there are additional Objectives that relate to housing provided within the Economic Objectives (Objectives 5 and 9) and the Environmental Objectives (Objectives 12 and 13).
- 4.14 We consider that Objective 9 should be amended to take into the consideration in the extension of the Plan period, and thus the increased need for housing across the district.
- 4.15 However, we are pleased to see that the Council have provided an approach and set Objectives which are largely pro-growth whilst requiring the provision of diverse and sustainable communities, that are well-designed to create safe communities which are energy efficient, assisting in combating climate change.

Chapter 4 - Sustainable Development in South Kesteven

Policy SD1 – The Principles of Sustainable Development in South Kesteven

- 4.16 Policy SD1 seeks to deliver sustainable development in South Kesteven which reflects the overarching principles found in the National Planning Policy Framework that the Local Plan will be assessed against when it reaches the Examination stage. It is essential that the Local Plan policy does not repeat national policy requirements but has a specific focus on South Kesteven.
- 4.17 Changes to the policy to incorporate the Council's commitment to reaching net zero carbon by 2050 is supported as this then provides strong links between the policy and the objectives of the emerging plan. We are broadly supportive of this approach as development proposals which come forward over the plan period will need to meet building regulations as a minimum and often standards can be exceeded (subject to viability and technical considerations).
- 4.18 It is also noted that the policy "may be updated further once the Climate Change Study has been completed" before the next iteration of the Local Plan is published. We acknowledge that the Council's evidence base supporting the plan is evolving and comes into existence at different times but consider the Climate Change Study to be a fundamental piece of evidence to guide the ambitions of the Council in respect of climate. As a fundamental piece of evidence we would suggest that it is published in draft format for comment and review by local communities, service providers, stakeholders, and the development industry to ensure that its conclusions are fully understood by all parties. Publishing this evidence when it is prepared will be of significant benefit to the Council and those engaging in the Local Plan as this will enable considerations to take place in a positive and meaningful manner to accord with the Council's Statement of Community Involvement. If this emerging evidence is not published until the Regulation 19 stage, we are concerned that its findings may result in policy amendments/revisions that have not been fully tested alongside other evidence base documents or considered by the range of interested parties engaging in the plan preparation stages.
- 4.19 Although we are broadly supportive of the approach set out in Policy SD1, we would suggest that any further revisions to the policy provide greater clarity as to the expectations of how development proposals are to meet criteria a - m within the policy. At the moment, it is unclear as to whether each of these 13 requirements has to be met and the relationship between them and a future iteration of the policy should better reflect this to ensure the policy is effective and justified and therefore capable of being found "sound".

Chapter 5 - Climate Change and Energy

- 4.20 South Kesteven has identified the impact of climate change on the country and sought to tackle this issue directly through clear ambitions to be net zero carbon by 2050 and other related objectives embedded into the Vision and the Regulation 18 plan as a whole. The Council should be supported in this approach and have clearly set out the issues specific to their administrative area.

- 4.21 It is acknowledged that the policy area is ever changing, and a balance needs to be found between the national policies and requirements (for example the Written Ministerial Statement published on 13 December 2023) and those within Local Plans (both existing and emerging). But we are concerned that by not including policies on Climate Change in the Regulation 18 Draft the Council are losing the opportunity to gain valuable consultation responses from a range of stakeholders to inform this emerging and very important area of policy.
- 4.22 Paragraph 5.16 of the Regulation 18 draft outlines the scope of the policy recommendations, but these do not provide the local communities in South Kesteven or the development industry with specific details or direction to prepare detailed consultation responses on. Any emerging policy requirements will need to be subject to public consultation and engagement and be embedded into the wider evidence bases and Sustainability Appraisal considerations to ensure that an effective and justified policy is prepared.
- 4.23 The Council is taking a positive and ambitious approach to addressing climate change and has put this topic central to their actions as a local planning authority but has missed the opportunity to seek meaningful and collaborative public engagement by not including any draft policies within the Regulation 18 document. The development industry benefits from experience of current developments and up to date technologies and solutions to reduce the impact of climate change and are therefore well placed to engage positively and constructively with the Council on this important policy area.

Chapter 10 - Protecting and Enhancing the Natural and Built Environments

- 4.24 The emerging Local Plan includes a new policy which relates to biodiversity net gain which has now become mandatory for all developments following Government amendments to legislation and the 2021 Environment Act.

New Policy 4 – Biodiversity Opportunity and Delivering Measurable Net Gains

- 4.25 New Policy 4 enables the Council to continue its commitment to addressing Climate Change, Climate Resilience and mitigating the impacts of developments across South Kesteven. We are however concerned that the policy simply repeats legislation and therefore is not required.
- 4.26 Reference is made to development proposals being in line with other documents that are prepared outside of the Local Plan process which is a concern and needs to be addressed more accurately within the Regulation 19 document. We are also concerned that the Local Nature Recovery Strategy is embedded into the policy wording even though this is not yet completed and question whether this would be an effective policy when considered against the test of soundness in the NPPF.
- 4.27 Whilst the Council seek on-site net gain where possible, and that the policy has flexibility to allow for off-site measures to be considered in specific circumstances, this position is not reflective of legislation which allows for developers to either provide BNG on-site or offset off-site. As above we question whether this policy is necessary and consider the Council should instead follow national legislation.

- 4.28 The policy also references the ongoing management, monitoring and reporting of BNG for 30 years after completion of a development. Clearly this can take place in many different ways but the supporting text of the policy should be amended to provide greater clarity and certainty as to the local authority expectations of the ongoing management of the site and BNG. The summary box found on page 98 of the Local Plan also references that biodiversity requirements have been tested in the Whole Plan Viability Assessment which is welcomed. However, we are concerned that the costs used in Table 8.3 of the January 2024 Viability Assessment by HDH Planning and Development Ltd are from 2017 which is now dated. These should be refreshed ahead of the Regulation 19 document.
- 4.29 The Viability Assessment also appears silent on BNG costs for the 30 year post completion or how this is being factored into the financial modelling. We assume that the costs are factored into the combined figures for developer contributions but this is unclear and should be clarified through further revisions to the evidence base to provide certainty to the development industry as well as organisations such as the Greater Lincolnshire Nature Partnership and the Greater Lincolnshire BNG Task Group as referenced in paragraphs 10.11 and 10.12 of the Regulation 18 document.

Chapter 11 - The Built Environment

- 4.30 The importance of development proposals being able to mitigate against and adapt to climate change is supported and the Council is seeking to take a positive and proactive approach to that through the emerging Local Plan.

Policy SB1 – Sustainable Building

- 4.31 Over the plan period the requirements, standards and targets are likely to change as best practice and modern technologies change and evolve and bring about greater efficiencies and outcomes for both the residents of new residential dwellings, the local community and the development industry. As such we are concerned that Policy SB1 as currently written will not be effective over the plan period and greater focus should be given to development proposals needing to meet the mandatory building regulations and where possible exceeding these standards.
- 4.32 As the Council is aware, the building regulations are constantly being updated and revised to reflect more standards and legislation covering all aspects such as energy consumption, water use and requirements such as EV charging. Therefore Policy SB1 is at risk of becoming redundant in the short term as building regulations will require greater standards than those outlined in the emerging policy.

Chapter 12 - South Kesteven Communities – Corby Glen

- 4.33 The Regulation 18 document includes a site specific allocation for Land North of Bourne Road, Corby Glen. The identification of this site as a residential allocation which will contribute towards the overall housing delivery and growth in South Kesteven is welcomed and supported.

New Policy – SKPR-247: Land North Bourne Road

- 4.34 The map extract showing the residential site allocation is accompanied by the policy wording which details development principles (a - h) that will accompany the allocation. It is anticipated that these principles will be the basis on which a site specific policy will emerge against which future proposals in the form of an outline or detailed planning application will be assessed.
- 4.35 Future development on this site will be able to connect in a positive and meaningful manner with the existing settlement of Corby Glen and improvements to these connections will ensure integrated communities to aid the delivery of sustainable development in the village.
- 4.36 This site identified in Corby Glen is capable of delivering sustainable development and Knightwood Developments Ltd are committed to bringing this site forward in a timely manner to assist in meeting the District's housing requirement. The emerging allocation provides confidence that Corby Glen is suitable for additional growth over the plan period.
- 4.37 Within these representations and Vision Document (Appendix 1), we have demonstrated that Corby Glen is a sustainable location and the site, in our view, scores higher than the Council's Sustainability Appraisal has concluded, which further demonstrates the suitability of the site in being allocated for residential development.
- 4.38 Land north of Bourne Road, Corby Glen is under ownership of one landowner and together working with the Council, can deliver both market and affordable housing early in the plan period. The inclusion of the policy and proposed site allocation is welcomed and is considered to be sound.

Chapter 13 - Infrastructure and Developer Contributions

- 4.39 The need for infrastructure to be provided in a timely manner alongside growth and development is fundamental to achieving sustainable development and the Regulation 18 document correctly identifies that. Paragraph 13.1 of the Regulation 18 document provides examples of relevant infrastructure, and we are broadly supportive of the types outlined but also acknowledge that each community across South Kesteven is unique and will require different provision at different times over the plan period.
- 4.40 The summary provided on page 235 of the Regulation 18 document details that "An Infrastructure Delivery Plan, including an Infrastructure Delivery Schedule, is being prepared and will inform the policy once finalised." We are concerned that the details of these important evidence base documents are not provided at this stage of the plan making process to allow for engagement and representations to be made on approach, requirements and timescales envisaged.
- 4.41 The existing Local Plan was found "sound" and includes similar policies in relation to Infrastructure and it is therefore questionable as to why the evidence to support these policies is still being prepared by the Council and not available as part of this consultation.
- 4.42 In order to judge the effectiveness of policies in a Local Plan, the requirements of service providers such as education, transport, health, leisure and utilities need to be understood in

order to make a balanced judgement as to what will be required alongside the growth opportunities identified.

- 4.43 Paragraph 13.16 of the Regulation 18 document confirms that the Council will continue to seek developer contributions through Section 106 and may consider the introduction of a Community Infrastructure Levy or a replacement tariff following the Governments national review. Although we broadly support this approach, the Local Plan needs to provide an indication as to the level of Section 106 that may be requested for different types of development in different parts of the plan area. Without this clarification, the Council's Viability Appraisal is flawed because assumptions used in relation to Section 106 may not be accurate and therefore could be under or over stating requirements that need to meet the tests for planning obligations.

Policy ID1 – Infrastructure for Growth

- 4.44 Policy ID1: Infrastructure for Growth outlines the Council expectations for ensuring that the necessary infrastructure provision is provided at the appropriate time and in a suitable location. It is important that the policy and supporting text recognise that as part of development opportunities the provision of infrastructure is not solely within the "gift" of the developer/applicant. In most instances, the Section 106 obligation can provide the land and/or funds to aid the provision of infrastructure but often the service provider (such as education, highways etc) are responsible for the delivery of the infrastructure. As a result we suggest the policy wording should be updated to highlight those other bodies involved with bringing forward infrastructure.

Policy ID3 – Broadband and Communications Infrastructure

- 4.45 Policy ID3 intends to ensure that broadband connectivity in South Kesteven can meet the vital needs of all over the plan period. It is reasonable to identify this as a key policy consideration as all sectors of the community, both residents and businesses rely more than ever on access to broadband and communications networks. We are concerned however, that the policy and supporting text only focuses on what a developer is required to integrate into their development and fails to hold the communications providers to account for the overall network. The requirement to "future proof" is understood but this needs to be considered further to reflect that across South Kesteven the overall network will be mixed with some locations benefiting from greater connections than others, reflecting the urban and rural communities.

5. SPATIAL STRATEGY AND MEETING HOUSING NEEDS

- 5.1 In this section the spatial strategy and housing need of the draft Local Plan will be discussed, in addition to the site assessment that has been undertaken by the Council.

Chapter 6 - Spatial Strategy

- 5.2 Chapter 6 of the Regulation 18 consultation sets out the Spatial Strategy that has prepared to inform the Local Plan.

Policy SP1 – Spatial Strategy

- 5.3 Policy SP1 and the supporting text outline that the Local Plan is to deliver sustainable growth across the District during the plan period. We are broadly supportive of the approach to propose development across the District in locations which are suitable and sustainable but also provide a variety of opportunities across the plan area. This approach will allow for greater certainty that the needs of the District can be met in a positive and robust manner that considers any unforeseen changes over the plan period.
- 5.4 Policy SP1 is clear that the Council is using the Standard Method for identifying housing need as the starting point for the plan which we support and are not aware of any justified and objective evidence which suggests a lower figure should be used.
- 5.5 We are also pleased to see that Policy SP1 identifies the role of Grantham as a sub-regional centre, three market towns and larger villages as all being capable of supporting growth and development over the plan period to meet the identified needs. Identifying and then implementing a strategy which spreads the growth around the higher order settlements across the District is positive and will enable local communities, service providers and the development industry to work together in a collaborative manner to bring forward the right sites at the right times in the right locations.

Settlement Hierarchy Assessment

- 5.6 The Council has undertaken a Settlement Hierarchy Assessment looking at all the villages in the District. The review commenced with a Village Services and Facilities Survey in August 2021 for each parish council to complete. As the survey was carried out almost 3 years prior to the Regulation 18 consultation, there are elements of the assessment which require reviewing to bring the assessment up to date.
- 5.7 Appendix 2 of the Settlement Hierarchy Assessment provides the individual scoring of each settlement within the District, with the settlements with the higher scores being the most sustainable and suitable for growth. Corby Glen receives a total score of 45 which results in the settlement being ranked 7th out of approximately 128 settlements which were part of the assessment. Following our assessment of Corby Glen, it was found that there are some facilities and services which are not included in the original assessment.

- 5.8 Firstly, there are two local shops present in the village which are operational, which sees an additional 3 points for the presence of an additional facility. Secondly, there are two places of worship in the village, the Church of St John and the Corby Glen Methodist Church which sees an additional 1 point to be included. At the time of the assessment, there may not have been any school bus services in the settlement, however, currently there is a school bus service operational which requires another 2 points to be included within Corby Glen's score.
- 5.9 There are two health services in the village, the Market Cross Surgery and the Glenside County Practice. The presence of two health services provides an additional 1 point, raising the score for this factor from 3 to 4. In regard to open space, recent development has seen the further provision of local recreational space and children's play areas, both of which receive an additional 1 point each.
- 5.10 Following our review of the settlement hierarchy, the total score should be amended from 45 to 54, which would see Corby Glen receive the second highest score in the district. This demonstrates that Corby Glen is one of the most suitable locations for future growth in the District, as currently correctly identified by the Council.
- 5.11 We agree with the overall methodology taken towards the large villages in South Kesteven, and the identification of Corby Glen as a larger village in the district that is sustainable for future growth. However, the assessment should be updated to incorporate the additional facilities and services in Corby Glen, which demonstrates the villages suitability and sustainability in accommodating future growth within the district.

Chapter 7 - Housing Need

- 5.12 It is pleasing to see the Council have used the Government's Standard Method in calculating the need for housing from 2021 to 2041. Using the Standard Method, this results in a need for 14,020 dwellings within the current Plan Period (2021-2041) and 701 dwellings per annum. The adopted Local Plan also contains a buffer to the supply close to 20% to provide a greater choice of sites, as well as to provide a contingency in case of a lack of delivery. It is positive that it is proposed for the buffer to be continued within the emerging Local Plan, which will see a total housing supply of 16,975 dwellings. To meet this supply, the Council allocated an additional 2,901 dwellings across 23 sites, which is a buffer 21% above the housing requirement.
- 5.13 The adopted Local Plan sought to direct approximately 1,872 dwellings (10%) of the total housing supply of 18,846 dwellings to large villages. However from 2021-2023, large villages have provided 210 dwellings of the required 1,127 dwellings, approximately 19% of delivery. The Regulation 18 Local Plan has a total supply of 16,975 dwellings, 2,503 dwellings are to be provided in large villages, seeing approximately 15% of growth being directed to these settlements. This is an increase of 5% from the adopted Local Plan.
- 5.14 It is pleasing to see that the Council have taken the successful delivery of dwellings in large villages into consideration in the preparation of the Regulation 18 Local Plan. With the increase in housing need following the extension of the Plan period, this demonstrates that the large

villages have the ability to provide a significant portion of the required housing which will also create a wider choice of housing for future residents.

- 5.15 Ahead of the Regulation 19 document, it is suggested that the Council provide clarity for local communities, applicants and decision makers as to the level of affordable housing and the mix of tenures that are required to meet needs in South Kesteven and that is aligned with the viability evidence available. As currently presented, the policy does not provide the clarity and certainty that is required.

Policy H2 – Affordable Housing

- 5.16 We acknowledge the importance of providing affordable housing options on a site of 10 or more dwellings as this ensures a range of accommodation to come forward which will promote mixed and balanced communities across South Kesteven.
- 5.17 The policy as presented in the Regulation 18 document includes a wide ranging percentage requirement which we understand will be refined as a result of the Whole Plan Viability Assessment. Alongside the Regulation 18 Local Plan, the Council have published a Whole Plan Viability Assessments prepared dated January 2024 on their website which has been prepared by HDH Planning & Development Ltd. Throughout this document, the residential site appraisals have assumed a consistent 30% level of affordable housing for testing purposes along with a consistent and defined mix of tenure type including affordable rent, social rent, shared ownership and first homes. We are therefore unsure why the emerging policy has not reflected this evidence base at this stage.
- 5.18 Appendix 16 and Appendix 17 of the HDH Planning & Development Ltd evidence published in January 2024 shows that a variation of affordable housing percentages and different mix of tenure types has been tested by the consultant team, with the results being shown to reflect the viability of the percentages tested. The approach to testing a variety of requirements is supported.
- 5.19 However, we are concerned that Policy H2 does not accurately reflect the evidence that has been prepared. With an up to date evidence base document, the Council have not taken the opportunity to engage constructively through this consultation. It is unclear how the standards included within the policy, such as “make provision for 27-57%” have been reached when the viability evidence has tested 30% provision predominately but also tested a range from 0% to 40% as seen in Appendix 16.
- 5.20 We are also unclear as to how the Council has identified the range (27-57%) in the first part of the policy but then have fixed requirements in relation to the mix of affordable housing provided on site with reference in criteria a to 25% as First Homes and in criteria b including 60% as rent and 40% as affordable ownership.

6. CONCLUSIONS

- 6.1 These representations have been prepared by Boyer on behalf of Knightwood Developments Ltd in response to the Regulation 18 Local Plan Review undertaken by South Kesteven District Council.
- 6.2 These representations are made with respect to the ongoing promotion of Land North of Bourne Road, Corby Glen for residential-led development of up to 144 dwellings with open space, landscaping, drainage, and associated infrastructure. This site has been put forward by the Council as a draft allocation within the draft Local Plan (SKPR-247) of which we are fully supportive.
- 6.3 The purpose of these representations has been to assist the Council in formulating an approach within the emerging Local Plan that is both consistent with national planning policy and meets the tests of soundness.
- 6.4 It is considered that, at this stage, the approach set out in the Local Plan Consultation Document is capable to be found sound. The approach undertaken with regard to the housing requirement, and the associated Spatial Strategy, is consistent with national policy, effective, justified, and positively prepared.
- 6.5 In conclusion, we consider that Land North of Bourne Road, Corby Glen would be suitable, available and deliverable for residential purposes within the plan period. We are fully supportive of the Council's approach to allocating the site for residential purposes and look forward to working with the Council further to bring the site forward through a planning application once the plan has progressed through Examination.

APPENDIX 1. GLEN MEADOWS VISION DOCUMENT

Glen Meadows

Corby Glen



Glen Meadows

Corby Glen, South Kesteven

Landscape and biodiversity led vision to provide an enhanced local community asset at Glen Meadows, whilst providing for much needed new homes for Corby Glen and the wider area.



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1. INTRODUCTION

1.1. Executive Summary

This Vision Document has been prepared in support of the promotion of the site hereafter referred to as 'Glen Meadows' in Corby Glen within the administrative boundary of South Kesteven District Council.

The site for Glen Meadows is located on the eastern edge of Corby Glen and measures 8.05 hectares/19.89 acres. This is accessed from Bourne Road. The overall site area will be split into two parcels by a row of existing trees/hedges along the Public Right of Way (PRoW), with an of open space/ecological area that will run the length of the eastern boundary of both parcels. The area for housing will follow the existing development edge set by the two new developments south of Bourne Road.

Glen Meadows is not just another unit based development. With a people focussed approach, the vision for Glen Meadows includes unlocking a large area of private land for an open space/ecological area for the community which will perform a dual function:

- A. Safeguarding the landscape setting and green gap between Glen Meadows and the existing deciduous woodland, and
- B. A community open space and green asset alongside the development encouraging an active and healthy lifestyle, connecting into the existing pedestrian/cycle network.

The land is being put forward for residential development by the land owner Knightwood Development Ltd. The land has received considerable developer interest from housebuilders and is available, suitable and deliverable.

The Consultants

The proposals for Glen Meadows have been formulated through the co-operation of a multitude of consultants, with expertise in landscape, ecology, drainage and masterplanning.

Planning & Design

Boyer

Landscape



ES LANDSCAPE PLANNING
Part of the ES Group

Drainage & Highways

BWB

A CAF GROUP COMPANY

Ecology



RammSanderson



1.2. Glen Meadows Placemaking Charter

The **Glen Meadows Placemaking Charter** sets the introduction to this Vision Document and will demonstrate our commitment to placemaking and resilience. This Charter includes six principles as shown below and are underpinned by an uncompromising approach to community cohesion and sustainability and within that access to homes for all via genuine affordability.

Context and Identity



The proposal will create a green and healthy neighbourhood in an attractive setting, all whilst retaining the inherent identity and charm unique to the local area.

Movement and Integration



Proposed network of routes and linkages within Glen Meadows will deliver safe connections for pedestrians and cyclists, linked to the wider network.

Nature and Spaces - Health and Well-being



The proposal will unlock private land and transform it for the local community's health, well-being and nature enhancement.

Community Uses and Built-form



Glen Meadows will provide high quality new homes across all tenures, with a balanced mix of affordable, shared ownership and privately owned homes to attract residents from a wide demographic.

Homes, Buildings and Resources



Glen Meadows will be planned for the future, designed to minimise its environmental impact and maximise sustainability, moving from non-renewable energy sources to greener sources.

Carbon Footprint - Lifespan and Stewardship



UK Government is now bound by law to reach net zero carbon by 2050. Glen Meadows will strive to be an exemplar net zero carbon development. The proposal is also a commitment to a 'People First' approach to community engagement, ensuring proposals are shaped by, and for, the community.

2. THE CONTEXT

2.1. Planning Context

South Kesteven have published their Regulation 18 Local Plan for consultation, which proposes the future growth of the District and how the Council are looking to achieve this.

The emerging Local Plan has a Vision of continuing to be a vibrant part of Lincolnshire with strong links to the economies of Peterborough, Cambridge, and London. The Council seek to continue to protect the local character and heritage of the district in addition to its Biodiversity, whilst creating safe and inclusive settlements that provide a high quality of life where people want to live and work. South Kesteven District Council also look to combat Climate Change through lowering carbon emissions and creating infrastructure to support low carbon lifestyles.

In the villages specifically, new development here will be targeted towards the villages with suitable levels of services and facilities. Villages will keep their diversity and vitality through carefully managed development, which will in turn support and contribute towards the strong communities.

In both the adopted Local Plan and the Regulation 18 Local Plan, South Kesteven has identified Corby Glen as a Large Village within the Settlement Hierarchy Assessment which demonstrates its suitability in providing future growth. Growth in Large Villages is further supported by Policy SP1: Spatial Strategy of the Regulation 18 Plan.

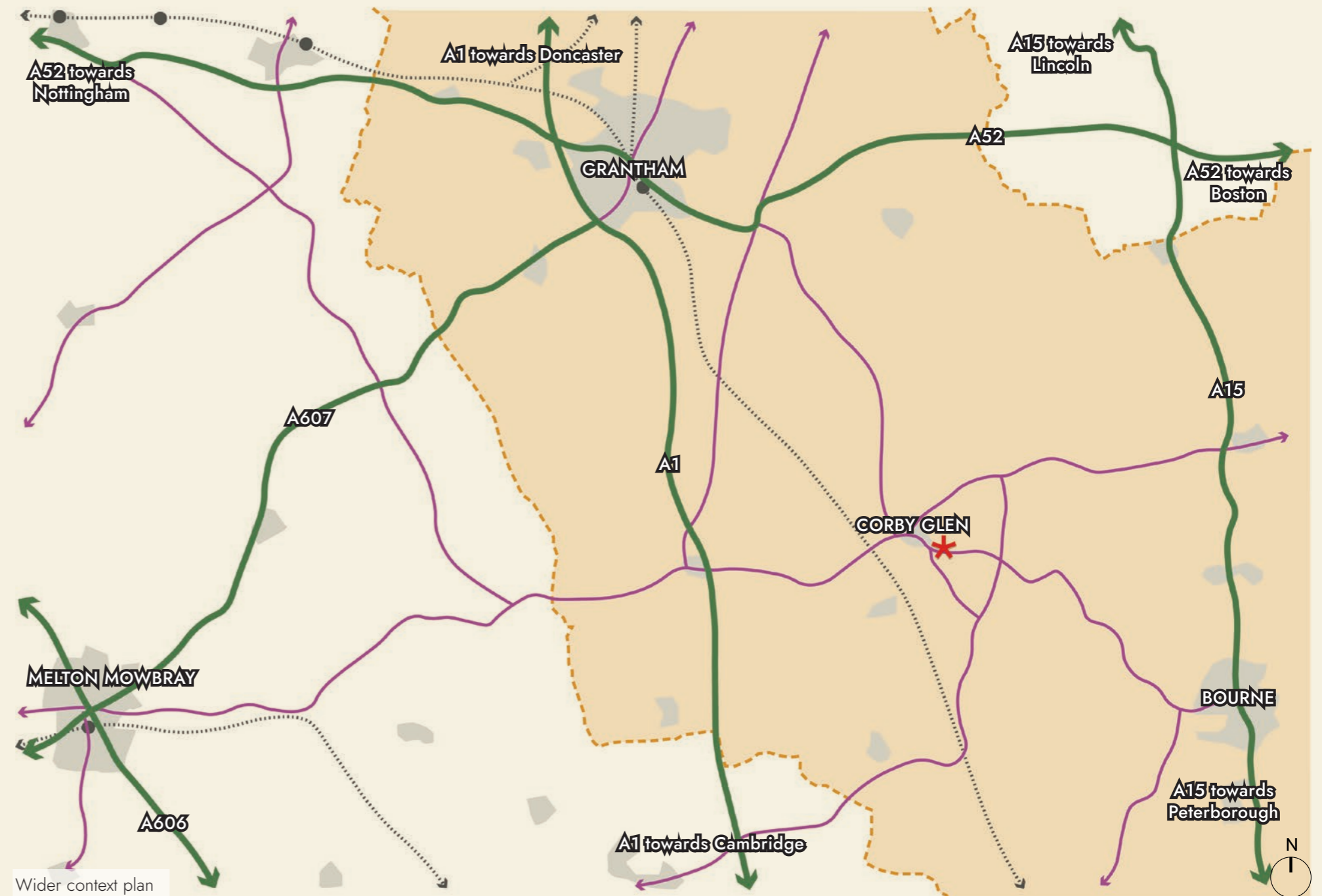
Corby Glen is a sustainable location for development, with several facilities for local residents including, primary and secondary education, health care facilities, local shops, public houses and more. This village was previously identified as a location for growth in the adopted Local Plan and continues to be an ideal location for future growth.

Wider Context

Corby Glen is located within the A1 and A15 corridor, with vehicular and sustainable transport connections to Grantham, Cambridge and Melton Mowbray.

The site sits along Bourne Road, to the eastern edge of Corby Glen, which leads to Bourne and the A15 offering wider connecting to Lincoln (to the north) and Peterborough (to the south).

- KEY**
-  Site
 -  Railway
 -  Railway stations
 -  A roads
 -  Key secondary roads
 -  South Kesteven District Council



2.2. Corby Glen Facilities

Glen Meadows is located on the eastern side of Corby Glen, with the proposed development edge stretching no further than the new developments south of Bourne Road.

Glen Meadows falls within a 15 minute walk of all necessary facilities located within Corby Glen, creating a sustainable location for new housing. A Public Right of Way (PRoW) cuts through the centre of the site, allowing for pedestrian/cycle connections to the existing network that feeds into Corby Glen and the wider area.

Within a 5 minute walk of the site, there is a bus stop, located along Bourne Road, providing sustainable travel options to new residents wanting to travel within Corby Glen and further afield.

Glen Meadows boasts the best of both worlds with access to necessary facilities to the west and expansive countryside to the east.

A Sustainable Development Opportunity

Glen Meadows' proximity to Corby Glen high street, facilities and other such services demonstrates the sustainability merits of the site for housing when set against the Council's on-going housing need. The proposal offers the opportunity to provide a material contribution to the Borough's pressing housing need in an appropriate manner without impacting upon the wider countryside surrounding Corby Glen.



Corby Glen Fire Station



Charles Read Academy Secondary School



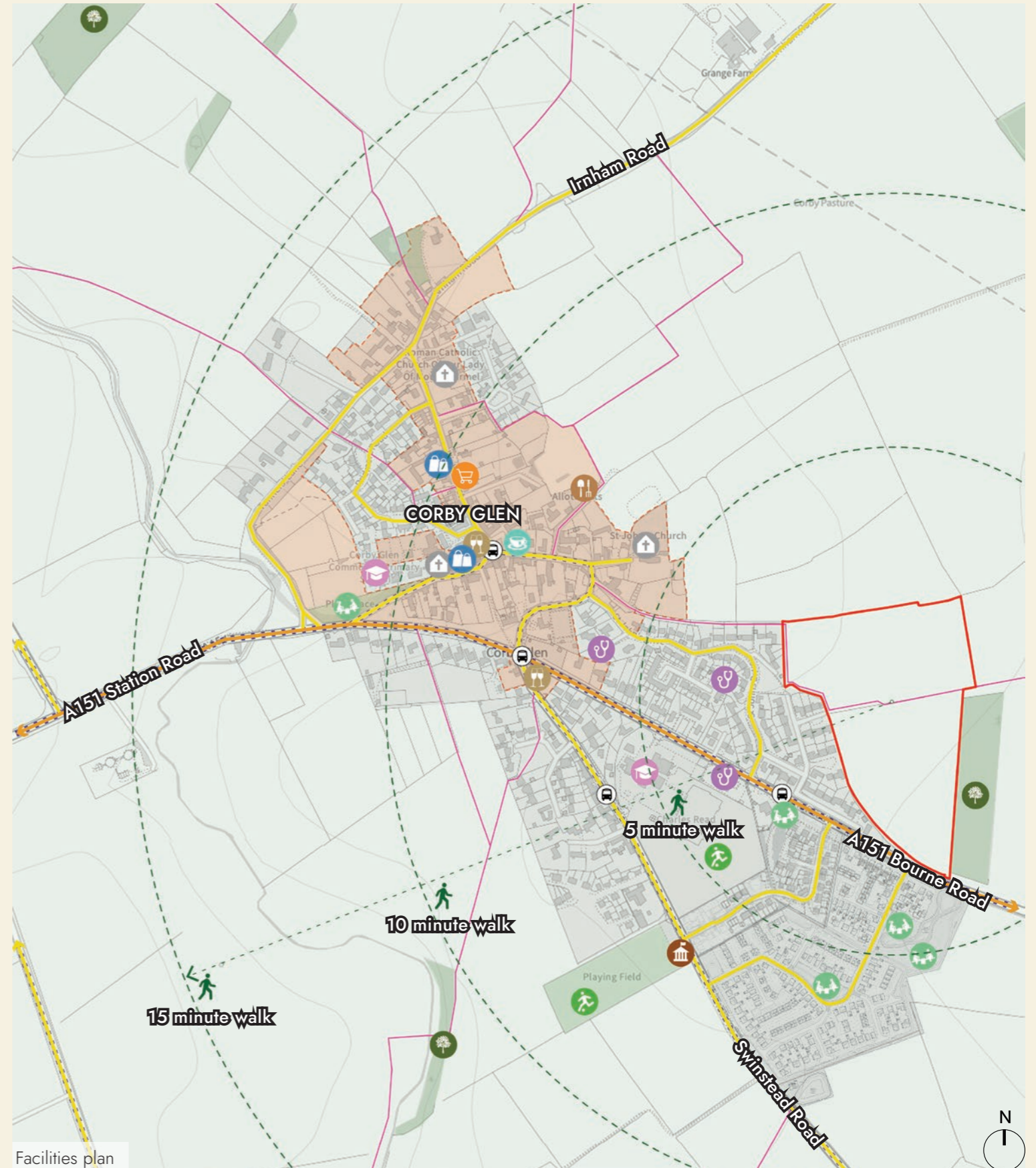
Market Cross Surgery



The Woodhouse Arms

KEY

-  Site boundary
-  Bus route
-  Bus stop
-  Primary roads
-  Secondary roads
-  Public Right of Way (PRoW)
-  Corby Glen Conservation Area
-  School
-  Medical practice
-  Shop
-  Supermarket
-  Community centre
-  Cafe
-  Pub/Bar
-  Church
-  Allotment
-  Playing field
-  Play area
-  Woodlands
-  Walking isochrone (5/10/15min)



2.3. Planning Considerations - Housing

Glen Meadows will be an inclusive development providing much needed homes for Corby Glen and the wider South Kesteven district.

Policy H1: SKPR-247 - Land North of Bourne Road

The Regulation 18 Local Plan proposes to allocate the land north of Bourne Road, Corby Glen for residential development of up to 145 dwellings, with an assumed density of 30 dwellings per hectare.

The development of this site will retain the Public Right of Way for future and current residents to enjoy as well as to keep the site connected to the centre of the village. The site will be carefully designed and consider at all stages the impact on the surrounding landscape and biodiversity in addition to the impact on highways and drainage, to create a well-designed and sustainable development.

The site is being promoted by the landowner, has received developer interest from volume housebuilders and is available, suitable and deliverable.

Housing Supply

Within the adopted Local Plan, a total supply of 18,846 dwellings were identified, of this, 1,872 dwellings were proposed for the Larger Villages resulting in approximately 10% of total housing. In the Regulation 18 Local Plan, the Council outlines it's need for an addition 14,020 dwellings across the District between 2021 and 2041, resulting in approximately 701 dwellings per annum. The Council have also applied an additional 21% buffer to the housing need, to create a total housing supply of 16,975 dwellings.

In both the adopted Local Plan and the Regulation 18 Local Plan, South Kesteven has identified Corby Glen as a Large Village, which is suitable for future growth. Within the adopted Local Plan, a total supply of approximately 18,846 dwellings was identified, of this, 1,872 dwellings were proposed for the larger villages resulting in approximately 10% of total housing.

The emerging Plan outlines that larger villages are proposed to receive 2,503 dwellings of 16,975 total supply of housing, resulting in approximately 15% of growth being directed to Large Villages.



2.4. Climate Action Strategy

South Kesteven's Climate Action Strategy 2023 provides thorough guidance for the proposed development.

Glen Meadows is committed to provide climate resilient homes within a landscape led development that takes strong consideration of the South Kesteven Climate Action Strategy 2023.

With the introduction of an open space/ecological area to the private land, Glen Meadows provides an opportunity to reverse biodiversity loss and expand upon existing habitats, as per the South Kesteven Climate Action Strategy outline, which sets out visions to be achieved by 2030.

Glen Meadows will provide biodiversity net gain, sustainable links to public transport and ensure that all new homes are more self-sufficient, and resilient to future climate impacts.



2.5. Safeguarding Nature

Respect for the natural environment - protecting, and enhancing biodiversity forms the core of our vision for this site.

At the heart of our vision, is the delivery of an environmentally sensitive masterplan to ensure future resilience of the local community and safeguarding landscape and nature.

The proposal will unlock private land through an open space/ecological area that will link into the existing pedestrian/cycle network and provide a significant local community open space for nature enhancement, health and leisure.

The open space/ecological area will create a buffer to the existing deciduous woodland that borders the eastern boundary of the site and will bring about biodiversity enhancement.



2.6. Landscape

The southern area for development is well enclosed limiting views into the site to just the entrance point. The area for development is to be pulled back from the existing Public Right of Way (PRoW #LL1313) that runs across the site on the southern side of the tree line to allow a biodiversity corridor and to retain the setting of the PRoW.

In the north eastern corner, development will be set back from the boundary to better align with the existing settlement edge of Corby Glen set out by the new developments south of Bourne Road.

This set back will also reduce the any impact of overbearing development for pedestrians entering the site along the PRoW from the east.

Furthermore, development will be restricted in the north western corner of the site, as the topography slopes naturally towards this point, creating an ideal location for an attenuation basin and landscaped entrance point.



2.7. Ecology

The site is formed of two large arable fields with limited potential to support protected or notable species and of low baseline biodiversity value. The hedgerows within the site and the adjacent woodland parcel will be of higher value and provide a resource for terrestrial and avian fauna.

There remains a significant opportunity, given the lower baseline value of the site to bring forward a measured 10% (or better) net gain through careful design consideration and early engagement between the landscape design and ecology during initial concepts. The woodlands should be retained and enhanced and new green infrastructure within the site planted with local provenance species rich assemblages. Also taking into consideration latest standards for integration of bird and bat boxes in new build developments, there remains an real opportunity to bolster the overall ecological resource of the locality.

Further assessments may be necessary including amphibian surveys of ponds, and breeding bird assessments, fundamentally to review the capacity for the site to support ground nesting species such as skylark.



2.8. Place Identity

Located at the eastern most point of Corby Glen, Glen Meadows will act as a gateway community for Corby Glen when approaching from the east along Bourne Road. The dwellings that front the development onto Bourne Road in the south will act as gateway buildings for the development, as well as Corby Glen.

The development must adhere to all local policies regarding architectural design and material choice, to ensure alignment with the existing vernacular architecture in the village.

Glen Meadows is located outside of the Corby Glen Conservation Area, but being in close proximity it must draw influence and precedents from the Conservation Area, utilising similar materials and architectural detailing to ensure a smooth transition from older dwellings along the high street, to more modern dwellings on the outer edges of Corby Glen.

Landscape Character Assessment (2007)

Corby Glen is located within the Kesteven Uplands Landscape Character Area, with key features such as:

- Undulating landform based around the valleys of the Rivers Witham and East and West Glen and the Welland to the south.
- A dispersed, nucleated settlement pattern, mostly following the river valleys.
- Picturesque villages built of local limestone, with collyweston slate roofs to the south, and pantiles to the north.

The Landscape Character Assessment (2007) sets out that the landscape sensitivity to new employment or residential proposals is likely to be medium to high, because of the high proportion of valuable landscape elements and relatively undisturbed character. The strong landscape pattern including many woodlands could, however, in place be beneficial in assimilating new development.



Pastures Place - David Wilson Homes

Sitting directly across Bourne Road from Glen Meadows, Pastures Place is a 199 unit development that takes strong material guidance from the existing materials of Corby Glen and the Corby Glen Conservation Area.

Pastures Place uses a variety of brick and stone, matching up with the existing material palette throughout Corby Glen and South Kesteven.

Forticrete Anstone Black Old Weathered facing stone is used in key areas such as the frontage to Bourne Road and Swinstead Road, as well as around areas of public open space in the north-east. This key material is used to demarcate important landmark buildings and corner turning dwellings to help with wayfinding and the legibility of the development.

Across the site, the predominant boundary treatment for shared drives and SuDS features is 1.2m high timber post and rail fence, and a 0.45m high knee rail fence.



Forticrete Anstone Black Old Weathered facing stone



Russell Pennine Red roof tile



Brickwork

Corby Glen sees a wide range of brickwork, with a buff coloured stone being used predominately in the centre of the Conservation Area.

Traditional materials such as Ashlar stone and Clipsham limestone are seen along the high street. A selection of dwellings are made up of red or multi bricks to create a break between the buff brickwork.

Dwellings with red/multi brick often have white timber dormers and/or window frames; with the buff brickwork homes featuring softer, cream coloured window frames.

Roof Materials

A variety of slate tiles are used throughout Corby Glen and South Kesteven.

Corby Glen Conservation Area predominately features Collyweston slate and clay pantiles, with the addition of traditional grey slate on some buildings.

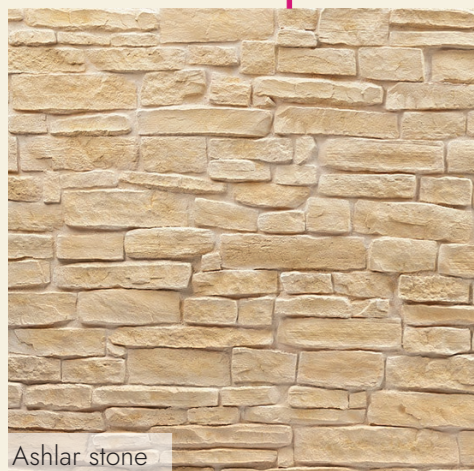
Glen Meadows will aim to replicate this material mixture ratio, without creating a scattered approach. The choice of roof material will help to create wayfinding points and focal buildings within the development and create a traditional feel to the proposal.

Boundary Treatment

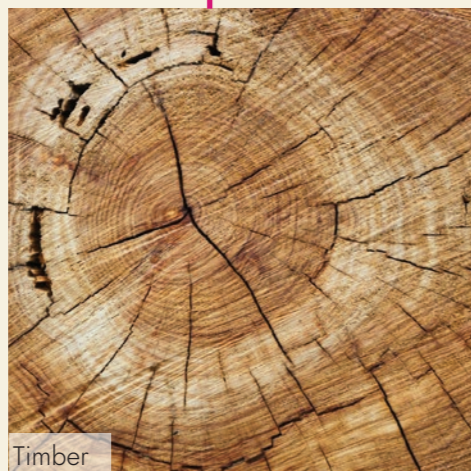
Throughout the Corby Glen Conservation Area there is a strong use of boundary walls and fence/hedge combinations.

Boundary treatment is often either limestone walls with coping stones or black fencing, which can be combined with hedge/shrub planting to form a more structured boundary.

Boundary treatments help define the property line and the public spaces within the village and create a more delicate relationship with the public realm that sits opposite the property.



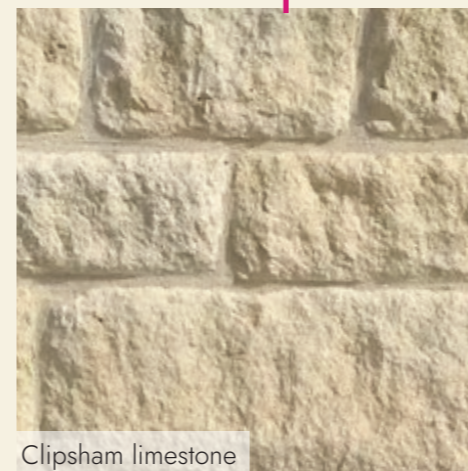
Ashlar stone



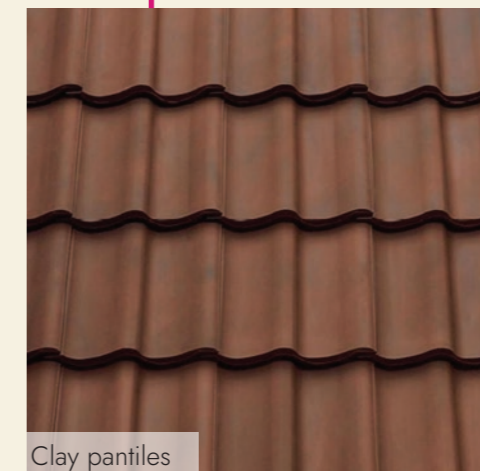
Timber



Collyweston slate



Clipsham limestone



Clay pantiles



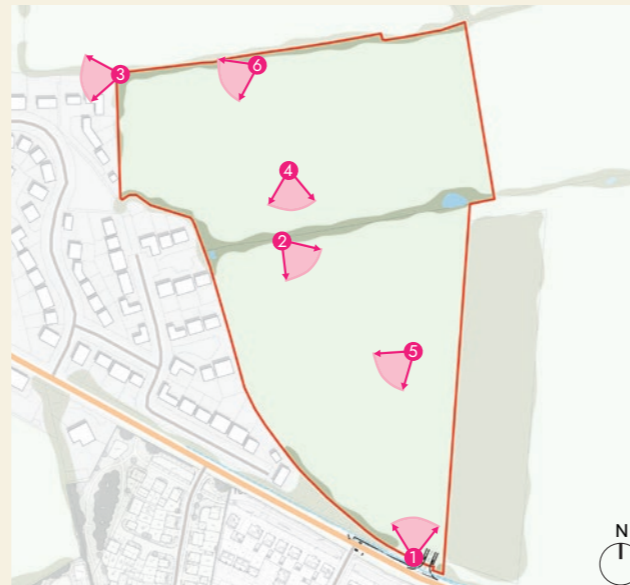
Estate fencing

2.9. Site Photographs

This section shows a selection of photographs of the site and surrounding context.

Located on the eastern fringe of Corby Glen, the site is formed of two large arable fields with a deciduous woodland to the immediate east of the site, with open countryside to the north. The existing settlement edge of Corby Glen surrounds the site to the west and the south, inclusive of the current construction of two new developments south of Bourne Road.

Trees and hedges line the boundaries of the site, with an additional hedgerow inclusive of trees runs through the centre of the site along a small ditch, crossing east to west along with a Public Right of Way (PRoW) that meets the western boundary and runs alongside the boundary to the north-western corner where it exits the site and continues into the centre of Corby Glen.



Plan showing locations of site photographs



View 1 - From access point along Bourne Road



View 2 - From PRoW (#LL:1313) looking east



View 3 - Along the PRoW (#LL:1313)



View 4 - PRoW crossing a ditch within the site (#LL:1313)



View 5 - Existing developments southwest of the site



View 6 - Existing developments west of the site

2.10. Understanding the site

The physical characteristics and opportunities of the site are illustrated in the characteristics and opportunities diagram overleaf. The site sits at between approximately 82m and 84m above Ordnance Datum (AOD) sloping gently from north to the south and west. The highest point within the site is the north-east corner. The site is free from major constraints, is available, viable and deliverable.



Access

Access will be provided from Bourne Road with an internal street network designed through a well considered hierarchy of tree lined routes and verges. Access will carefully consider and incorporate visibility splays and incorporate safe crossings for pedestrians and cyclists.



Public Rights of Way (PRoW)

Public Right of Way LL:1313 runs directly through the site, crossing over the ditch/hedgerow with a small footbridge, providing an existing opportunity for a road/footpath connection between the two fields.



Ecology & Biodiversity Gain

Sufficient buffers, including an open space/ecological area and new native tree planting will provide buffers to areas of high ecological importance, such as the deciduous woodland.



Edge Conditions

Bourne Road runs along the southern edge, with two new developments currently in the construction stage located across from the site. Walsingham Drive to the west consists of modern detached dwellings arranged in a formal manner, with open fields to the north. A deciduous woodland lies along the lower half of the eastern boundary.



Drainage

Given the topographical nature of the site, three attenuation basins will be located within the red line boundary at the lowest points of the site. Swales will be worked into the street design to create a tangible drainage system across the development.

KEY

-  Site boundary
-  Indicative all modes access
-  Indicative pedestrian/cycle access
-  Primary road
-  Secondary road
-  Public Right of Way (PRoW)
-  Contours
-  Corby Glen Conservation Area
-  Grade II listed buildings
-  Existing water bodies
-  Existing trees & hedges
-  Moderate ecological risk
-  High ecological risk
-  High ecological risk - deciduous woodland
-  Area of restricted development
-  Opportunity for nature corridor
-  Indicative SuDS location
-  Bus stop
-  Fire station
-  Playing field
-  Play area



Site characteristics plan

3. THE OPPORTUNITY

3.1. The Vision

Our vision for Glen Meadows is to create a sustainable harmonious neighbourhood that retains the distinct identity of Corby Glen, ensuring its future resilience for its residents.

Glen Meadows will preserve and enhance the local natural environment through delivery of an open space/ecological area, creating areas of biodiversity enhancement and leisure use for the local community.

Glen Meadows will create a harmonious, contained place that seamlessly integrated with the unique character and charm of Corby Glen.



Delivering up to 145 new homes with a wide mix and tenure, including affordable homes



Network & hierarchy of walking, cycle routes, & nature exploration trails



Creating local job opportunities



Achieving 10% Biodiversity Net Gain



Traditional palette of materials and potential to source materials locally to reduce embodied carbon footprint



Using low carbon and renewable technology



Community engagement & well being-sustainable places for all



Improved building energy efficiency and fabric performance



Increasing water-use efficiency & grey water recycling



3.2. Creating a Biodiverse Landscape

In accordance with its commitment through the Placemaking Charter, Glen Meadows will maintain and enhance the local biodiversity including the maintenance and creation of wildlife corridors. This will include achieving a biodiversity net gain of 10%.

The eastern edge of the site will form an open space/ecological area that will enhance biodiversity, protect the existing deciduous woodland, and promote a healthy and active lifestyle for all residents and the existing community of Corby Glen.

KEY - Landscape design opportunities

- 1 - Natural walking routes for all Corby Glen residents
- 2 - Attenuation basins creating natural breeding grounds for biodiversity
- 3 - Community orchards adding to biodiversity gain
- 4 - Naturalistic play spaces accessible to all Corby Glen residents



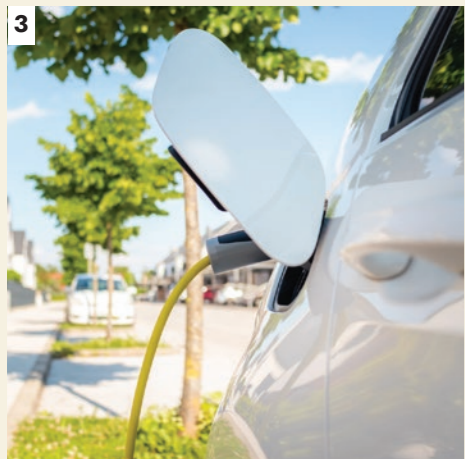
3.3. Connectivity & Integration

The proposal will create a well-connected network of legible and safe, tree lined streets and routes. Safe crossings will be provided and lighting will be kept to a minimum to ensure safety whilst minimising impact to the natural environment.

Each home will have access to an electric charging point. In addition, visitor spaces will be provided with on-street charging to ensure all Corby Glen residents have access.

KEY - Connectivity & integration opportunities

- 1 - High quality homes overlooking an open space/ecological area
- 2 - Green routes and streets designed as pedestrian friendly and avoid un-authorised parking
- 3 - On-street electric charging points for visitors and Corby Glen residents
- 4 - Opportunity for health trail in the open space/ecological area



3.4. Evolving Masterplan

The illustrative framework masterplan for the development of the site is landscape-led and informed through a comprehensive assessment of the primary characteristics of the site. The result is a biodiverse and sustainable development, that will not only provide much needed housing, but also substantial social and environmental benefits.

KEY

-  All modes access
-  Pedestrian/cycle access
-  PRow retained for efficient movement network
-  Green corridor increasing permeability across the site
-  Open space/ecological area
-  Enhanced native/tree hedge planting along site edges
-  Local equipped area of play (LEAP)
-  Community Orchard
-  SuDS attenuation basins
-  Pumping station
-  Rural low density edge
-  Potential for pedestrian connection to existing footway along Bourne Road



Land Use Schedule	Ha	Ac
Total site area	8.05	19.89
Residential development (up to 35 dph)	4.14	10.23
Infrastructure (roads)	0.61	1.51
Public open space (total including SuDS basins)	3.30	8.15
Estimated no. of new homes	up to 145	



Corby Glen

Charles Read Academy

The Orchard
66 homes

Pastures Place
199 homes

St John's Drive

Walsingham Drive

Bourne Road

LL:1313

LL:1313



3.5. Open Space/Ecological Area



The eastern part of the site will be a dedicated community open space/ecological area. This will have 3 main objectives in line with the **Glen Meadows Placemaking Charter**:

- A - Hand over land to a management company in perpetuity to be maintained as a community asset.
- B - Provide sufficient buffer between the development and the existing deciduous woodland along the eastern boundary of the site. This will aid in preserving the woodland's setting and establish the development edge of Glen Meadows with that of the new developments to the south of Bourne Road.
- C - Create opportunity for nature enhancement, 10% biodiversity net gain, native trees and hedge planting, informal paths, health trails with signage, community orchards and naturalistic play areas.

The open space/ecological area will provide a significant green asset to the community of Corby Glen, improving access to quality open space for new and existing residents.



play spaces for all



Interconnected ped/cycle links

Artist illustration of proposed open space/ecological area



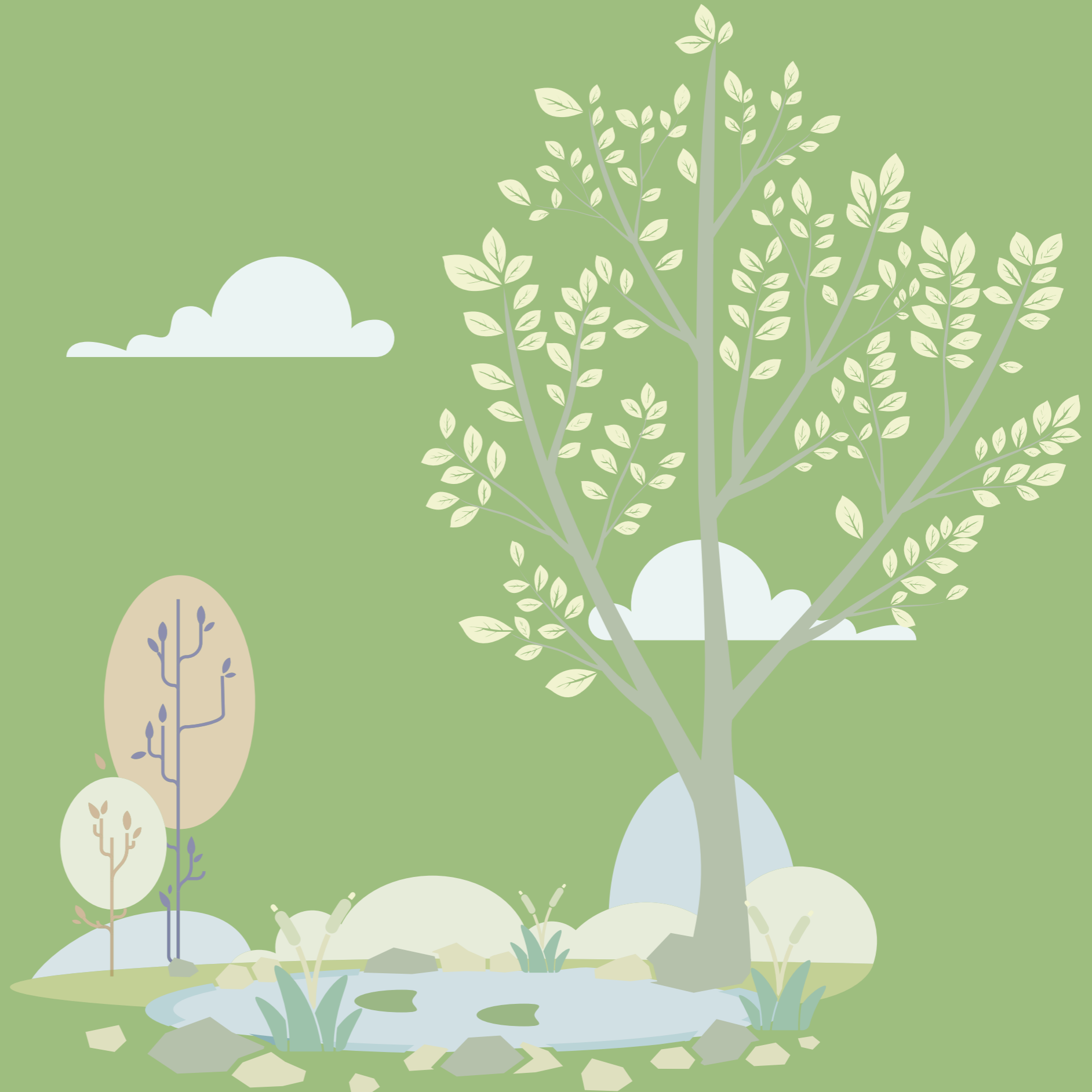
Artist illustration of proposed open space/ecological area

4. WAY FORWARD

This Vision document for the proposals at Glen Meadows has demonstrated through a comprehensive landscape led masterplan approach that this can create a resilient future for Corby Glen, deliver on community infrastructure, along with dedicated open space and nature enhancement whilst providing low carbon homes to meet local need; all whilst retaining the distinct identity and charm of the existing village.

The **Glen Meadows Placemaking Charter** will ensure that the development provides an open space/ecological area that can be handed over to a management company in perpetuity to be maintained as a community asset and will promote healthy and active lifestyle for new and existing residents of Corby Glen. The eastern settlement edge will respect the line established by the new developments south of Bourne Road and will consist of a similar low density grain designed in a rural character.

We are committed to working with South Kesteven District Council and the local community to cement the aspirations for an open space/ecological area and other needs including increased access to electric charging points, a legible network of routes for all, and designated naturalist areas of play for new and existing residents of Corby Glen.





Extensive publicly accessible green open spaces, including a linear open space/ecological area to the east of the site



New walkable and cycle friendly routes



Significant economic benefits through new residents and construction



Bespoke and thoughtfully designed new homes of varying character to nestle with the surrounding landscape



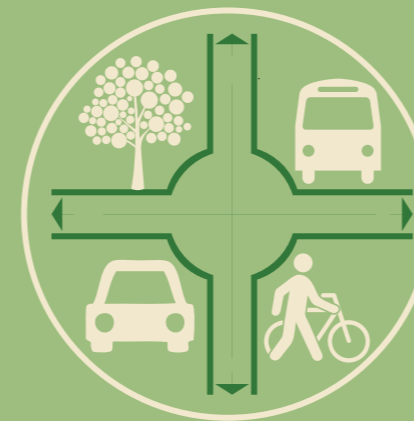
Play areas for all, including trim trails and naturalistic play



Providing up to 145 climate resilient new homes



Delivery of affordable homes in a range of sizes and wheelchair accessible and adaptable homes



Sustainable location and promoting active travel



Biodiversity & climate responsive design, including biodiversity net gain

Glen Meadows

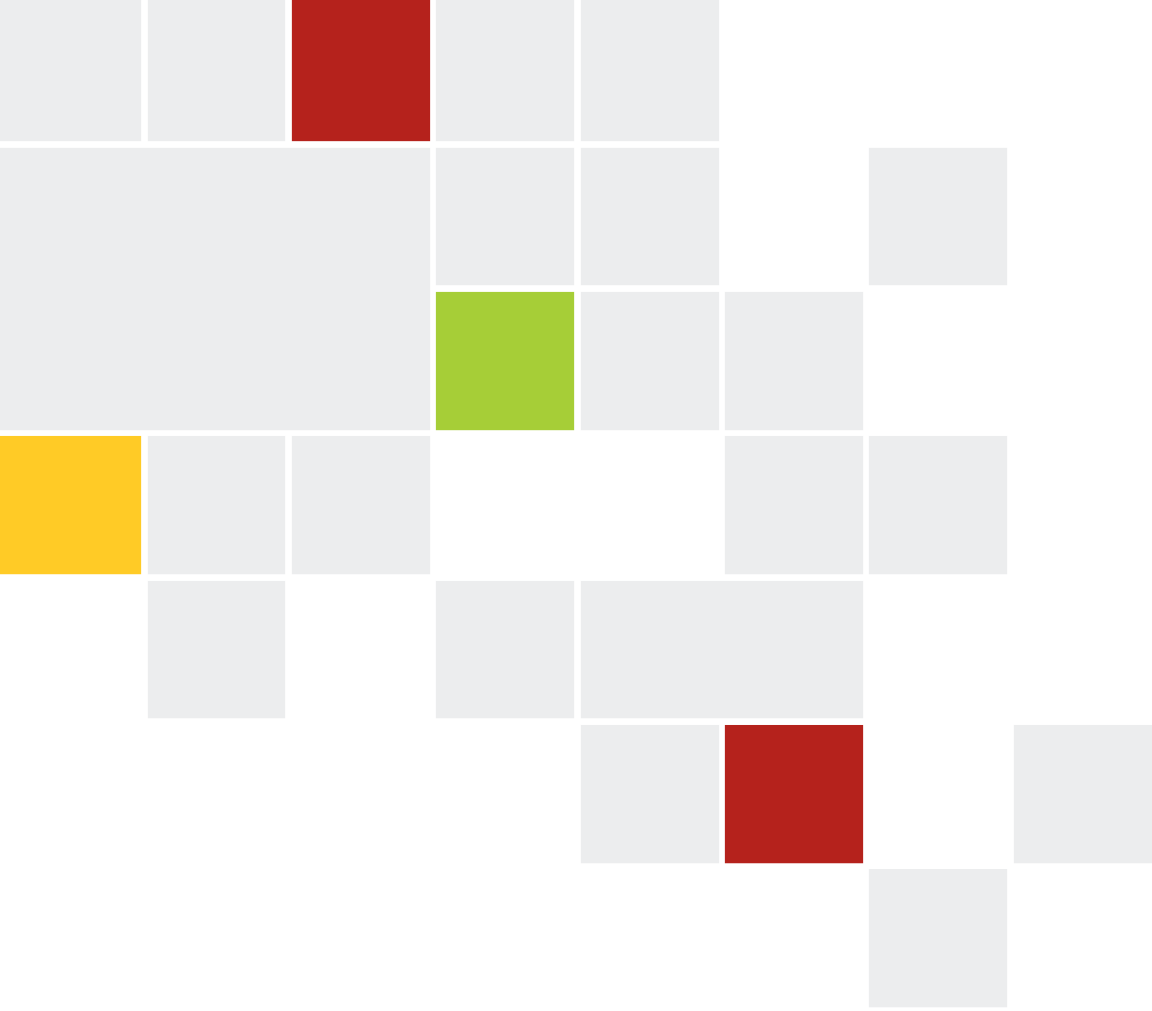
Corby Glen

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