

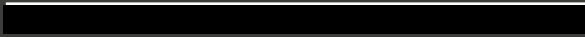
**SKDCLP Reg.18
Consultation -
Supporting
Statement**

**Land off The Green,
Corby Glen,
NG33 4NP
(SKPR-258)**

Prepared for Client:
Muller Property Group.



parker
planning
services



PREPARED BY: Magnus Magnusson, MRTPI.
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Date of Submission	April 2024
Consultation	South Kesteven District Council Local Plan (SKDCLP) Review, Reg. 18 consultation.
Local Planning Authority	South Kesteven District Council (SKDC).
Client	Muller Property Group.
Our Reference	J4149
Report Revision	V1.1

Contents

1. Introduction,

2. SKDC'S Assessment of site SKPR-258,

3. Allocation of site SKPR-258 as a 'reasonable alternative' or in addition to 'preferred' site SKPR-247,

4. Concluding Remarks.

Appendix A –

Extant SKDCLP Corby Glen Allocation/policy (LV-H5).

Appendix B -

Proposed SKDCLP Corby Glen Allocation/policy (SKPR-247).

Appendix C –

SKDC'S Site Assessment (SKPR-247).

Appendix D –

SKDC'S Site Assessment (SKPR-258).

Appendix E –

Call-for-Site response (August 2022).

Appendix F –

SKDCLP (January 2020) Policies Map Inset (Corby Glen).

Appendix G –

LCC Minerals & Waste Consultation Response (S23/1073).

1.0 Introduction

- 1.1 Local Plans must be prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.2 The preparation of the South Kesteven District Council Local Plan (hereafter SKDCLP) review commenced in April 2020. The Council held an initial Regulation 18 *Issues and Options* consultation which sought the views of the public and stakeholders on the scope of the Local Plan.
- 1.3 This stage of the process is a second Regulation 18 consultation which seeks to consult the public and stakeholders on:
- the district's development needs,
 - which policies the Council intends to amend,
 - sites received through the *Call-for-Sites* exercise which was launched in 2020,
 - proposed new policies, and,
 - the Sustainability Appraisal (SA) and Habitat Regulations Assessment (HRA).
- 1.4 The next stage in the *Local Plan Review* preparatory process will be the Reg. 19 pre-submission consultation (currently scheduled for the summer of 2024), whereby further views will be sought on the SKDCLP's proposed policies and allocations.
- 1.5 Specifically, this consultation *Supporting Statement* is intended to address the following matters:
- Respond to SKDC's assessment of our client's site (SKDC ref. SKPR-258, appendix D) following submission of our 'call-for-sites' response in August 2022, (appendix E).
 - Promote our client's site (**or part thereof**) for allocation within the context of the SKDCLP in addition to or as a 'reasonable alternative' to the site that the Council are currently proposing to allocate, north of Bourne Road, (site ref. SKPR-247, appendices B & C).

2.0 SKDC's Assessment of site SKPR-258

- 2.1 This section of the *Supporting Statement* will respond to SKDC's assessment of our client's site. The Council's assessment found at appendix D and as it appears within the local plan evidence base document entitled *Draft Site Assessment Report – February 2024* (https://www.southkesteven.gov.uk/sites/default/files/2024-02/Draft%20Site%20Assessments%20-%20reduced_0.pdf) followed PPS' own call-for-sites submission of August 2022 and as this is reproduced at appendix E.
- 2.2 In particular, this section of the document will respond to the 'reds' as these appear within the context of the Council's red, amber, green (RAG) assessment.

Proximity to closest Designated Site (SAC, SPA, SSSI)

- 2.3 Whilst the site might be in relatively close proximity to a designated site (SAC, SPA, SSSI), the site itself is not subject to any of the above designations and there is no reason to not allocate the site within the context of the SKDCLP on this basis. The only designation pertaining to the site itself is with regards to Mineral and Waste Policy (see appendix F and below). The Council's 'preferred' site, SKPR-247, is also a 'red' in respect of this 'constraint'.

Site Affected by Minerals and Waste Policy

- 2.4 It is accepted that the site is subject of a *Minerals and Waste Policy* designation. Notwithstanding the fact that the Council's 'preferred' site is subject of this 'constraint', The Lincolnshire County Council (LCC) Minerals & Waste team had no objections to the principle of development on minerals & waste grounds in respect of recent application S23/1073 pertaining to the site subject of this submission (see appendix G).

Proximity to Local Wildlife Sites

2.5 Whilst the site might be in relatively close proximity of a Local Wildlife Site, the site itself is not the subject of this designation and as a consequence there is no reason not to allocate the site within the context of the SKDCLP on this basis. The Council's 'preferred' site (SKPR-247) is also a 'red' in respect of this 'constraint'.

Proximity to Conservation Area

2.6 Whilst the site might be within relatively close proximity to a Conservation Area, the site itself is not the subject of such a designation. The Council's 'preferred' site (SKPR-247) is also a 'red' in respect of this 'constraint'.

2.7 Further, the *Historic Environment Desk-based Assessment* (Report No: 1007.R01, Fenix Heritage, May 2023) that accompanied planning application ref. S23/1073 and pertaining to part of the site subject of this submission, concluded as follows:

The proposed development would result in no direct impact to the Conservation Area and its character and appearance would remain unchanged. However, the Site is within the setting of the Conservation Area and changes to the setting can lead to harm to the significance of the Area. Taking into account the current and historic disposition of the Site it is concluded that the proposed development would not be harmful either by quantum of structure or historic location. No harm would arise, (p.29).

Listed Building (includes Grade 2* Grade 2 and Grade 1)

2.8 Whilst the site might be within relatively close-proximity to 'heritage assets', there are no such 'assets' to be found within the confines of the site itself. Notably, the Council's 'preferred' site (SKPR-247) is also a 'red' in respect of this particular 'constraint'.

2.9 Further, the aforementioned *Historic Environment Desk Based Assessment*, (Report No: 1007.R01, Fenix Heritage, May 2023), concluded as follows and

in respect of planning application S23/1073 pertaining to part of the site subject of this submission:

Ultimately, the changes to the environment represented by the proposed development would not be in conflict with any national or local policy provision for heritage assets and there is no reason to withhold planning permission on the basis of heritage constraints (p.30).

Proximity to Scheduled Ancient Monuments

2.10 Whilst the site might lie within relatively close-proximity to a Scheduled Ancient Monument, there are no such Monuments within the confines of the site itself. Further, the Scheduled Ancient Monument referred to is the *Corby Glen Market Cross*, which is not visible from the site itself.

Proximity to Ancient Woodland

2.11 Whilst the site might lie within relatively close-proximity to *Ancient Woodland*, the site itself is not the subject of such a designation. There is, therefore, no reason to discount the site from allocation on this basis. The Council's 'preferred' site (SKPR-247) is also a 'red' in respect of this 'constraint'.

SKDC's Main Findings in respect of site SKPR-258

2.12 Our client's site has been identified as falling within an area affected by an extant minerals and waste policy from the adopted Lincolnshire County Council *Minerals and Waste Plan* (2016). Therefore, appropriate measures would be required to ensure compliance with the affected policy.

2.13 Whilst this is not disputed and is clearly evident in respect of the SKDC Local Plan *Policy Map* (Appendix F), this is far from a 'show-stopper' and provided no reason in itself to discount our client's site from allocation in respect of the emerging SKDCLP. Indeed, the extant and 'proposed' Local Plan allocations (LV-H5 & SKPR-247) are both the subject of such a



designation.

2.14 Furthermore, SKDC considered that other 'more suitable' sites were available to meet required need across the plan period. The Council's reasoning is unclear in respect of 'suitability' particularly given both our client's site and 'preferred' site SKPR-247 are both the subject of 7 'reds' in respect of their own 'constraints' assessment and as this appears within the context of their own *Draft Site Assessment Report* (February 2024). The following section will consider the suitability of our client's site, in comparison to the Council's 'preferred option' at this stage in the Local Plan Review's preparatory process, in more detail.

3.0 Allocation of site SKPR-258 as a 'reasonable alternative' or in addition to 'preferred' site SKPR-247

Allocation as a reasonable alternative to site SKPR-247

- 3.1 Both our client's site and 'preferred' site SKPR-247 are the subject of 7 'reds' in respect of the Council's own site 'suitability' assessment and therefore, the Council's reasoning as to why one site is inherently more suitable (sustainable) than the other is unclear.
- 3.2 The Council's 'preferred' site is also the subject of a *Surface Water Flood Risk* constraint (see appendix C) whereas our client's site is not the subject of such a constraint.
- 3.3 As revealed within the pages of the *Sustainability Appraisal* (SA) for the SKDCLP Review, (Interim SA Report to accompany Regulation 18 consultation on the Draft Local Plan, AECOM, February 2024), the Council's 'preferred' site has a 100% overlap with Source Protection Zone 2 (SPZ2). As identified at para. 6.42 of the SA, in terms of water quality, the Environment Agency states that groundwater source protection zones (SPZs) such as wells, boreholes and springs provide a significant supply of public drinking water. Particularly, development proposals within SPZs have a higher potential to cause pollution in the area.
- 3.4 In refusing planning application reference S23/1073, the LPA considered that development of (part of) the site, *by virtue of its relationship with the existing settlement including its existing topography and the heritage setting of the Corby Glen Conservation Area, would promote harmful localised landscape and visual impacts.*
- 3.5 The LVIA submitted alongside the planning application concluded that *the visual impact would be minimal and localised*, (Muller Property Group, April 2023).
- 3.6 The Council's preferred site SKPR-247 also has a public right of way (PRoW) running through it (route code Corb/4/1).

Allocation of our client’s site in addition to site SKPR-247

3.7 Allocating additional sites within the context of the SKDCLP Review (i.e., allocation of our client’s site in addition to ‘preferred’ site SKPR-247), will make the Plan more ‘flexible’ in respect of responding to housing needs that emerge during the plan-period. Furthermore, increasing allocations would make the LPA less reliant on ‘unplanned’ windfall development within the plan-period.

3.8 Further, it is not considered that the (16) *Larger Villages* ‘share’ of development within the plan-period (15% of the overall number of new dwellings – table 1.1 below) is commensurate with their position within the ‘Settlement Hierarchy’, (Policy SP2). Allocating more sites within the larger villages would put less pressure on the larger settlements to accommodate growth within the plan period and the settlement of Grantham in particular, where the Council are proposing to accommodate almost half of their residential development.

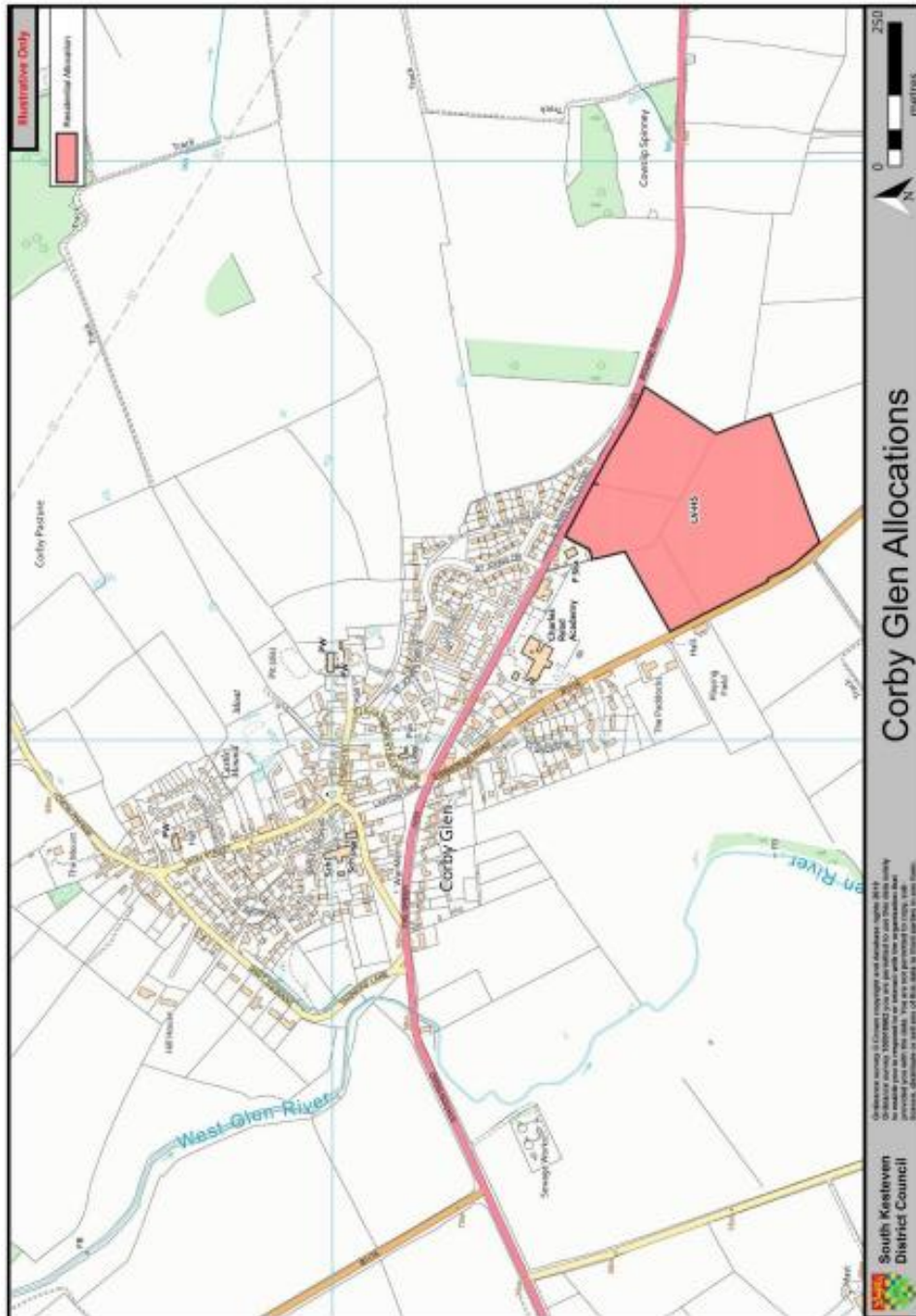
Table 1.1 – Distribution of Growth in SKDCLP period.

Current percentage distribution of development	
Grantham	49%
Stamford	13%
Bourne	10%
The Deepings	8%
Larger Villages	15%
Other Settlements	5%

4.0 Concluding Remarks

- 4.1 Further to our August 2022 submission (Appendix E), PPS can confirm that their client's site remains suitable, available, and achievable/deliverable (including viable). As such, it is considered that the site known as Land off The Green, Corby Glen (or part thereof), should be allocated alongside or instead of the Council's 'preferred' option (SKPR-247) as a 'reasonable alternative'.
- 4.2 Indeed, allocation of our client's site will contribute to plan soundness insofar as making the Council's strategy more flexible/responsive to changing needs over the plan-period, less reliant on 'unplanned' windfall development and helping to ensure that this particular 'Larger Village' accommodates a level of growth commensurate with its position within the Settlement Hierarchy. Furthermore, it is considered that our client's site is inherently more 'suitable' for allocation than the Council's currently 'preferred option' and for the reasons outlined within sections 2 and 3 above and would represent a more 'natural' or 'organic' form of growth for this particular settlement than is the case with site SKPR-247.

Appendix A – Extant SKDCLP Corby Glen Allocation/policy (LV-H5).



Appendix B – Proposed SKDCLP Corby Glen Allocation/policy (SKPR-247).



Appendix C – SKDC’S Site Assessment (SKPR-247)

Ref: **SKPR-247** Parish: Corby Glen Proposed Use: Residential Preferred Site: **Yes**

Location: North of Bourne Road and East of Barn Owl Close , and Walsingh Land Type: Greenfield Site Size: 8



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Development trips meeting at the SRN would be less than 40 trips, and it is located more than 3kms from the SRN. Hence, low impact is considered. However, cumulative impact of rest of the sites close to this would result in a High impact.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	No existing footway links. Frontage footway on Bourne Road would need to be provided which would require culverting of existing ditch. Access would need to be from Bourne Road as there is no direct access to the publicly maintained highway on Walsingham drive. TA and TP required.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Limestone MSA (M11)

Ref: **SKPR-247** Parish: Corby Glen Proposed Use: Residential Preferred Site: **Yes**

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Schedule Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km

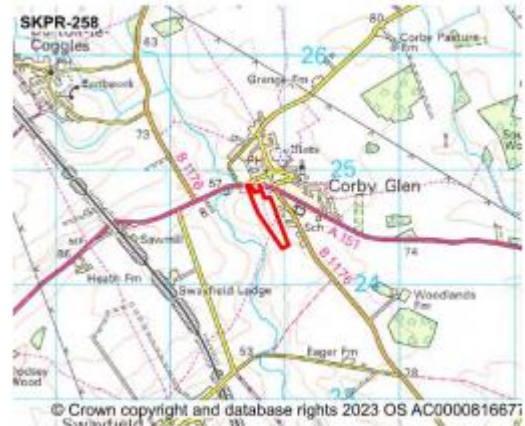
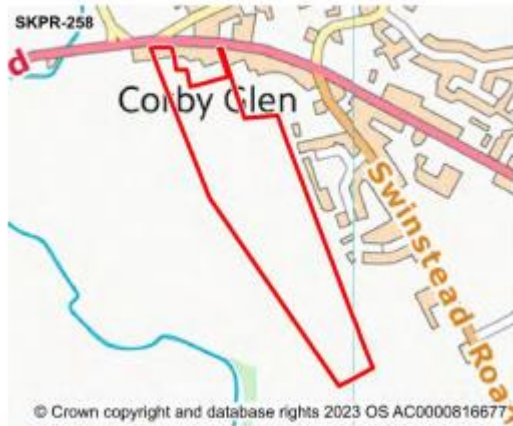
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site offers a suitable and sustainable location for housing development within the larger village of Corby Glen. Pedestrian links to be provided on Bourne Road and into the centre of the village with public right of way and existing hedgerow features to be retained. High quality design to mitigate any landscape impacts. Site has few constraints and appropriate mitigation measures can be put in place.

Appendix D - SKDC'S Site Assessment (SKPR-258)

Ref: **SKPR-258** Parish: Corby Glen Proposed Use: Residential Preferred Site: **No**
 Location: Land off The Green, Corby Glen, Lincolnshire, NG33 4NP Land Type: Greenfield Site Size: 6.37



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Immediately
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Development trips meeting at the SRN would be less than 40 trips, and it is located more than 3kms from the SRN. Hence, low impact is considered. However, cumulative impact of rest of the sites close to this would result in a High impact.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Existing frontage footway. TA and TP required.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Limestone MSA (M11), STW 350m to west (W8)

Ref: **SKPR-258** Parish: Corby Glen Proposed Use: Residential Preferred Site: **No**

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Schedule Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes

Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.

Appendix E – Call-for-Site response (August 2022).

**Site Supporting
Information
Statement – SKDC
Local Plan – Call for
Sites**

**Land off The Green,
Corby Glen, Lincs.,
NG33 4NP**

Prepared for Client:
Muller Property Group



PREPARED BY: Magnus Magnusson, MRTPI.

Our Offices:



Supporting Statement – SKDCLP review 'Call for Sites'

Land off The Green, Corby Glen, NG33 4NP



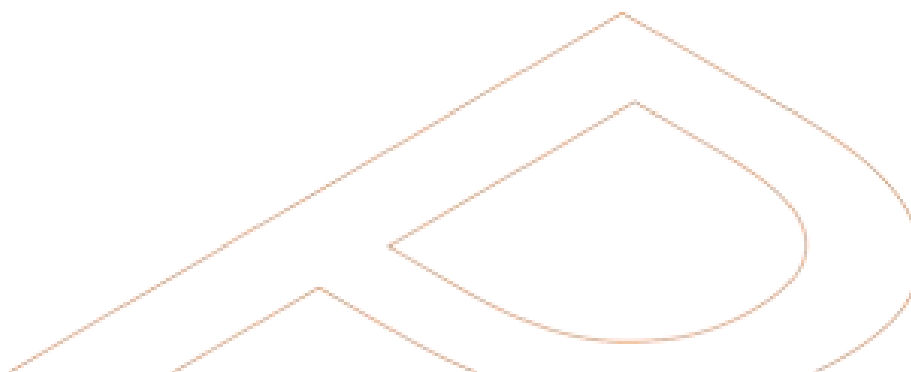
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Date of Submission	August 2022
Consultation	SKDC Local Plan review <i>Call for Sites</i>
Local Planning Authority	South Kesteven District Council (SKDC)
Client	Muller Property Group
Our Reference	J3881
Report Revision	V1.0



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Page 1 of 15

Supporting Statement – SKDCLP review 'Call for Sites'

Land off The Green, Corby Glen, NG33 4NP



Contents

- 1.0 Introduction
- 2.0 Site and Context
- 3.0 Suitability Evidence
- 4.0 Availability Evidence
- 5.0 Achievability/Deliverability (including viability) Evidence
- 6.0 Concluding Remarks

Appendix A –

Site Assessment Proforma

Appendix B –

Extract SKDCLP (2020) Policies Map – Corby Glen

Appendix C –

Lincolnshire CC. PRow Definitive Map extract

Appendix D –

OS Site (red line) Plan

1.0 Introduction

- 1.1 South Kesteven District Council (SKDC) is preparing to review its Local Plan to 2041 in line with Policy M1 of the currently adopted Local Plan (January 2020). The South Kesteven District Council Local Plan (SKDCLP) review will update the vision, objectives, spatial strategy, and policies for the future development of the district, taking account of the latest National Planning Policy Framework (NPPF) updates, particularly in relation to the assessment of housing needs and future requirements for employment land.
- 1.2 As part of the review process, the Council needs to establish what land is available for potential development within the district, and therefore, is asking for sites to be submitted through the *Call for Sites* process. The *Call for Sites* is a technical exercise to identify potential sites for development, redevelopment, and alternative uses.
- 1.3 All relevant sites submitted as part of the 'call for sites' will be assessed by SKDC for their suitability, availability, and achievability/deliverability (including viability) within the context of (among other) their Strategic Housing and Economic Land Availability Assessment (SHELAA). Consequently, they will be considered for inclusion (allocation) within the context of the SKDCLP review itself.
- 1.4 The intention of this Statement is to demonstrate the suitability, availability, and achievability/deliverability (including viability) of my clients' site, known as land off The Green, Corby Glen, in order that it can feature as a 'included' site within the context of the SHELAA, when this document is next updated, and as a potential residential allocation within the context of the SKDCLP review.
- 1.5 To aid SKDC's 'plan-makers' in their site appraisal and selection processes, this Statement accords with the provisions of the Planning Practice Guidance (PPG) as this relates to undertaking Housing and Economic Land Availability Assessments, in addition to SKDC's own extant and emerging SHLAA methodology documents.
- 1.6 Whilst my client's wishes the entire site area subject of this submission to be assessed in respect of the SHLAA, as and when this document is next



Supporting Statement – SKDCLP review 'Call for Sites'

Land off The Green, Corby Glen, NG33 4NP



updated, the final site delineation (area) to go forward for allocation in respect of the SKDCLP review can be further considered and discussed with Council Officers as and when the precise nature and quantum of the residential needs of Corby Glen and the wider district become clearer as part of the SKDCLP review preparatory processes.

Supporting Statement – SKDCLP review 'Call for Sites'

Land off The Green, Corby Glen, NG33 4NP



2.0 Site and Context

- 2.1 Our client's site comprises agricultural land and open fields (with a collection of outbuildings in the northernmost part) and lies immediately adjacent to the built form of Corby Glen. The site has an area of 6.37 hectares in its entirety, although potentially only part of the site may come forward as an allocation within the context of the emerging SKDCLP review.
- 2.2 The site is bound by existing residential development to the east (the established settlement of Corby Glen). To the north, the site is bound by Station Road and properties fronting Station Road. To the west and south lie further expanses of countryside.
- 2.3 As can be observed in fig. 1.1 below, the site benefits from existing pedestrian/vehicular access points, taken from Station Road to the north of the site.
- 2.4 Corby Glen is categorised as a *Larger Village* within the context of the extant SKDCLP (2020) Settlement Hierarchy (Policy SP2). The *Larger Villages* are considered to be the most sustainable villages within the district and as such the Local Plan (2020) growth strategy is that they will be the focus for development outside of the four 'Towns' of Grantham, Stamford, Bourne and the Deepings.
- 2.5 Indeed, Corby Glen is the subject of an extant Local Plan (2020) residential allocation (Policy ref. LV-H5). Corby Glen is, therefore, considered to be a highly suitable (sustainable) location for new development within the context of the extant Local Plan and is likely to remain the case as the SKDCLP review emerges.

Supporting Statement – SKDCLP review 'Call for Sites'

Land off The Green, Corby Glen, NG33 4NP



Fig. 1.1 – Aerial view of site identifying position of pedestrian/vehicular access points and taken from Station Road (to the north).

3.0 Suitability Evidence

- 3.1 The PPG (ID: 3-018-20190722) identifies that a site or broad location can be considered 'suitable' if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated.
- 3.2 In terms of location, my clients' site lies adjacent to the built form of Corby Glen, i.e., this is not a physically or functionally isolated site in any sense. Furthermore, and as considered above, Corby Glen is a suitable (sustainable) location for growth as acknowledged by the extant Local Plan (2020) strategic growth policies.
- 3.3 The *Larger Villages* form the second highest tier of the extant settlement

Supporting Statement – SKDCLP review 'Call for Sites'

Land off The Green, Corby Glen, NG33 4NP



hierarchy, behind the four 'main towns' within the district. Corby Glen itself has two schools (both a primary and a secondary academy), a playgroup, two village shops, and a post office. Other facilities include a mobile library, two doctor's surgeries, a fire station, two pubs and two village halls. Indeed, Corby Glen is unique among the Larger Villages insofar as having a secondary school is concerned.

- 3.4 In respect of any constraints and their potential to be mitigated, the only extant Local Plan (2020) policy designation associated with my clients' site is a *Limestone Mineral Safeguarding Area* (see appendix B). However, my clients' site is hardly unique in this respect and indeed, it did not prevent the extant site allocation LV-H5, that is also the subject of this designation. Any allocation policy can have regard to the designation and associated Mineral and Waste Local Plan (2016) policy M11 (Safeguarding of Mineral Resources) that seeks to ensure the minerals are not 'sterilised' because of development.

4.0 Availability Evidence

- 4.1 The PPG (ID: 3-019-20190722) finds that a site can be considered available for development when, on the best information available (confirmed by the call for sites and information from landowners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered 'available'.
- 4.2 The site subject of this submission is under the sole ownership/control of my clients' who are actively promoting their site for development via the emerging SKDCLP review process, i.e., the site is 'available'.

5.0 Achievability/Deliverability (including Viability)

Evidence

- 5.1 The PPG (ID: 3-020-20190722) finds that a site can be considered achievable for development where there is a reasonable prospect that the particular type of development will be delivered on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.
- 5.2 It is considered that development on this site is viable, being in an area with considerable demand for both market and affordable dwellings.
- 5.3 Furthermore, there are no abnormal constraints pertaining to the site, (see appendix A) that would make delivery of the site unduly problematic or 'costly'. The site can be delivered in its entirety and within years 1-5 on allocation.

6.0 Concluding Remarks


- 6.1 PPS can confirm that our clients' site is suitable, available, and achievable/deliverable (including viable). As such, it is considered that the site known as Land off The Green, Corby Glen, should be 'included' within the context of the SHLAA as and when this key evidence base document is next updated. Afterall, the site is in an extremely sustainable location for growth and there are no site-specific constraints that are not capable of being mitigated.
- 6.2 Further, it is considered that the site (or part thereof) can be taken forward as an allocation for residential related uses (NPPF Para. 62) as and when the demonstrable needs of Corby Glen and the wider district become clearer as part of the 'plan-making' processes.

Supporting Statement – SKDCLP review ‘Call for Sites’

Land off The Green, Corby Glen, NG33 4NP



Appendix A – Site Assessment Proforma*

Site Ref	Settlement	Land Type	Site Size
N/A	Corby Glen	Predominantly Greenfield	6.37ha
Location	Land off The Green, Corby Green, Lincs., NG33 4NP		
			
Identified Constraints			
Constraint	Assessment and notes		
Local exclusion	No		
National Heritage	None		
National & International Environmental	None		
Flood Zone 3	No		
Public Footpath	Yes (Public footpath route code corb/B/1 & Public footpath route code corb/7/2)		
Tree Preservation Order	No		
Conservation Area	No		
Water Course	No		
Other	Agricultural land classification grade 3 (good to moderate)		
Site Visit			



Supporting Statement – SKDCLP review 'Call for Sites'

Land off The Green, Corby Glen, NG33 4NP



Site description	Agricultural land & open fields (with some outbuildings in northernmost part). Site lies immediately adjacent to and to the west of the built-form of Corby Glen.			
Current land use	Agricultural, open fields, some outbuildings.			
Surrounding land uses	Residential, open countryside			
Topography	level			
Views into and out of site	Views of agricultural land to the west			
Point of access from highways	Yes, vehicular and pedestrian as existing (subject to improvement) see OS site plan (appendix D).			
On-site features, i.e., masts/pylons	No			
Other site features	No			
Assessment Summary				
Available	Suitable	Achievable	Potential capacity	Likely phasing
Yes	Yes	Yes	115 (@ 30dph over 60% of developable area)	0-5 years
Constraints	Minerals Safeguarding Area (Limestone) PRow			
Mitigation	SKDC to liaise with Lincolnshire CC (Minerals & Waste/Countryside Services) early in plan-making stage.			
Summary notes	There are no constraints on site delivery that are not capable of mitigation.			

*The proforma accords with the information requirements as these appear within the SHLAA (2015 update) which informed preparation of the extant Local Plan (adopted January 2020).

Link: <http://www.southkesteven.gov.uk/index.aspx?articleid=12351>

Supporting Statement – SKDCLP review 'Call for Sites'

Land off The Green, Corby Glen, NG33 4NP



Appendix B – Extract SKDC LP (2020) Policies Map – Corby Glen

Link: <http://www.southkesteven.gov.uk/CHttpHandler.ashx?id=26044>



Mineral Safeguarding Areas: Limestone**

***Sites taken from the 'Lincolnshire Minerals and Waste Local Plan' (Lincolnshire County Council, 2017).*

Supporting Statement – SKDCLP review 'Call for Sites'

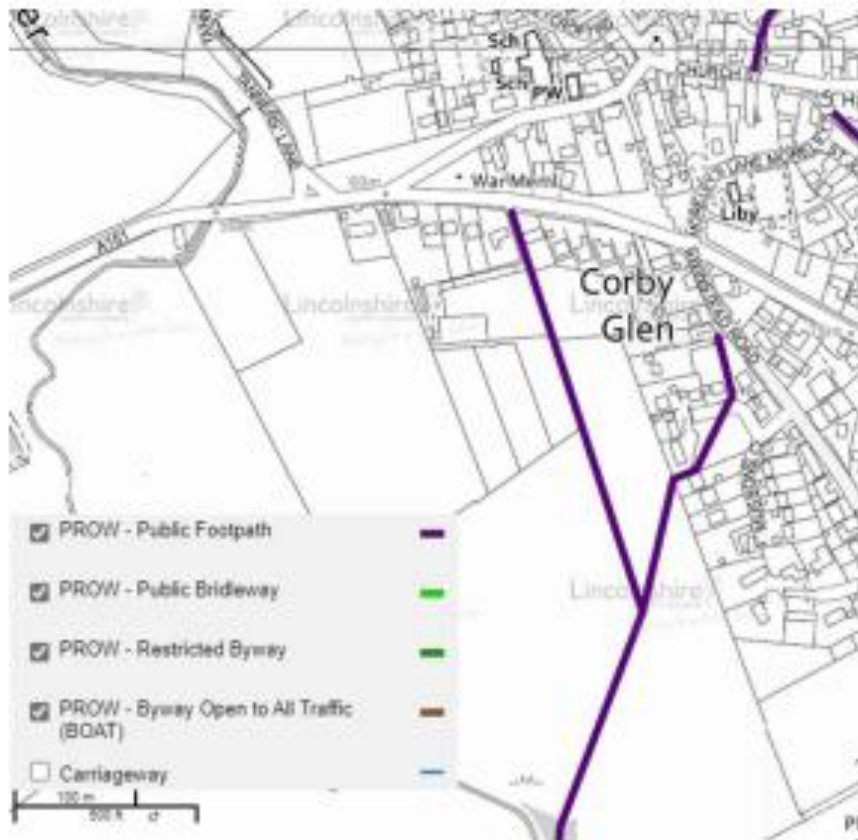
Land off The Green, Corby Glen, NG33 4NP



Appendix C – Lincolnshire CC. PRow Definitive Map extract

Link:

<http://lincs.locationcentre.co.uk/internet/internet.aspx?articleid=L4h7HM4AmHM~&preview=true>



Supporting Statement – SKDCLP review 'Call for Sites'

Land off The Green, Corby Glen, NG33 4NP



Appendix D – OS Site (red-line) Plan




































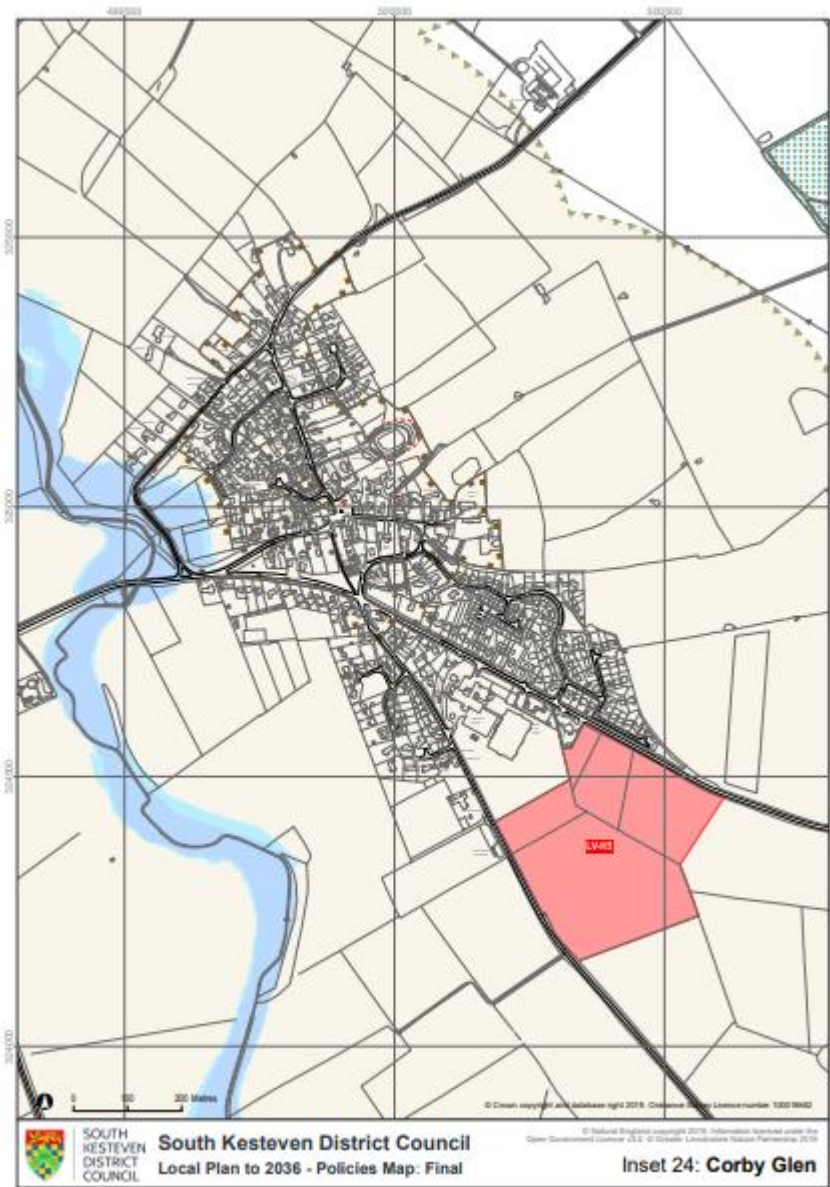
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Thanks for your valued business.



Appendix F – SKDCLP (January 2020) Policies Map Inset (Corby Glen).

Key to map symbology		
	Areas outside South Kesteven District	
	Inset map boundaries	
	Existing Employment Areas (Policy E4)	
	Land for Strategic Employment Development (Policies E1; E2)	
	Land for Employment Development (Policy E3)	
	Land for Housing Development (various policies apply - see below*)	
	Prince William of Gloucester Barracks (Policy GR3-H4)	
	Grantham Urban Area (Policy H2)	
	Town Centres (Policies GR4, STM2, BRN2, DEP2)	
	Primary Shopping Frontage (Policies GR2, STM2, BRN2, DEP2)	
	Secondary Shopping Frontage (Policies STM2, BRN2, DEP2)	
	Local Wildlife Sites (LWS) (Policy EN2)	
	Candidate Local Wildlife Sites (CLWS) (Policy EN2)	
	Ancient Woodland (Policy EN2)	
	Sites of Special Scientific Interest (SSSI) (Policy EN2)	
	Special Areas of Conservation (SAC) (Policy EN2)	
	Sites of Nature Conservation Interest (SNCI) (Policy EN2)	
	Grantham Air Quality Management Area (AQMA) (Policy EN4)	
	Flood Zone 3b (Policy EN5)	*The following policies apply: Grantham: GR3-H1; GR3-H2; GR3-H3; GR3-H4. Stamford: STM1-H1; STM1-H2. Bourne: BRN1-H1. The Deepings: DEP1-H1; DEP1-H2. Larger Villages: LV-H1; LV-H2; LV-H3; LV-H4; LV-H5; LV-H6; LV-H7; LV-H8; LV-H9; LV-H10; LV-H11; LV-H12.
	Flood Zone 3 (Policy EN5)	
	Flood Zone 2 (Policy EN5)	
	Historic Parks and Gardens (Policies EN6; GR1)	**Sites taken from the 'Lincolnshire Minerals and Waste Local Plan' (Lincolnshire County Council, 2017).
	Conservation Areas (Policy EN6)	
	Ancient Monuments (Policy EN6)	
	Grantham Canal (Policies E7; E9)	
	Mineral Safeguarding Areas: Site Specific**	
	Mineral Safeguarding Areas: Sand and Gravel**	
	Mineral Safeguarding Areas: Limestone**	
	Regionally Important Geological Sites (RIGS) (Policy EN2)	
	Local Geological Sites (LGS) (Policy EN2)	
	Candidate Local Geological Sites (CLGS) (Policy EN2)	



Appendix G – LCC Minerals & Waste Consultation Response (S23/1073).

From: [Minerals and Waste](#)
To: [PlanningMail](#)
Subject: RE: Planning Application Consultation S23/1073
Date: 07 July 2023 17:20:01

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Planning Application: S23/1073

Proposal: Outline planning application (including details of access) for the demolition of No. 25 The Green and the erection of 10 no. detached dwellings. Baww House , 25 The Green, Corby Glen, Lincolnshire, NG33 4NP

Good Afternoon,

Thank you for consulting the County Council's Minerals and Waste Policy Team on the above application.

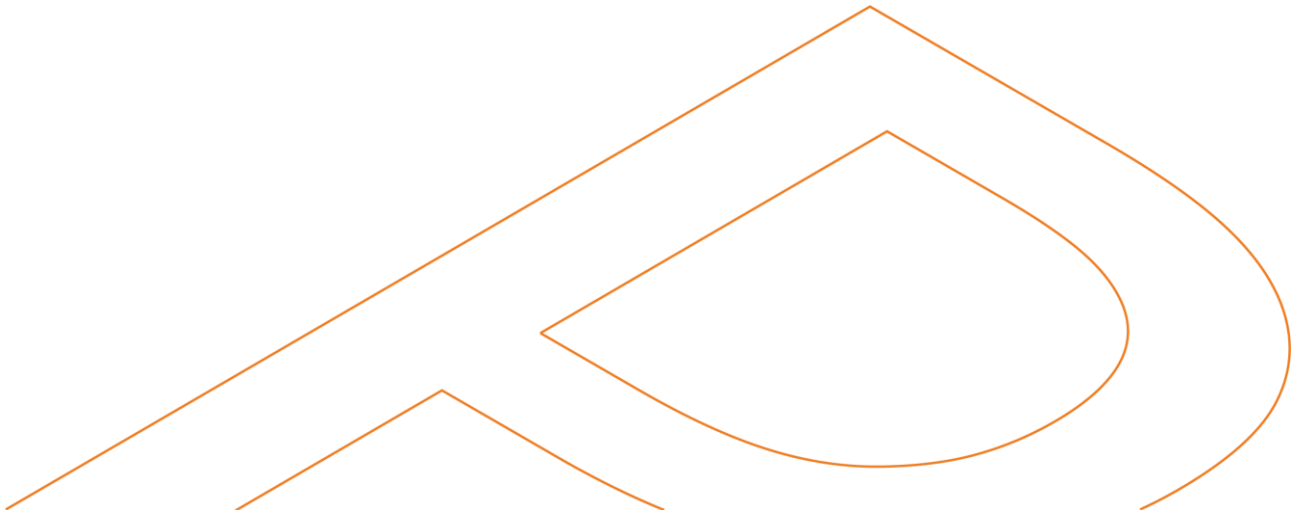
It is considered that having regard to the scale, nature and location of the proposed development, the applicant has demonstrated that in accordance with the criteria set out in Policy M11 of the Minerals and Waste Local Plan: Core Strategy and Development Management Policies (2016), the development is of a minor nature which would have a negligible impact with respect to sterilising the mineral resource, and also that prior extraction of the mineral would be impractical. Accordingly, the County Council has no mineral safeguarding objections.

The proposals are also within approximately 350m of a sewage treatment works, which is safeguarded by Policy W8 of the Lincolnshire Minerals and Waste Local Plan (Core Strategy and Development Management Policies). We would therefore request that due regard is given to the requirements of Policy W8 in the determination of the application and that the District Council seek the views of relevant technical experts such as the Environmental Health Officer, in order to satisfy themselves that the proposals would not be detrimentally affected by matters such as odour from the existing sewage treatment works, before determining the application. We would also recommend consulting Anglian Water, the operator of the safeguarded sewage treatment works.

This reply sets out the County Council's comments and response in its capacity as the Mineral Planning Authority only. The views/comments of other relevant service areas/departments within the County Council (e.g. Highways & SuDs, Education, Historic Environment, etc) should therefore also be sought where appropriate and taken into account in the determination of the application.

Regards

Richard Leonard
Senior Policy and Programme Officer (Minerals and Waste)
Planning Services
Lincolnshire County Council



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Thanks for your valued business.

