

Land North of Bourne Road, Corby Glen

Representations to South Kesteven Local Plan
Regulation 18 Housing and Mixed-Use Allocations
Consultation

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Prepared on behalf of Knightwood Developments Ltd | August 25

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APPENDICES

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1. INTRODUCTION

- 1.1 These representations have been prepared by Boyer on behalf of Knightwood Developments Ltd in response to the South Kesteven District Council Local Plan Regulation 18 Proposed Housing & Mixed-Use Allocations Consultation.
- 1.2 Knightwood Developments Ltd are the landowner and promoter for the Land North of Bourne Road, Corby Glen ('the site') which is approx. 8 Ha and is being promoted for residential development with the capacity to deliver up to 144 dwellings.
- 1.3 The site was previously submitted and promoted through the Regulation 18 consultation which took place in April 2024. The previous Regulation 18 document produced by the Council identified the site as a proposed housing allocation (SKPR-247) with a capacity to provide 144 dwellings.
- 1.4 In December 2024, the Government published an updated National Planning Policy Framework (NPPF) which set out a new calculation for the standard method to determine the setting of housing requirement figures. The changes to the standard method has resulted in an increase in the amount of homes required in South Kesteven from 701 dwellings per year (as originally set out in the April 2024 Draft Plan) to 886 dwellings per year. Therefore, in order for the Plan to be found sound and meet the higher housing requirement the Council had to identify additional housing sites beyond those previously consulted upon.
- 1.5 Representations were submitted previously as part of the Regulation 18 consultation which took place in April 2024 and the focus of these further representations is in relation to the additional housing and mixed-use allocations proposed. The site has continued to be identified as a draft proposed allocation within the Regulation 18 Housing & Mixed-Use Allocations consultation (Site Ref: SKPR-247). This consultation also proposes the removal of some of the allocations previously consulted upon, amendment to site capacities and some additional proposed allocations. These representations support the proposed allocation of the site for 144 dwellings and its ability to bring forward homes quickly as part of the Council's housing supply alongside a number of benefits which can also be delivered on the site.
- 1.6 In this regard, Knightwood Developments Ltd support the Council's commitment to the preparation of the new Local Plan to cover and provide direction or growth for the South Kesteven administrative area.
- 1.7 Our representations are made in addition to our previous comments submitted to the Regulation 18 consultation in April 2024. These 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 residential development.
- 1.8 These representations consider the following areas:
 - **Section 2: Meeting Housing Needs**

- **Section 3:** Sustainability Appraisal
- **Section 4:** Land North of Bourne Road, Corby Glen
- **Section 5:** Summary & Conclusion

1.9 We trust that our comments are of assistance to the Council in formulating an approach that is positively prepared, effective, justified, and consistent with national policy, as the emerging Local Plan progresses toward adoption.

2. MEETING HOUSING NEEDS

- 2.1 The following section considers changes which have been proposed by the Council in relation to the revised housing requirement figure and various topics which relate to this issue.

Changes to Previous Housing Needs

- 2.2 As outlined above, the Council published their Regulation 18 consultation in April 2024 which sought views in relation to the Draft Plan which included proposed policies and allocations for the District. Since the publication of this consultation, changes to the standard method for calculating housing need has occurred as a result of the new December 2024 NPPF. This has resulted in the amount of homes required in South Kesteven increasing from 701 dwellings per year (as originally set out in the April 2024 Draft Plan) to 886 dwellings per year. Across the 20 year plan period this equates to 17,720 dwellings which is an increase of 3,700 homes. Therefore, in order for the Plan to be found sound and meet the higher housing requirement the Council needed to identify additional housing sites beyond those previously consulted upon to ensure compliance with the NPPF.
- 2.3 We welcome the approach the Council has taken to reconsider the proposed number of housing sites across the plan period in order to appropriately meet the requirements as set out within the NPPF. We also welcome the consideration of the 2024 affordability ratio which saw a minor increase to the latest figure of 886 dwelling per year for the District. The way in which the Council have sought to meet this increased need is through amendments to previous proposed allocations site capacities and the identification of additional housing sites.
- 2.4 For the sites in which the capacity was increased, this was informed by the Housing Density Study which was published by the Council in July 2025. This study recommended that in order to accurately represent the current landscape of house building within the District, that density in the four main market towns should be increased from 30 to 35 dwellings per hectare, whilst density in all other settlement types remains 30 dwellings per hectare (dph). This includes the large village of Corby Glen.
- 2.5 The Planning Practice Guidance (PPG) which considers effective use of land, outlines in relation to housing density that a range of tools and considerations can be taken into account when establishing appropriate densities for a particular area (PPG, Para 004). Previously SKDC have used the indicative number of 30 dph to achieve balanced land use across the District and ensure that a controlled level of growth can be satisfied. However, analysis undertaken as part of the Housing Density Study shows that all four of the market towns have been exceeding the Local Plan 30 dph indicative figure consistently since 2020. This therefore helps to demonstrate the recommendations for the increased housing density figures applied as part of this consultation.
- 2.6 We generally support the approach taken by the Council which has informed this increase and there is clear evidence which demonstrates consistent higher density rates in the market town locations. We also consider a lower density in all other settlement tiers (including larger

villages) is appropriate as this reflects the urban fringe and rural nature of these areas of the District. Figure 2 of the Housing Density Study (July 2025) provides a breakdown of the average developable area of large villages (including Corby Glen), this provides an average of 30.4 dph across eight of the large villages which have received a major housing application since 2020. Some disparity is shown across the villages with the highest density of 43 dph in Ancaster and the lowest in Langtoft of just 14.4 dph. However, the Council considers 30 dph “is accurate and representative of the rural character and makeup of the larger villages found across the district.” (Para 6.3, Housing Density Study).

- 2.7 From review of the proposed allocations, the Council have proposed to allocate sites across 15 of the 16 larger villages, with no allocation being proposed within the settlement of Caythorpe/Frieston. Of these proposed allocations a number of these sites are set to provide a density of 25 dph (namely sites at Barkston SKPR-242, Morton SKPR-274 and Thurlby SKPR-277) which is below the suggested 30 dph threshold set within the Housing Density Study and most of these villages have not been considered as part of this Study. Although we do not disagree that a lower density of 25 dph may be appropriate in these rural settlements we consider this is lower than the 30 dph outlined within the Housing Density Study and therefore will reduce the number of houses that can be provided across the larger villages. Therefore, we consider that further sites should be identified in larger villages in order to achieve the housing needs of the District, ensure that sites do not risk under delivery, and to ensure that the Plan remains sound.
- 2.8 As well as increasing the capacity of sites within the market towns the Council also have identified 10 further sites for allocation. In total it is proposed from the increased site capacities and additional sites put forward this will provide around a further 4,500 new homes which will meet the shortfall as a result of the new standard method as well as providing a buffer.
- 2.9 Although we support the approach and the identification of additional housing sites to meet the increased housing need, as considered within the below commentary we consider the Council need to go a step further to ensure flexibility is built into the plan and sites do not risk under delivering and the plan remains sound.

Plan Period

- 2.10 As part of this consultation the Council state the plan period has been amended to cover the period from the 1st April 2023 through to the 1st April 2043. Previously the plan period was proposed to run from 2021 to 2041. As set out in our previous Regulation 18 consultation response we raised concerns over the plan period and the adoption date of March 2026 suggesting the plan should run until at least 2043. It is therefore welcomed that the Council have amended the plan period in accordance with realistic Local Plan timescales and kept this as a covering a period of 20 years.
- 2.11 Looking at the most recent Local Development Scheme (LDS) published by the Council in February 2025 this now states adoption is anticipated in November 2027. This therefore

equates to a 16 year plan period on adoption. However it is important to note that adoption in November 2027 is towards the end of this year and therefore it is more likely this equates to a 15 year plan period to avoid double counting of the year 2027. There is the risk that if the Local Plan encounters further delays, it may not achieve the required 15 years ahead from the date of adoption.

- 2.12 Although it is welcomed that the Council have amended the start and end date of the plan, the start date of 2023 is still two years ago and given the delays already faced by the Council as a result of needing to take into account the new standard method and unknown impacts of the devolution agenda we consider further consideration needs to be given to the start date of the plan period. Furthermore, the majority of the supporting evidence base of the Local Plan has been commissioned and published in 2024 which is past the current start date of 2023. We therefore consider the start date should be brought forward to 2024 to accord with the most up to date evidence.
- 2.13 Additional consideration of a realistic start and end date for the new Local Plan is required in order to make the plan sound in line with the requirements of the NPPF. We would recommend the start date is amended to 2024 and to reflect this the end date 2044, in line with the proposed set 20 year period defined by the Council.

Plan Buffer

- 2.14 As part of the further Regulation 18 Housing & Mixed-Use Allocations Consultation the Council have set a plan buffer of 11%, this would equate to a housing supply of 19,672 dwellings across the plan period (set out at Paragraph 2.3 of the Consultation Document).
- 2.15 Although the 11% buffer is in accordance with Paragraph 78 of the NPPF (Dec 2024) we query why the Council have reduced the 21% buffer which was previously proposed during the April 2024 consultation. It was stated previously that a buffer of 21% was retained to reflect the 20% buffer currently in place as part of the Adopted Local Plan and to provide a greater choice of sites, as well as to provide a contingency in case of a lack of delivery. No justification has been provided by the Council as to the decrease in the buffer and although the Council meet the Housing Delivery Test requirement by 95% of needed housing, the figures from the last three years indicate delivery is way below the new standard method requirement of 886 per year (See Table 2.1 below).

	2020/21	2021/22	2022/23
2023 Housing Delivery Test Number of Homes Delivered (Published Dec 2024)	525	485	642

Difference from new Standard Method Figure (886 dpa)	-361	-401	-244
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Table 2.1 Summary of HDT in Comparison to New Standard Method

- 2.16 Based on the new standard method of 886 homes per year and by applying this to the number of homes delivered from the period of 2020/21- 2022/23 this would mean only 62% of housing needs are being met. Therefore the presumption in favour of sustainable development as per footnote 8 of the NPPF would apply alongside the requirement for an action plan and a 20% buffer.
- 2.17 Therefore, we consider the Council should still ensure contingency is provided in the event of under delivery and a 20% buffer should be retained as previously suggested and to also take into account the implications of the increased standard method figure. By having a 20% buffer would result in an overall housing supply figure of 21,264 homes across the plan period. This is 1,592 dwellings higher than what is being sought with an 11% buffer in place.

Proposed Housing Allocations

- 2.18 This section reviews the delivery assumptions of several of the large strategy sites put forward as part of the emerging Local Plan that we consider should be reviewed and amended in relation to the current proposed timescales set by the Council.

Policy SKPR-65: Prince William of Gloucester Barracks

- 2.19 The Prince William of Gloucester Barracks were previously put forward as a proposed allocation within the April 2024 Regulation 18 Plan for 4,000 new homes and 8 Ha employment land. As part of the further Regulation 18 Housing & Mixed-Use Allocations Consultation this proposed allocation has been carried forward however the number of new homes has been reduced to 3,000 and the 8 Ha of employment land retained. The Council state the reason for this reduction is due to further consideration of Biodiversity Net Gain requirements on site. As a result of this reduction, this therefore means only 1,890 dwellings are set to be provided within the plan period through to 2043.
- 2.20 The Ministry of Defence (MoD) are due to vacate the Barracks in 2028¹. However, given the current geopolitical climate and current unrest in relation to the global situation, it is uncertain whether the closure of the Barracks will go ahead as scheduled, and the MoD may want to retain the land for defence purposes. In addition to this, Local MPs have also been lobbying to prevent the barracks closing down due to the current global situation and have stated that

¹ Ministry of Defence (MoD), (2025), *Prince William of Gloucester Barracks, Grantham*, Available at: <https://princewilliamofgloucesterbarracks.co.uk/>

there should be an increase in defence spending due to current threats². It is therefore unclear whether the site will come forward as anticipated.

- 2.21 There is still a clear lack of information published from the MoD to outline when delivery can start on the site. As is it uncertain when delivery will commence, the Lichfields Start to Finish Report (March 2024)³ can be utilised to provide an overview of anticipated timescales for a site of this nature. The Lichfields Report outlines that for sites of 2,000+ dwellings on average from validation of the first application to completion of the first dwelling is 6.7 years (Lichfields, Figure 3.1). Taking into account the brownfield nature and current operational facilities still on site the build out rate could therefore be even longer.
- 2.22 At this point in time the Council have only published an indicative housing trajectory (discussed further below), however given the above evidence we consider the initial year of delivery should not be before 2034/35 to reflect the constraints on site and realistic timeframes should the MoD vacate the site as anticipated in 2028. Should the site remain in use past 2028 then further consideration of the delivery timescales should then be taken into account.
- 2.23 Furthermore, at Table 4.2 of the Lichfields Start to Finish Report this outlines that average build out rates for sites of 2,000+ dwellings is 150 dwellings per annum. Taking into account the above timescales for delivery and this starting on site at 2034 at the earliest, this would mean that within the plan period to 2043 only 1,350 dwellings would be delivered on the site. This is 540 dwellings lower than the anticipated 1,890 dwellings which Policy SKPR-65 outlines.
- 2.24 Although we support the overall approach proposed by the Council. We do not consider that the allocation of the Prince William of Gloucester Barracks will be deliverable in its current form. To ensure the trajectory is accurate and does not result in under delivery once adopted, the trajectory should be drafted to reflect this build out rate. This amendment would result in delivery of only 1,350 dwellings being delivered across the whole strategic allocation within the plan period if the site is considered suitable to remain as a housing allocation and the MoD vacate the site as currently set in 2028.

Policy SKPR-278: Spitalgate Heath – Garden Village

- 2.25 The Spitalgate Health Garden Village is set to provide 3,700 dwellings and 11 Ha of employment land, with 1,512 of these dwellings anticipated to come forward within the plan period.
- 2.26 An outline planning application has been submitted on the proposed Spitalgate Health Garden Village since September 2014 (Ref: S14/2169). Originally this application sought 3,700 dwellings to be delivered across the site in accordance with the proposed Policy SKPR-278. However, on 30th June 2025 the description of development was amended in

² Conservatives, (11th July 2025), *Column: Back my campaign to save Grantham's Prince William of Gloucester Barracks*, Available at: <https://www.garethdavies.co.uk/news/column-back-my-campaign-save-granthams-prince-william-gloucester-barracks>

³ Lichfields, (March 2024), *Start to Finish: How quickly do large-scale housing sites deliver? Third Edition*, Available at: <https://lichfields.uk/media/w3wjmwms0/start-to-finish-3-how-quickly-do-large-scale-housing-sites-deliver.pdf>

relation to the site and it now seeks up to 3,400 dwellings, which is 300 dwellings lower than what was originally proposed. As a result of the change in the description of development, this has triggered the need for further information to be submitted to allow a full assessment of the proposed development through the Environmental Statement to ensure accordance with Regulation 22 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (EIA Regulations). Furthermore, other additional information previously submitted will also need to be reviewed and amended to reflect the revised proposals. The Council have requested this information is submitted no later than 7th November 2025 unless an alternative date is agreed. Further detail of the requirements sought by the Council have been set out in in the Regulation 22 Request which has been submitted online as part of the application documents. Although this provides evidence that work is being undertaken and an application is progressing, the further reduction in the number of dwellings which are anticipated to be delivered and updates which are required to the supporting information also raises questions about when delivery will start on site.

2.27 Further to the above, Part T of the proposed policy states:

“The development must contribute towards the delivery of the Grantham Southern Relief Road which facilitates this development and must contribute towards or deliver other offsite highways mitigation as identified through a site-specific Transport Assessment”

2.28 The Grantham Southern Relief Road (GSRR) was originally anticipated to be completed in 2024/25 however a recent update from Lincolnshire County Council confirms the ‘bridge push’ (to guide the structure into place) which was originally scheduled for this summer has been delayed due to a bridge design flaw which impacted timescales as a result of engineers failing to take into account wind loading effects⁴. This latest update also confirms that once the ‘bridge push’ has commenced it will then take at least a further two years until the road can then be opened. This update therefore confirms at least a further three-year delay to the GSRR as well as an additional cost of between £10-20 million.

2.29 As outlined above, the GSRR is a key piece of infrastructure which needs to be delivered in order for the Spitalgate Health Garden Village to come forward. The uncertainty and continued delays on the GSRR must be considered as part of the delivery of this site and factored into the housing trajectory in order to set out realistic delivery timescales.

2.30 By once again considering the Lichfields Start to Finish Report, for a site of this scale (3,400 total dwellings to be delivered) on average from validation of the first application to completion of the first dwelling is 6.7 years. Therefore an initial start on site is not realistic until at least 2033/34 (should adoption occur as anticipated in 2027), this could even be pushed back further should further delays occur with the delivery of the GSRR. As considered above average build out rates for sites of 2,000+ dwellings is 150 dwellings per annum. Therefore, by 2043 the site will only just deliver 1,500 dwellings. Although this is only marginally lower than the anticipated 1,512 dwellings which Policy SKPR-278 outlines to come forward within the plan period, this is a best case scenario which does not factor in any

⁴ Lincolnshire County Council, (15th August 2025), *Progress update for Grantham Southern Relief*, Available at: <https://www.lincolnshire.gov.uk/news/article/2444/progress-update-for-grantham-southern-relief>

further delays surrounding the GSRR. This also does not take into account the reduction of the overall site from 3,700 to 3,400 dwellings which may further reduce the number of dwellings which can be delivered within the plan period.

- 2.31 Although we do consider the GSRR will eventually come forward and the site will deliver housing, we do not believe the current proposed trajectory of 1,512 homes within the plan period is realistic or reflects the recent amendment made to the description of development. Therefore, we consider this site should be pushed back and further housing allocations brought forward in order to address short term growth needs.

Policy SKPR-323: Land north of Gorse Lane, Grantham and Policy SKPR-334: Land south of Gorse Lane

- 2.32 The Land north of Gorse Lane (SKPR-323) and Land south of Gorse Lane (SKPR-334) are two new proposed site allocations which have been brought forward as part of this Consultation. Combined, both of these sites would deliver 1,404 dwellings and 2 Ha of land for permanent Gypsy & Travellers and Travelling Showpeople pitch/plot provision. As part of the proposed policy for SKPR-323 and SKPR-334 both state that a comprehensive masterplan and agreed phasing plan is required across both sites. Therefore consideration of these sites has been combined for the purpose of these representations.
- 2.33 Proposed Policy SKPR-323 outlines requirements for a Transport Assessment, Travel Plan and Construction Management Plan to be produced and a pro-rata contribution to be provided for the upgrade of Gorse Lane. Although this has only been stated in relation to the SKPR-323 proposed allocation and has not been included in relation to the SKPR-334 allocation. We consider as these sites are to be brought forward via a comprehensive masterplan then these requirements should be applied to both proposed allocations.
- 2.34 It is unclear where the proposed access points to the sites will be achieved from, the only indication is in seeking highway improvements to Gorse Lane, therefore this suggests this will provide access to the sites. Gorse Lane is a country lane with no footpath on either side of the road and a give way priority bridge over the A1, therefore we do not consider access for amount of dwellings suitable in its current form at this location. Furthermore, no confirmation has been provided which would indicate a point of access is being sought from the GSRR which lies to the south of the SKPR-334 allocation or how this would then connect onwards to the further SKPR-323 site.
- 2.35 The Council have produced a Draft Site Assessment Report (July 2025) which outlines how they have selected the most appropriate 'preferred sites' to be considered for potential development as part of the draft Plan. The Report outlines various site assessment criteria and methodology which have been used in order to produce a Red, Amber, Green (RAG) assessment for each site considered, with green outlining favourable sites with minimal impacts and red the sites which are less favourable. The assessment criteria used has been broken down into major and other criterion; major criteria is criteria which is of critical importance.

2.36 Of importance for this particular site is 'Major Assessment Criteria 5' which considers Highway Impact (Local/National). A individual site assessment has been provided for SKPR-323. In relation to Highways this is broken down into national and local considerations. From a national perspective, impact on the Strategic Road Network (SRN) has been considered. For the site it has been outlined that there will be major (red) impact on the SRN from the scheme and comments from Highways England state:

"The site is in close proximity to the SRN junction. The development is likely to produce significant impacts on the SRN. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment, Travel Plan and CTMP. Cumulative Impact Assessments may be required in conjunction with other policies in the area."

2.37 Furthermore, impact on the local highway network has been marked as moderate (amber) with Lincolnshire County Council stating:

"Key considerations are for connections and improvements to the existing PRow network, along with highway improvements along Gorse Lane. TA is required. Multiple access points to serve the development."

2.38 Finally in response to 'Does the site have suitable access' it is labelled as 'part' which is awarded an amber rating. According to the assessment criteria this means *"only part of the site has been identified to have suitable access off local road/highway network"*.

2.39 It is evident from the above assessment that the site scores negatively in relation to major assessment criteria. Overall, we consider the viability and deliverability of the proposed access should be reviewed and clear evidence provided to demonstrate the proposed access can be achieved.

2.40 As per the Lichfields Start to Finish Report, a site of this size (1,404 dwellings across both sites) on average from validation of the first application to completion of the first dwelling is 6.2 years. Based on adoption in 2027 a realistic start date for the site is therefore at least the 2033/34 monitoring year. For sites of this scale the average build out rate is 90 dpa, therefore from 2033/34 until the end of the plan period this would result in only 900 dwellings coming forward across both allocations. This is 504 dwellings lower than what is anticipated. Furthermore, this does not take into account any additional delays which may occur as a result of further evidence being required to outline suitable access to the site. We therefore do not consider the site is deliverable in its current form and the housing trajectory should be amended to reflect the realistic delivery rate on site and further sites brought forward to meet short-term needs.

Housing Trajectory

2.41 Based on the above commentary on the proposed housing allocations we therefore consider further revision of the housing trajectory is required. Currently the only housing trajectory published by the Council is outlined at Figure 1 of the Consultation Document. This is only a high-level indicative housing trajectory for the plan period and sets out that the majority of

housing allocations are proposed to come forward in 2030/31 where it is indicated over 1,400 dwellings will be provided. However, from the year 2036/37 onwards there is an anticipated under delivery against the annual housing need. Instead the Council are relying on over delivery in the earlier years of the plan.

- 2.42 This inactivate trajectory does not provide a detailed breakdown of when each proposed allocation is anticipated to deliver housing over this period and how many homes each site would deliver per year. This makes it difficult to assess the accuracy of the level of housing which is being proposed and does not provide assurances on the accuracy of the information available. We consider the Council need to undertake a fully informed assessment of the timescales of delivery for each of the proposed housing allocations in order to produce a detailed trajectory. As outlined above, the Council have published in July 2025 a Draft Site Assessment Report, therefore these assessments need to be utilised alongside the Sustainability Appraisal to appropriately calculate delivery of the proposed allocations over the plan period. Without this detail, the Council will miss the opportunity to test their evidence through the Local Plan consultation and preparation stages which is procedurally flawed and should be rectified.
- 2.43 Additionally, South Kesteven published their latest Five Year Housing Land Supply Statement in March 2025, this considered a base date of April 2024 and outlines that from April 2024 to March 2029 the Council only have 4.07 years of deliverable housing land supply. This latest Statement considers a Local Housing Need figure of 895 dpa, this figure was the standard method calculation for SKDC prior to the 2024 affordability ratio being published. Nonetheless, considering the updated 886 dpa 2024 affordability ratio figure, this still results in a five year housing land supply figure of just 4.11 years. It is unknown whether the lack of previous delivery has been taken into consideration in preparation of the trajectory. The lack of five year supply demonstrates the need for housing within the District and how the Council need to ensure a sufficient amount of sites come forward to address these needs.
- 2.44 It is also unclear whether constraints to development have also been accounted for within the trajectory. In respect of the above considerations of the proposed housing allocations delays in the progress of the GSRR and implications on the Spitalgate Health allocation and the uncertainty over the Prince William of Gloucester Barracks should be taken into account as part of the trajectory.

Summary

- 2.45 Overall, we support the approach put forward by the Council and consider this to be consistent with national policy however we consider the following recommendations which have been detailed above would assist in aiding the plan to be capable of being found sound when examined by a Planning Inspector. We consider the Council need undertake further work in relation to the housing trajectory and support additional sites to meet housing needs due to the potential delay of some of the proposed allocations.

3. SUSTAINABILITY APPRAISAL

- 3.1 We previously provided comments on the Sustainability Appraisal (SA) (February 2024) prepared as part of the April 2024 Regulation 18 Consultation however AECOM have been commissioned by the Council to produce a Sustainability Report Addendum (July 2025) to accompany the Proposed Housing and Mixed-Use Site Allocation Consultation. AECOM confirm that this document should be read in conjunction with the earlier SA.
- 3.2 This Addendum provides a focus on the changes and amendments to proposed housing and mixed-use allocations within the Draft Local Plan including additional site options and key changes to allocations. The Addendum does not assess sites which have not been amended and previously assessed within the SA which accompanied the previous Regulation 18 Draft Local Plan consultation in April 2024.
- 3.3 In our previous response in relation to the SA we considered the scoring of the site (SKPR-247) against the RAG Rules which were set out in the SA Technical Annex. Table 3.1 below provides a summary of the suggested amendments which were considered during our previous response.

Constraint	Council RAG Assessment	Boyer RAG Assessment
Biodiversity and Geodiversity		
Ancient Woodland		
Historic Environment		
Grade I Listed Building		
Conservation Area		
Community Wellbeing		
Employment Site		
Primary Service – Shop		
Transportation		
Bus Route		
Bus Stop		

Table 3.1 Sustainability Appraisal Comparison of Land North of Bourne Road, Corby Glen (SKPR-247)

- 3.4 As part of the SA Addendum no changes have been made in relation to the assessment of the site and based on the commentary set out within our previous Regulation 18 submission. We further reinforce the need for the above amendments to be made to the RAG assessment in relation to the site to ensure this is accurate in relation to the other proposed housing allocations and outlines clearly the sustainability and positive rationale for allocating the site for residential purposes.

- 3.5 As stated within our previous representations to the Regulation 18 Draft Local Plan consultation, we agree with the general approach of the Sustainability Appraisal and approach to scoring the sites. However, these assessments should be informed by up to date information. By using out of date information, this may lead to inaccurate assessments of sites as has been demonstrated to be the case with the SKPR-247 proposed site allocation within Corby Glen.
- 3.6 It is also important to note that a new residential allocation has been proposed within Corby Glen as part of this consultation. SKPR-233, Land fronting Bourne Road and Swinstead Road with a capacity to deliver 293 homes. The site was assessed as part of the February 2024 SA and therefore an assessment has not been set out within the Addendum Note although the site has now been proposed as an allocation.
- 3.7 From review of the previous SA assessment of the SKPR-233 site in comparison to SKPR-247 they score similarly in relation to the SA criteria and demonstrate the suitability of Corby Glen as a sustainable location for future housing development.

4. LAND NORTH OF BOURNE ROAD, CORBY GLEN

4.1 Land North of Bourne Road, Corby Glen was proposed as a draft residential allocation as part of the Regulation 18 Draft Local Plan (April 2024) for the residential development of up to 144 dwellings. The site was awarded the reference SKPR-247. The site has been retained and reinforced as an allocation as part of the Regulation 18 Proposed Housing and Mixed-Use Site Allocations Document.

4.2 As outlined during our previous submission, a Vision Document was produced to demonstrate the suitability and deliverability of the site which can be found in Appendix 1. As part of the previous submission made as part of the Regulation 18 Consultation in April 2024, a summary of the site characteristics, context and work undertaken to date was outlined. For completeness, this has been outlined again below.

Site Characteristics and Context

4.3 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.

4.4 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.

4.5 The Vision Document includes an illustrative masterplan which is based on a comprehensive analysis of the constraints and opportunities, setting out how the site has been designed to comprehensively form part of the existing settlement whilst providing much needed new market and affordable housing.

4.6 Technical work has been carried out by our client 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.

4.7 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.

4.8 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.

- 4.9 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.
- 4.10 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.
- 4.11 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

- 4.12 This site is available, suitable and deliverable within an early part of the plan period. Our client has received market interest from volume housebuilders on the site and the landowner is committed to bringing forward an outline planning application immediately after adoption of the plan.
- 4.13 Our client is fully supportive of the proposed allocation of the site for residential purposes. 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.
- 4.14 It is important to note that the previous commentary in relation to the site and the Vision Document produced was undertaken prior to the additional SKPR-233 Land fronting Bourne Road and Swinstead Road being proposed as an additional allocation by the Council. The proposed allocation of both sites within Corby Glen further reinforces the logical and sustainable location of the settlement for future housing growth and to assist in meeting the housing needs of the South Kesteven District. Both sites (SKPR-247 and SKPR-233) are located to the east/south-east of the settlement which supports the expansion of the settlement in this direction and reinforces the logical nature of our client's site with this being in line with the existing built form of the settlement and being contained by robust boundaries in the form of woodland to the east and an existing footpath to the north.

5. SUMMARY & CONCLUSION

- 5.1 Boyer has prepared these representations on behalf of Knightwood Developments Ltd in response to the further Regulation 18 Proposed Housing and Mixed-Use Site Allocations Consultation being undertaken by South Kesteven District Council ('SKDC') in order to identify additional housing sites to meet the shortfall as a result of the revised National Planning Policy Framework (NPPF) (Dec 2024).
- 5.2 These representations are made in support of the Regulation 18 further consultation document and emerging Local Plan with respect to the ongoing promotion of Land North of Bourne Road, Corby Glen ('the site'), for residential development of up to 144 dwellings with open space, landscaping, drainage, and associated infrastructure.
- 5.3 The site has been proposed as draft housing allocation SKPR-247 which was put forward originally as part of the Regulation 18 consultation which occurred in April 2024 and again has been retained as part of this additional consultation. The site is still considered to be a suitable option that is available and deliverable for providing the required growth in the district within the early years post adoption of the emerging Local Plan. These representations reinforce the previous response submitted and outline the benefits which will be provided as part of any development coming forward on the site.
- 5.4 The main purpose of these representations has been 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 relate to the tests of soundness set out at paragraph 36 of the National Planning Policy Framework ('NPPF') (December 2024); namely, whether the emerging Local Plan is: Positively prepared; Justified; Effective; and Consistent with national policy. Knightwood Developments Ltd considers that, at this stage, the approach set out in the Local Plan Consultation Document is capable to be found sound. The approach currently being undertaken with regard to the housing needs, is consistent with national policy, effective, justified, and positively prepared.
- 5.5 These representations have set out our recommendations to assist the Council in continuing to achieve an approach that is capable to be found sound as the emerging plan progresses towards examination and ensuring that the housing needs of the district are met in a sustainable manner and not risk the Plan being found to be unsound at a later stage of the Local Plan process due to larger strategic sites not coming forward within the plan period as anticipated.

APPENDIX 1. 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



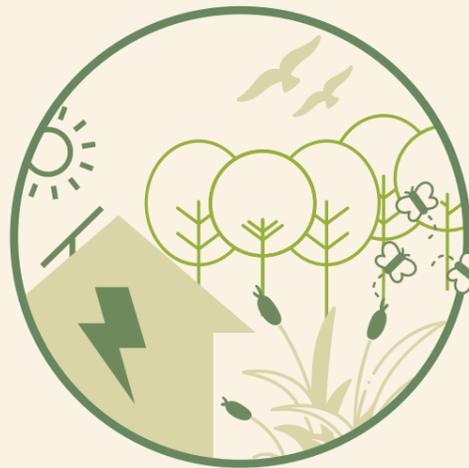
The proposal will unlock private land and transform it for the local community's health, well-being and nature enhancement.

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.

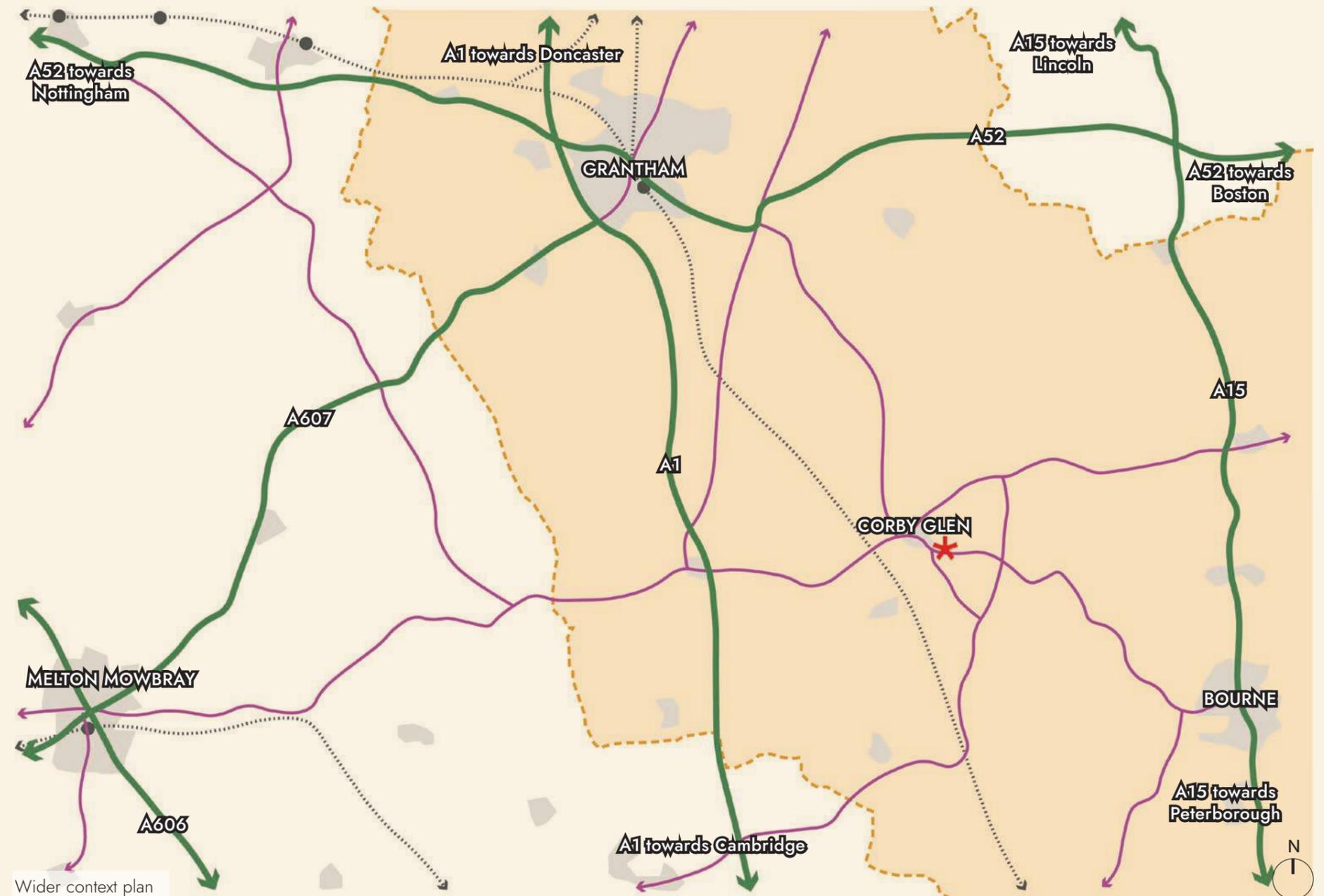
Corby Glen is a sustainable location for development, with several facilities for local residents including, primary and secondary education, health care facilities, local shops, public houses and more. This village was previously identified as a location for growth in the adopted Local Plan and continues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



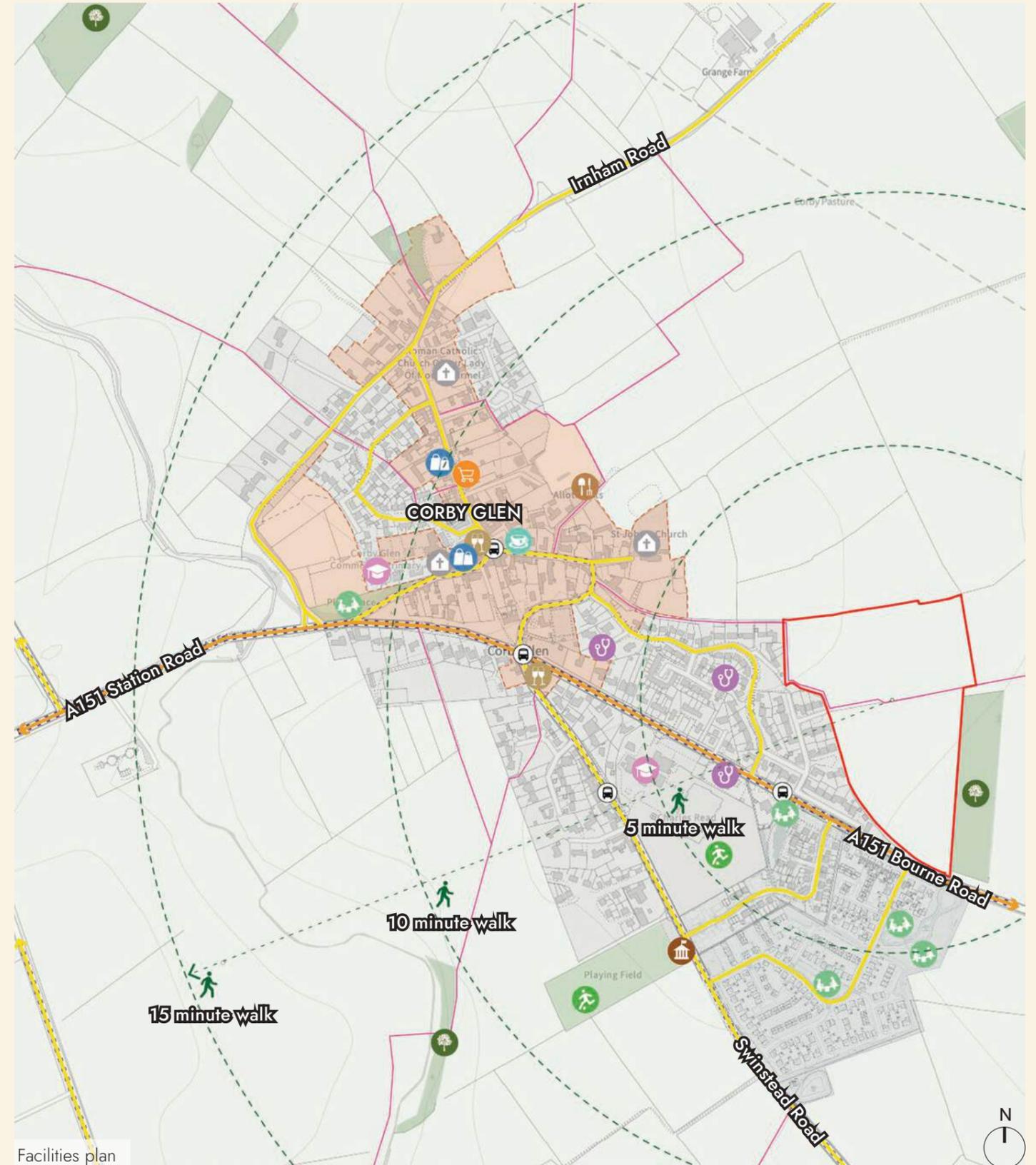
Market Cross Surgery



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.



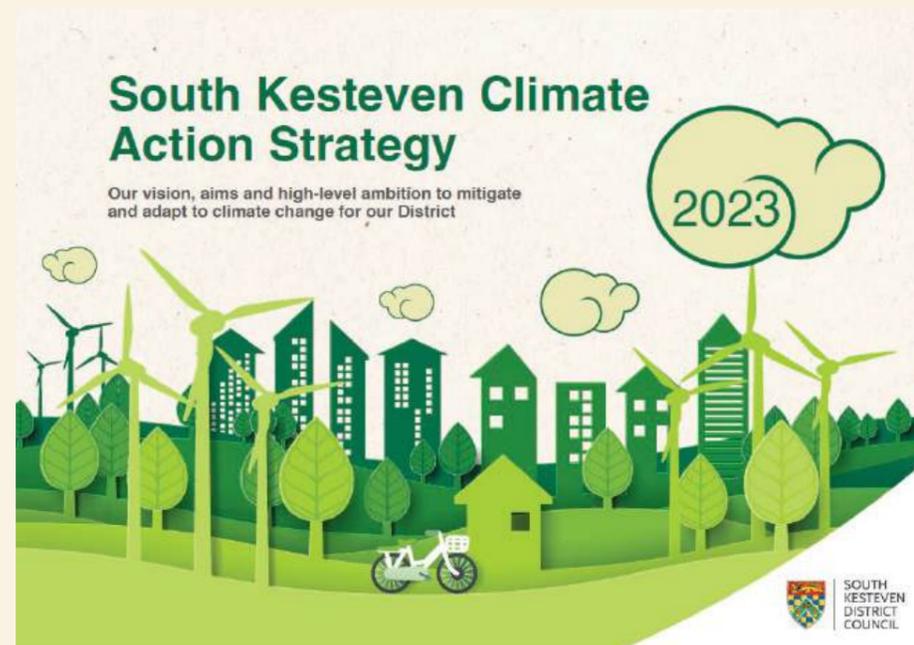
2.4. Climate Action Strategy

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.



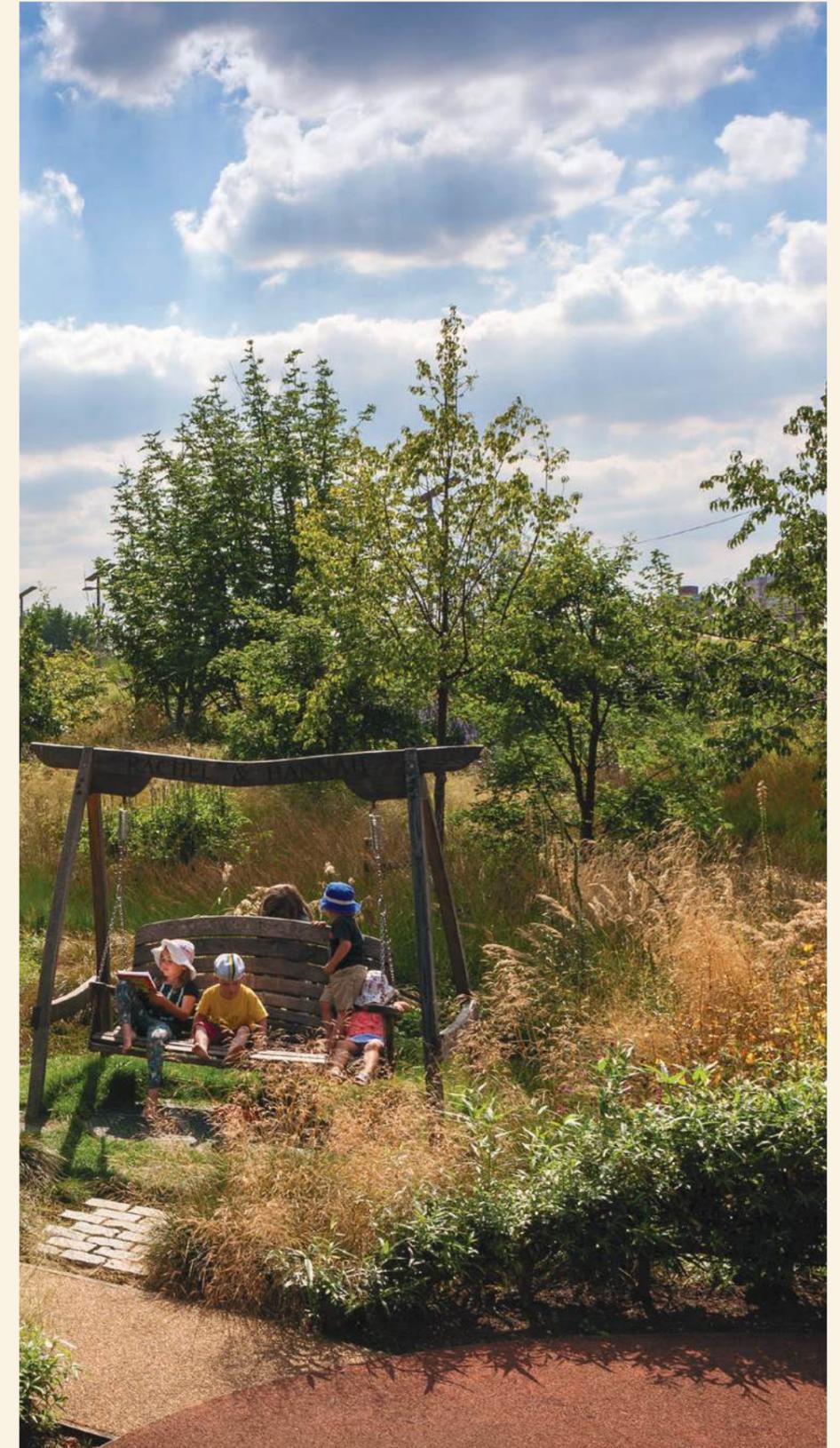
2.5. Safeguarding Nature

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.



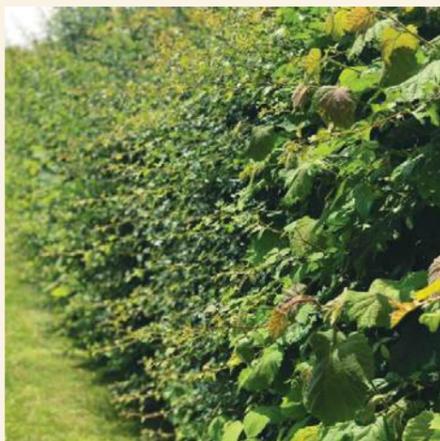
2.6. Landscape

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.

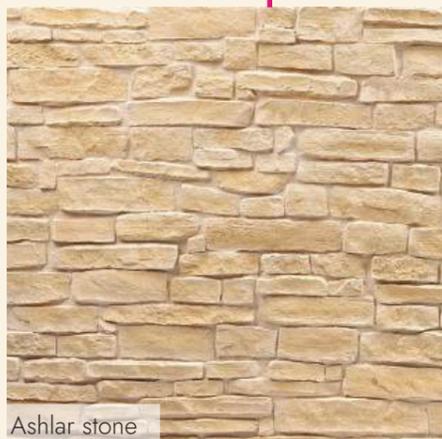
Glen Meadows will aim to replicate this material mixture ratio, without creating a scattered approach. The choice of roof material will help to create wayfinding points and focal buildings within the development and create a traditional feel to the proposal.

Boundary Treatment

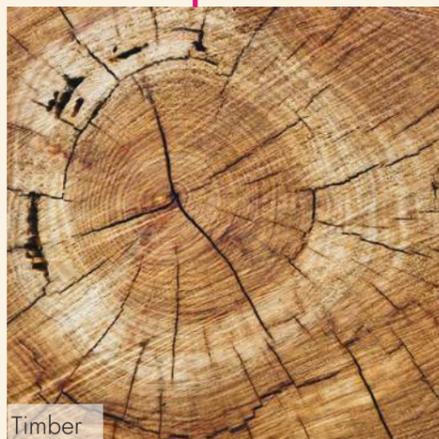
Throughout the Corby Glen Conservation Area there is a strong use of boundary walls and fence/hedge combinations.

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



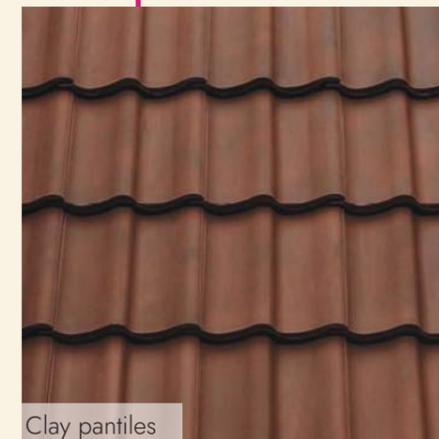
Timber



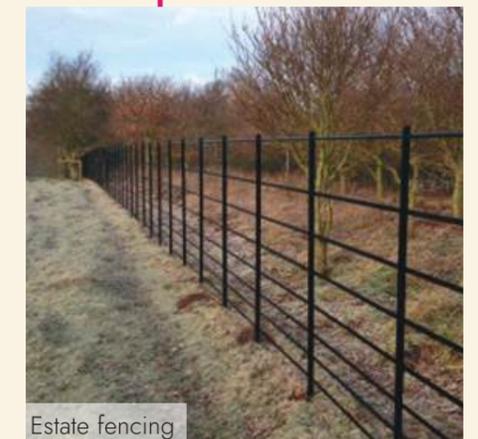
Collyweston slate



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



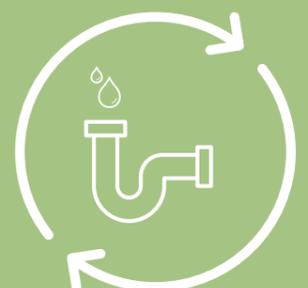
Using low carbon and renewable technology



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

LL:1313

LL:1313

Bourne Road

St John's Drive

Walsingham Drive

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



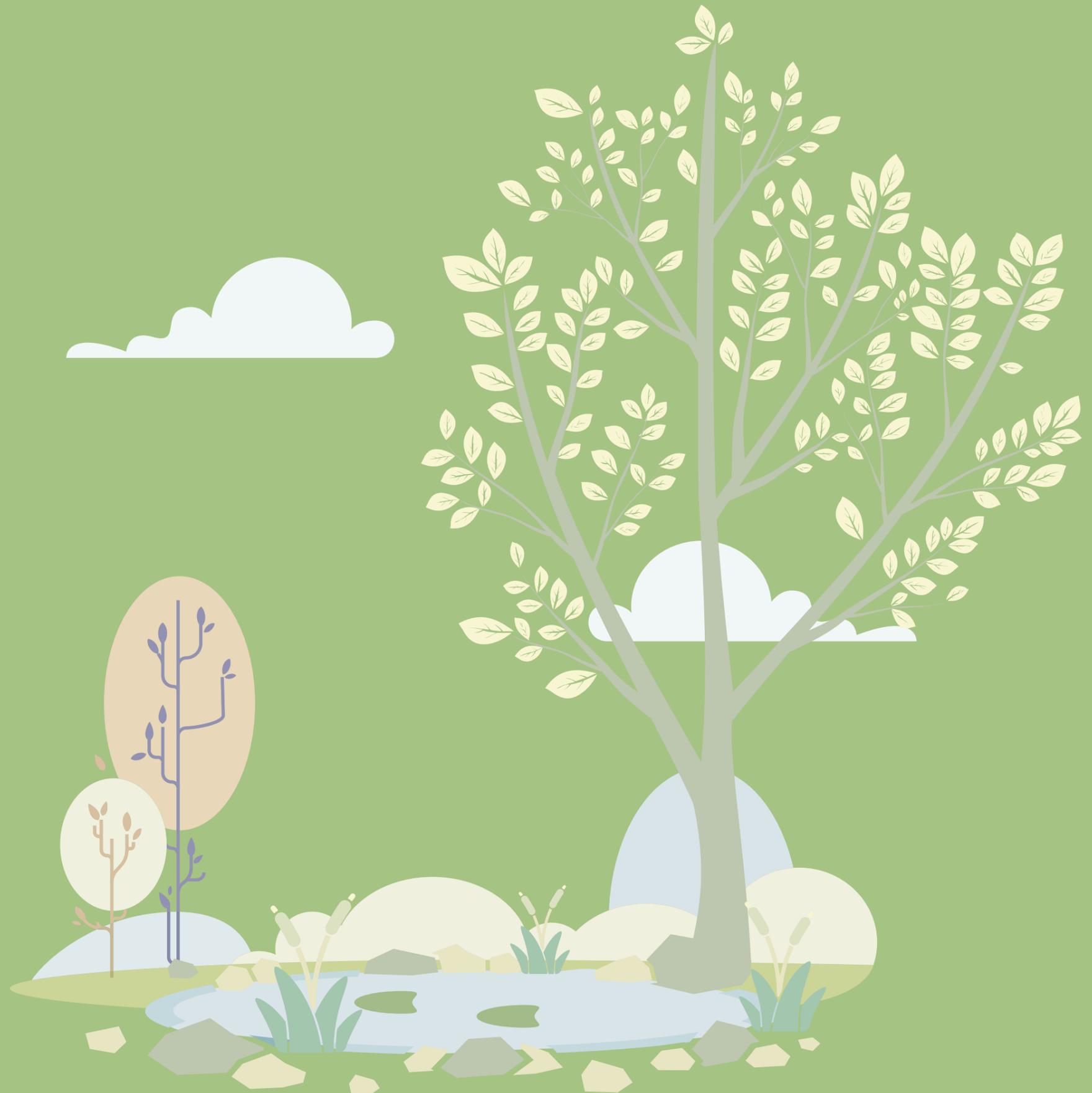
Artist illustration of proposed open space/ecological area

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



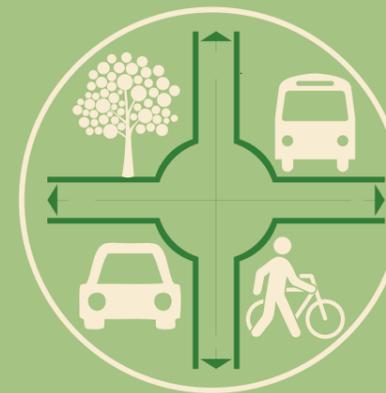
Play areas for all, including trim trails and naturalistic play



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

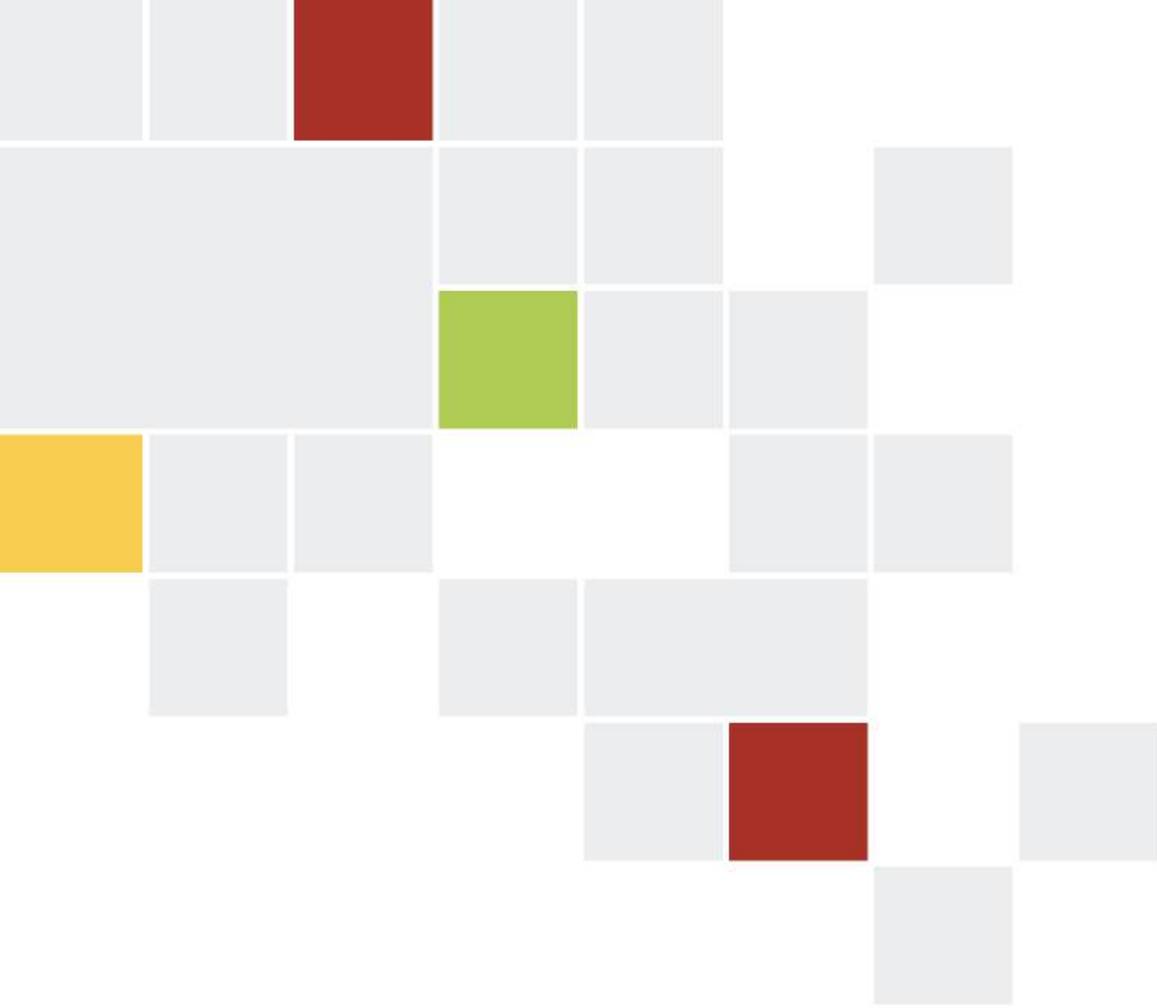
Corby Glen

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