

# **Corby Glen Neighbourhood Plan**

## **DESCRIPTION OF KEY VIEWS (POLICY CG5)**

**Referendum Version (December, 2023)**

1. Key views along roads out of the village.
2. Key views along roads into the village and towards the village from the surrounding landscape.
3. Key views in the centre of the village.

This separate evidence document relates to Policy CG6 (Key Views) of the Neighbourhood Plan and provides a detailed description of the key views that are listed in that policy.

In the community consultation it was clear that residents valued the rural, relatively tranquil, setting of Corby Glen, and they indicated that the surrounding landscape contributes to their physical and mental well-being. The rural atmosphere, including open views and access to the natural environment were emphasised. They further indicated that they value the built environment of Corby Glen, particularly the conservation area including the Market Place which is a central focus for community events. The desire to protect the village's built environment that came through in the survey was aptly summed up by a comment from one respondent: "Protect what we have".

Consideration of the impact of any new building or extension on the surrounding views is an essential part of planning policy, and avoiding such impact may be an explicitly stated criterion, for example (g) in Policy CG3 of this Neighbourhood Plan.

The purpose of this document is to identify and describe those views which the NP Steering Group consider important, either because they contain significant buildings or other assets, or because they exemplify the character of the village and its environs.

A useful starting point in identifying important views was provided in the Appraisal of the Conservation Area in 2013. The Appraisal includes a map

on which important views are highlighted (reproduced in Section 5.2 of the Evidence Document), as well as the following descriptive paragraph:

*The landscape is an important part of the setting of the Conservation Area and forms an attractive backdrop to views within and outside of the boundary. The open fields and distant tree lined ridges are visible in the westward views from Tanners' Lane, Irnham Road, Station Road and Bourne Road. An interesting view of the conservation area from outside the boundary can be benefitted from the brow of the hill on the B1176; however the new development to the west of the conservation area has blocked some of this view, particularly the rear of Church Street.*

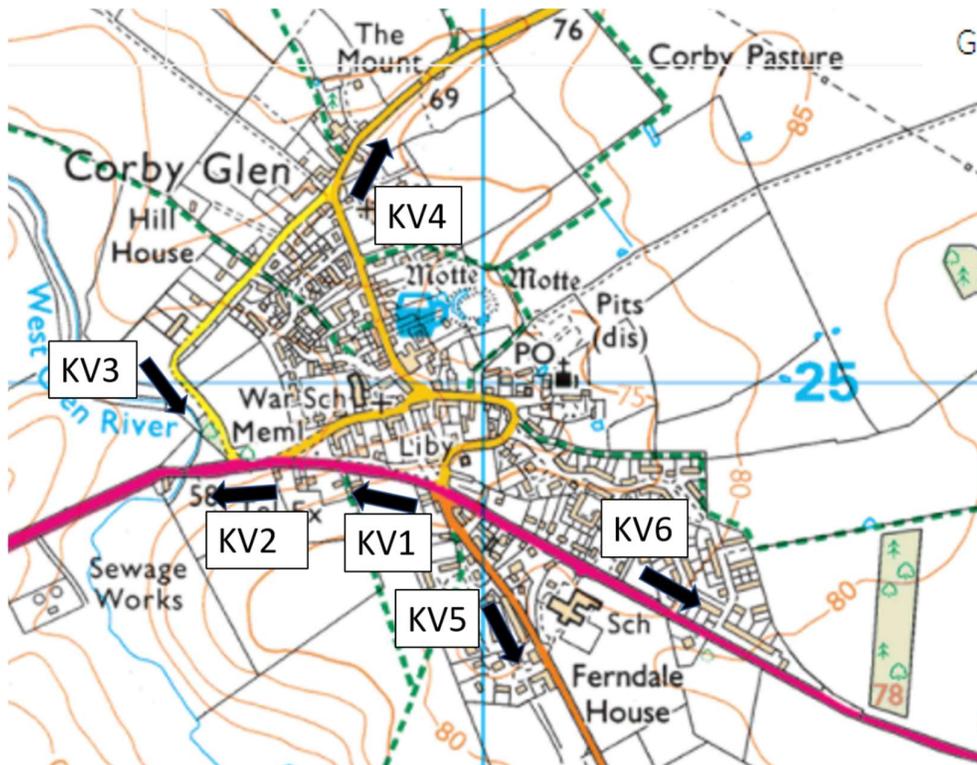
Whilst this is a useful starting point, it is notable that the views that were identified in the appraisal were mostly inward looking. Using an approach successfully applied elsewhere in SKDC (for the Ropsley & District NP), the Steering Group has undertaken a local survey to re-evaluated the views previously identified. It was decided to group the key views into three categories:

1. Key views along roads out of the village.
2. Key views along roads into the village and towards the village from the surrounding landscape.
3. Key views in the centre of the village

The three tables that follow provide a description of the views that were identified in each category, each table being preceded by a map to indicate the location and direction of the viewpoints.

## 1. Key views along roads out of the village

- KV 1 Along the A151 looking westwards (towards the junction with B1176) from The Green.
- KV 2 Along the A151 looking westwards (towards the junction with B1176) from the end of Tanners Lane.
- KV 3 Along Tanner's Lane looking south-eastward towards the A151.
- KV 4 From the start of Irnham Road looking northward in the direction of Irnham.
- KV 5 Along the Swinstead Road looking southward in the direction of Swinstead.
- KV 6 Along the A151 looking eastward in the direction of Grimesthorpe.



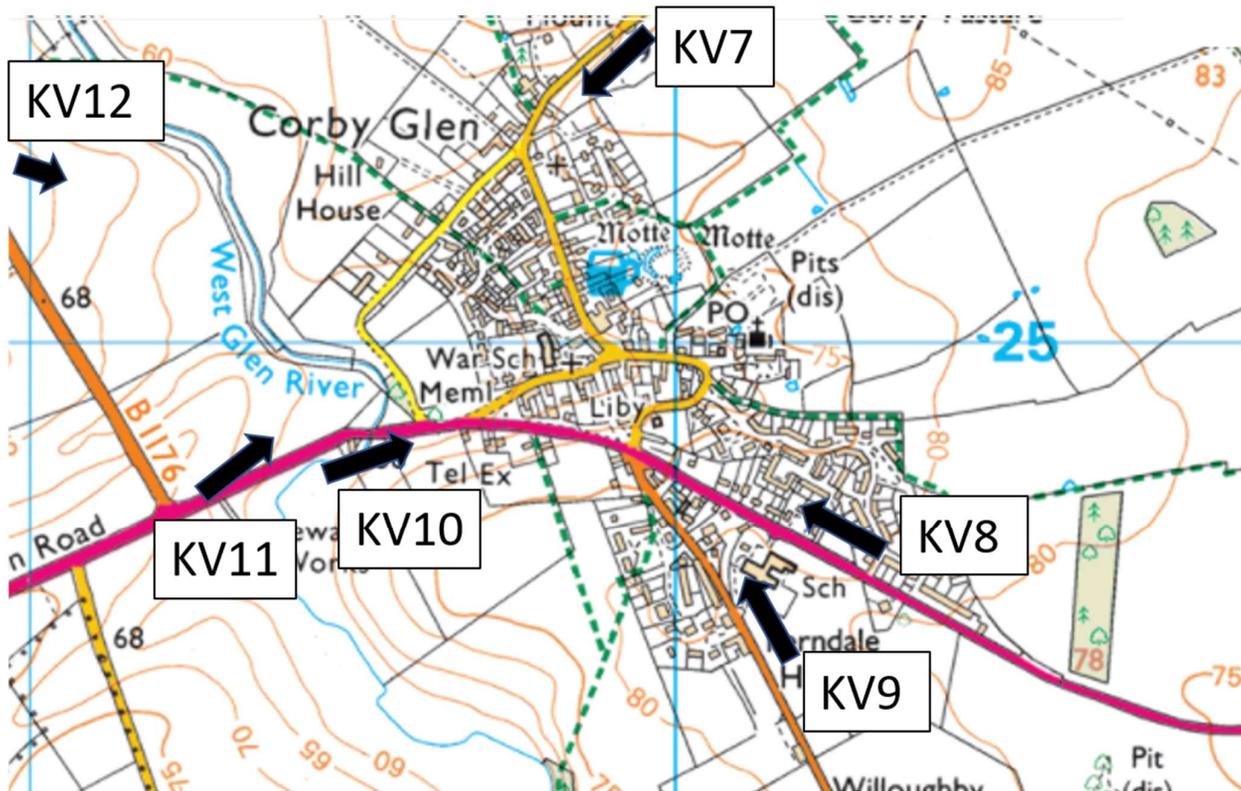
Ref	Location	Type	Users	Description	Key elements	Experience	Importance Exceptional Special Representative	Photo
<b>KV 1</b>	Along the A151 looking westwards (towards the junction with B1176) from The Green	Open space adjoining movement corridor	Local and through traffic, walkers on the Green	Open attractive view down the Green towards the exit of the village	Green space and trees, War Memorial.	Pleasing view whilst passing and exiting the village on a main through route	Special	
<b>KV 2</b>	Along the A151 looking westwards (towards the junction with B1176) from the end of Tanners Lane	Open space adjoining movement corridor	Local and through traffic, pedestrians	Open view towards distant fields	Hedgrows, trees and grassland adjacent to the West Glen river	Open view along A151 on exiting the village	Special	

KV 3	Along Tanner's Lane looking south-eastward towards the A151	Open space adjoining minor movement corridor	Local traffic and walkers	View across open space between Tanners Lane and the West Glen River	Grassland and trees	Open view and sense of space, on the edge of the village	Special	
KV 4	From the start of Irnham Road looking northward in the direction of Irnham	Minor movement corridor	Local traffic (and cyclists) exiting the village to reach Irnham. Also recreational walkers	Attractive enclosed rural lane	Traditional buildings, grass verges, hedgerows and trees	Tranquility and enjoyment of the countryside, enhanced by traditional verges, hedgerows, and trees	Special	
KV 5	Along the Swinstead Road looking southward in the direction of Swinstead	Minor movement corridor	Local traffic, cyclists and pedestrians heading to Swinstead	Open semi-rural road with one side lined by traditional low-level houses set close to the road in individual plots	Hedge rows and trees on one side, with houses on the other. Ferndale house in the distance	Rural atmosphere but with some housing development, typical of a village outskirts	Representative	

<p><b>KV 6</b></p>	<p>Along the A151 eastward in the direction of Grimesthorpe.</p>	<p>Movement corridor</p>	<p>Traffic exiting the village for Grimesthorpe. cyclists, pedestrians</p>	<p>Road with wide verges, the north side lined with low-density, modern-style housing.</p>	<p>Entrance to Charles Read Academy (to the right), with maturing trees beyond. Some well-designed modern housing visible in Barn Owl Close (to the left)</p>	<p>Spacious view with transition between village outskirts and open countryside</p>	<p>Representative</p>	
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## 2. Key views along roads into the village and towards the village from surrounding landscape

- KV 7 Looking south-westwards towards the village from Irnham Road
- KV 8 Looking north-westwards towards the village along Bourne Road (A151)
- KV 9 Looking northwards towards the village along Swinstead Rd (B1176)
- KV 10 Looking eastwards at the approach to the village along the A151
- KV 11 Distant south-eastwards view of Corby Glen from near the junction of A152 and B1176
- KV 12 Distant view of Corby Glen from B1176 near the turning for Burton-le-Coggles



Ref	Location	Type	Users	Description	Key elements	Experience	Importance Exceptional Special Representative	Photo
<b>KV 7</b>	Looking south-westwards towards the village from Irnham Road	Minor movement corridor	Local traffic, cyclists exiting the village for Irnham. recreational walkers	Attractive enclosed rural lane	Grass verges, hedgerows and trees, traditional buildings	Tranquility and enjoyment of the countryside, enhanced by traditional verges, hedgerows, and trees	Special	
<b>KV 8</b>	Looking north-westwards towards the village along Bourne Road (A151)	Movement corridor	Passing and local traffic entering the village, local cyclists and pedestrians	A main road with a wide verge and footpath on one side, facing residential dwellings in a pleasing variety of styles	Trees and hedgerow, traditional and modern-style houses, distant view of buildings on/near the Green, with fields beyond	Expansive view of village outskirts, a preeminently rural 'feel' despite the presence of housing, anticipation of the approaching village	Representative	

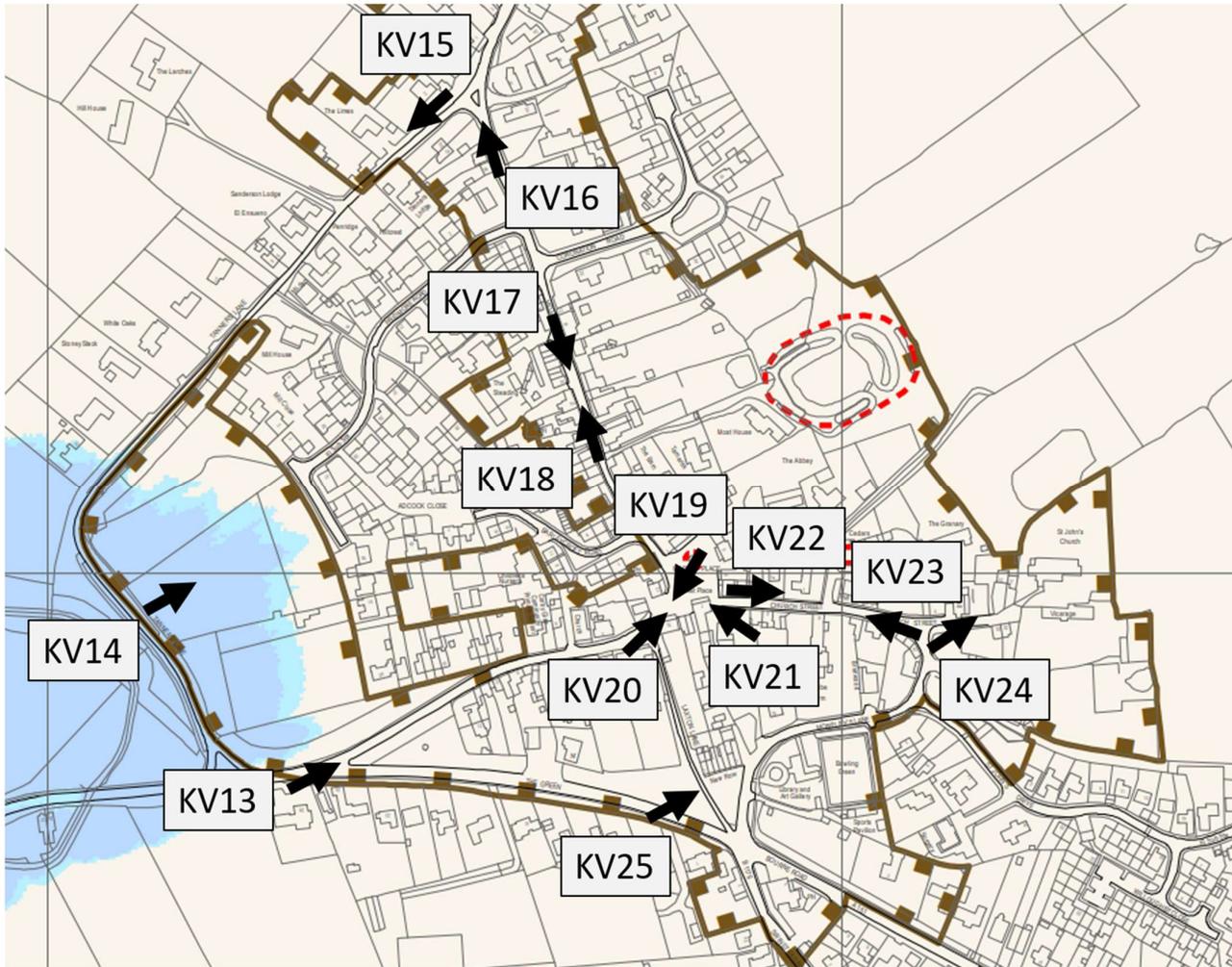
<b>KV 9</b>	Looking northwards towards the village along Swinstead Rd (B1176)	Minor movement corridor	Local traffic, cyclists and pedestrians entering the village from Swinstead	A relatively quiet road, with footpath and narrow verge along one side, and houses in variety of styles along the other.	Small trees and hedgerow, detached houses, distant view of buildings near the junction with the A151	Expansive view of village outskirts, a predominant rural 'feel' despite the presence of housing, anticipation of the approaching village	Representative	
<b>KV 10</b>	Looking eastwards at the approach to the village along the A151	Footpath alongside movement corridor	Through and local traffic, cyclists, pedestrians	Attractive view just before entering the village.	Grass field and trees, with The Green in the distance. (Fairground vehicles are parked on the Green)	Open rustic view of the approach to a village	Representative	
<b>KV 11</b>	Distant south-eastwards view of Corby Glen from near the junction of A152 and B1176	Verge of movement corridor	Through and local traffic, cyclists	Far-off view of the village showing its countryside setting	Red tiled roofs, mainly modern dwellings (in Adcock's Close/Oridmore Road), nestled among tree cover	Curiosity and interest evoked by a picturesque view of the village, set in shallow valley	Representative	

<p><b>KV 12</b></p>	<p>Distant view of Corby Glen from B1176 near the turning for Burton-le-Coggles</p>	<p>Verge of movement corridor</p>	<p>Local traffic, cyclists and walkers</p>	<p>Far-off view of the village showing its countryside setting</p>	<p>St John's church, red-tiled roofs, mix of traditional and modern dwellings</p>	<p>Curiosity and interest evoked by a picturesque view of the village, set in rolling countryside</p>	<p>Special</p>	
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### 3. Key views in the centre of the village

- KV 13 Looking north-eastwards towards the junction of Station Road and the Green
- KV 14 Looking east from Tanners Lane towards Mill Close and Pridmore Road
- KV 15 Looking southwards along Tanners Lane near its junction with Irnham Road
- KV 16 Looking northwest at the junction of the High Street with Tanners Lane and Irnham Road
- KV 17 A view along the High Street towards the Market Place
- KV 18 A view along the High Street towards Irnham Road
- KV 19 Looking towards the entrance to Station Rd from the Market Place
- KV 20 The Market Place from the entrance to Station Road
- KV 21 The Market Place from the entrance to Church Street
- KV 22 View eastward along Church Street from its junction with the Market Place
- KV 23 Looking westward along Church Street from its junction with Morley's Lane
- KV 24 Looking north-eastwards from Morley's Lane towards the Church
- KV 25 Looking towards New Row and the Willoughby Gallery from the A151

Map of key views in village centre



**Table of key views in village centre**

Ref	Location	Type	Users	Description	Key elements	Experience	Importance Exceptional Special Representative	Photo
<b>KV 13</b>	Looking north-eastwards towards the junction of Station Road and the Green	Main movement corridor	Vehicles, cyclists and pedestrians	Villagescape, with a pleasing arrangement of trees and green space	Avenue of chestnut trees, Green and (to the left) the playpark. Village sign and War Memorial are in the distance	Picturesque and pleasing view, characterising a rural settlement of South Lincolnshire	Exceptional	
<b>KV 14</b>	Looking east from Tanners Lane towards Mill Close and Pridmore Road	Minor movement corridor	Cyclists and pedestrians	View across grassland towards an appropriately-scaled modern development	Grass pasture and modern dwellings	Integration of new housing within a rural setting	Representative	

<b>KV 15</b>	Looking southwards along Tanners Lane near its junction with Irnham Road	Minor movement corridor	Vehicles, cyclists pedestrians, mainly local	View of a village lane with different types of houses in their own plots	Mixture of housing styles lining a rural lane, trees and verges, open sky	Typical 'leafy' village lane with non-uniform housing that adds interest	Special	
<b>KV 16</b>	Looking northwest at the junction of the High Street with Tanners Lane and Irnham Road	Minor movement corridor	Vehicles, cyclists pedestrians, mainly local	View of rural road junction overlooked by traditional stone houses	Traditional limestone buildings with clay pantile roofs, trees verges and roadways	Rural road junction surrounded by pleasing arrangement of verges, trees and traditional buildings	Exceptional	
<b>KV 17</b>	A view along the High Street towards the Market Place	Movement corridor (principal street in the village)	Vehicles, cyclists pedestrians, mainly local	View of a narrow village street with a variety of housing styles and periods	Traditional compact buildings including (on the left) No 10-12 (Wheelwrights cottage) and No 8 (formerly the Doctors Surgery), both listed	Main street of the village with a rich variety of traditional buildings	Special	

KV 18	A view along the High Street towards Irnham Road	Movement corridor (principal street in the village)	Vehicles, cyclists pedestrians, mainly local	View of a narrow village street with a variety of housing styles and periods	Traditional compact buildings, Nisa supermarket (right foreground) with old Glazier's Arms	Main street of the village with a rich variety of traditional buildings (several listed)	Special	
KV 19	Looking towards the entrance to Station Rd from the Market Place	Movement corridor and village hub	Vehicles, cyclists pedestrians, both visitors and locals	View of the east end of Station Road with an interesting group of ancient buildings	Important stone and brick buildings, historic double-fronted wooden cabin housing the 'Lavender Hut'	Historic view, essentially unchanged for over 50 years.	Exceptional	
KV 20	The Market Place from the entrance to Station Road	Movement corridor and village hub	Vehicles, cyclists pedestrians, both visitors and locals	An iconic view of the Market Place, a major feature that underpins the village's identity	Market Cross, The old Angel Hotel, other listed stone-fronted buildings	Historic hub of the village, essentially unchanged for centuries. Sense of continuity with previous generations.	Exceptional	

KV 21	The Market Place from the entrance to Church Street	Movement corridor and village hub	Vehicles, cyclists, pedestrians, both visitors and locals	A view of the Market Place, a major feature that underpins the village's identity	Fighting Cocks public house, stone-fronted traditional buildings, making an attractive backdrop to this community space	Historic hub of the village, essentially unchanged for centuries. Sense of continuity with previous generations.	Exceptional	
KV 22	View eastward along Church Street from its junction with the Market Place	Movement corridor	Vehicles, cyclists and pedestrians	A street view characterised by a mix of frontages that include both historic and more recent buildings	Stone-build terraced housing (right), and the south façade of No 6A The Market Place (now the March Hare) on the left	Historic street leading up from the Market Place to St John's Church, awareness of heritage	Special	
KV 23	Looking westward along Church Street from its junction with Morley's Lane	Movement corridor	Vehicles, cyclists and pedestrians	A street view characterised by a mix of frontages that include both historic and more recent buildings	The Old Smithy and (beyond) the Bull Inn (now a house), with the Market Place in the distance	Historic street leading down to the Market Place, awareness of heritage	Special	

<b>KV 24</b>	Looking north-eastwards from Morley's Lane towards the Church	Movement corridor	Local traffic, cyclists and pedestrians	A very familiar view of the last farmyard in the village, with iconic buildings beyond	Church street rooms hall, church tower, farmyard	A view that is reproduced on the village sign, encapsulates the identity of the village	Exceptional	
<b>KV 25</b>	Looking towards New Row and the Willoughby Gallery from the A151	Main movement corridor	Through and local traffic, cyclists and pedestrians	Familiar view across the Green	New Row (example of Victorian development), Willoughby Gallery in the distance, the Green	Expansive view across the Green, with interesting buildings	Special	