

# CORBY GLEN NEIGHBOURHOOD PLAN 2023-2036



**Referendum Version (December, 2023)**

## **A Message from the Corby Glen Neighbourhood Plan Steering Group**

The Corby Glen Neighbourhood Plan is an important planning document which will shape the future of our community over the next decade and beyond. It is relevant to all parishioners and those who value our long history, heritage and sense of community. The Localism Act, 2011 provided parish councils with the ability to have a vital say in shaping the future of their communities through a Neighbourhood plan. To take advantage of this opportunity your Parish Council set up a Neighbourhood Plan Steering Committee, which comprised volunteers from the local community.

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

- *To ensure that Corby Glen (including Birkholme) remains a thriving village which can meet the future needs of its residents, in terms of housing, economic growth and communal facilities.*
- *To protect the architectural heritage, community assets and rural setting of the village, such that it provides an attractive, healthy and sustainable environment in which to live, work and visit.*

With these visions in mind, this Neighbourhood Plan presents a series of planning policies which have local context and cover a range of elements that are relevant to our village, including the design and location of new buildings, the preservation of our traditional heritage (buildings and community spaces), the conservation of our landscape and countryside, our community facilities, and so on. Our community will inevitably grow, as evidenced by ongoing new developments at the outskirts of the village. It is intended that this Neighbourhood Plan will ensure developers create a sympathetic blend between traditional and more modern building styles, through promoting robust design standards and the use of sensitive infilling within the existing village. Whilst our Neighbourhood Plan gives us an opportunity to shape the future of our village, it is important to understand that it has to be consistent with overarching planning frameworks, and is primarily concerned with the built environment.

On a community level, Corby Glen has a number of community assets that could be put to better use to promote the sporting, cultural and educational requirements of our residents. Furthermore, we aim to protect and enhance the areas of open space that the Parish currently enjoys, noting that we are currently below the required provision in overall area of open space per capita. It is vital that we make the most of such places for recreation and community events and ensure that there is good access and facilities for people with more limited mobility.

Our goal in producing this Neighbourhood Plan has been to ensure that Corby Glen remains a pleasant, inclusive community to live in, with good built facilities, as well as access to the protected countryside that surrounds the Parish. We thank all the residents as well as external stakeholders who have helped us towards this goal by providing their comments and feedback as we have progressed the Plan.

*Corby Glen Parish Council and the Neighbourhood Plan Steering Committee – December 2023*

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## 1. Explanation of planning process and the role of Neighbourhood Plans

National planning processes are regulated by the Department for Levelling Up, Housing and Communities. The planning process operates within a National Planning Policy Framework. More details (including a useful glossary) can be found at [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/national-planning-policy-framework). This framework requires each local council district to produce a Local Plan. The Local Plan is supplemented by optional Neighbourhood Plans for the individual towns and villages within council district.

### 1.1 What is a Neighbourhood Plan?

Neighbourhood Plans were introduced under the 2011 Localism Act to give local communities more say about their future development.

Neighbourhood Plans (also called Neighbourhood Development Plans) provide an additional arm of planning, allowing local communities to decide how they want their communities to develop. The responsibility for preparing a village Neighbourhood Plan lies with the Parish Council who may delegate this to a sub-group or forum. A detailed explanation of the Neighbourhood Plan process is available at <https://www.gov.uk/guidance/neighbourhood-planning--2>. Information provided by South Kesteven District Council is available at [https://www.southkesteven.gov.uk/sites/default/files/2023-08/Neighbourhood\\_Development\\_Plans\\_FAQ.pdf](https://www.southkesteven.gov.uk/sites/default/files/2023-08/Neighbourhood_Development_Plans_FAQ.pdf).

Grants are available for the development of Neighbourhood Plans, as well as separate expert advice, to support groups through the process of creating their Plan. The grant can be used for any aspect of the Neighbourhood Plan process.

A Neighbourhood Plan provides a broad vision for the future development of the area, coupled with objectives that support this vision. The plan proposes planning policies that will inform decision making and determination of planning applications. It should contain thorough research obtained by consultation to determine local needs and issues for policy development, which is backed by extensive evidence-based material from the locality

The Plan can cover many aspects, e.g. local housing, layout and appearance of streets and buildings, transport and parking, cycling and walking routes, social and sports amenities, community facilities, and preservation of the surrounding countryside. The Plan can emphasise conservation of buildings and amenities as well as, for example, make proposals about the design of new developments and their infrastructure, or adaptation of particular buildings.

Neighbourhood Plan must be in general conformity with the strategic policies contained within the Development Plan (in this case the South Kesteven Local Plan, 2020). Thus, a Neighbourhood Plan cannot propose less development than that set out in this Local Plan. To assist Neighbourhood Plans that are produced in South Kesteven, a list of policies is provided at the beginning of the Local Plan, with strategic policies (SP) identified.

Before the Neighbourhood Plan can go forward to a referendum, the Plan is examined by an independent and appropriately qualified person known as the Independent Examiner. A Neighbourhood Plan must meet a number of basic conditions if it is to pass examination. The basic

conditions are that the Neighbourhood Plan must have regard to national policies and advice contained in guidance issued by the Secretary of State. The Plan must contribute towards the achievement of sustainable development and the policies put forward must conform with the strategic policies in the Local Plan. Hence a Neighbourhood Plan cannot be used to block all development. The Examiner will check that the Neighbourhood Plan is consistent with the Local Plan, and does not contravene planning and environmental regulations. There is a further requirement that Neighbourhood Plans are periodically reviewed to ensure they remain consistent with the new Local Plan.

Neighbourhood Plans will not be approved unless they receive more than 50% of the votes cast in a community referendum. Once the Neighbourhood Plan has been adopted by South Kesteven District Council following a successful referendum, it will form part of the statutory planning framework (i.e. the Statutory Development Plan) for the area. The policies and proposals contained within it will be used as a basis for the determination of planning applications. A Neighbourhood Plan has official legal status and must be referred to in all planning decisions. Preparation of a Neighbourhood Plan involves a series of stages:

1. Designate the neighbourhood area
2. Gather evidence (especially from the community)
3. Prepare a draft neighbourhood plan
4. Publish the draft and consult the local community
5. Submit the neighbourhood plan proposal to the local planning authority
6. An Independent Examiner inspects the neighbourhood plan
7. If approved the plan goes to a local referendum
8. If 50% or more are in favour, the Local Planning Authority brings the neighbourhood plan into force

## 1.2 Why does Corby Glen Parish need a Neighbourhood Plan?

Corby Glen has absorbed many changes in the past and will continue doing so in the future. However, in the modern world development is regulated by a planning process, and this process needs to be guided by a community-based planning strategy, namely a Neighbourhood Plan. Some of the major issues that will be addressed by this Neighbourhood Plan are listed below:

- Applications have been approved, and construction is ongoing, for three new housing developments which, altogether will add 290 houses to the existing stock (an increase of around 65%). **The Neighbourhood Plan will provide policies that help the village adapt to this unprecedented expansion**, so that it can continue to be a thriving community, enjoying facilities and amenities that offer an attractive and healthy lifestyle.
- Corby Glen has a historic village centre, focused on the Market Place, that is valued by residents and visitors alike, and is the heart of community life. **The Neighbourhood Plan will help protect the traditional character of the village centre** and ensure that future development is appropriate and takes account of local housing needs.
- Unless the future expansion of Corby Glen is accompanied by an increase in local economic activity, there is a risk that Corby Glen will become a “dormitory” community. A **Neighbourhood Plan can help encourage business and employment opportunities within the village**, and facilitate homeworking.

- The national pressure on housing makes it likely that there will be proposals for additional large-scale development in Corby Glen over the next 10-15 years. **A Neighbourhood Plan is needed to provide a local perspective on what further growth is sustainable**, given that the village will need time to adjust to the expansion already planned.

Our intention is that of this Neighbourhood Plan will address all of the above issues such that Corby Glen is able to adapt to future development whilst remaining a sustainable and attractive community in which to live.

### 1.3 Designation of Neighbourhood Area

As the appropriate ‘Qualifying Body’ Corby Glen Parish Council wished to prepare a Neighbourhood Plan and applied to South Kesteven District Council in January 2018 to become a designated Neighbourhood Area. The proposed boundary of the neighbourhood area followed the parish boundary. The designation was approved on January 24<sup>th</sup> 2018.

Boundary of Corby Glen Parish/Designated Neighbourhood Plan Area:



The Parish Council then sought to engage local residents in the process and a Steering Group was established. In the interest of openness, breadth, independence and getting people with a range of skills and interests involved, the group included other local residents, who were not Parish Councillors. The group organised an extensive community survey in August /September 2019. Following interruption related to Covid 19, the Steering Group was re-formed in 2021 and there was a formal consultation on a full Draft Plan in Spring 2022.

## **1.4 The Plan Period**

The Neighbourhood Plan covers the period from 2023 to 2036, reflecting that of the South Kesteven Local Plan, adopted in January 2020, runs to 2036.

## **1.5 Consultation on the Pre-submission Draft Plan**

As part of the statutory process the Parish Council and the Steering Group were required to invite representations on the Draft Plan prior to it being formally submitted to the District Council. This stage included a formal consultation period of at least six weeks to publicise the plan and bring it to the attention of people who live, work or run businesses in the neighbourhood area. Representations were also sought from key stakeholders and statutory consultees, including the District Council. The Regulation 14 Consultation ran from Monday 7<sup>th</sup> Feb. 2022 until Monday 14<sup>th</sup> March 2022. Details are given in the Consultation Statement

## **1.6 Submission**

The Draft Plan was reviewed in the light of comments received in the Regulation 14 Consultation, and where necessary revised. The next stage was the formal submission to the District Council. This was the “Submission Version” of the Corby Glen Neighbourhood Plan. Submission included the following documents.

- This policy document (the Neighbourhood Plan).
- The Consultation Statement
- The Basic Conditions Statement
- The Evident Document
- The SEA Screening Report (produced by SKDC)

## **1.7 Subsequent steps**

The District Council was required to publicise the submitted plan for a six-week period and to invite comments. An independent examiner was then be appointed to consider any representations and check that the plan meets certain basic conditions, including conformity with national and local planning policies. The examiner’s report was completed on October 17<sup>th</sup> 2023 and his conclusion was that, with some specified modifications, the Neighbourhood Plan fulfilled the necessary conditions. His report can be viewed at

[https://www.southkesteven.gov.uk/sites/default/files/2023-10/Corby\\_Glen\\_Neighbourhood\\_Development\\_Plan\\_-\\_Examiner%27s\\_Report\\_%28Final%29.pdf](https://www.southkesteven.gov.uk/sites/default/files/2023-10/Corby_Glen_Neighbourhood_Development_Plan_-_Examiner%27s_Report_%28Final%29.pdf)

The final stage was for the District Council (South Kesteven) to consider the examiner’s report, and other relevant evidence, and to decide whether to approve the Plan so that it could proceed to a community referendum. South Kesteven District Council published their decision notice on November 17<sup>th</sup> 2023. This notice confirmed that they approved the Plan, subject to the revisions specified by the independent examiner, and set the date of the referendum to be January 18<sup>th</sup> 2024. This notice can be viewed at

<https://www.southkesteven.gov.uk/sites/default/files/2023-11/Decision%20Notice%20E2%80%93%20Corby%20Glen-%20Examination%20and%20Referendum.pdf>

A majority of local people voting must then support the plan at the referendum if it is to be eventually 'made' by the District Council. Once 'made', the Neighbourhood Plan will become part of the Development Plan and will become a material consideration when determining planning applications.

## **1.8 National and Local Planning Context**

### The Basic Conditions

It is a statutory requirement that Neighbourhood Plans meet The Basic Conditions, which are:

- it has regard to **national policies** and advice contained in guidance issued by the Secretary of State;
- it is in general conformity with strategic policies in the **Development Plan**;
- it contributes to the achievement of **sustainable development**;
- it does not breach, and is otherwise compatible with residual **EU obligations**; and
- the prescribed conditions are met in relation to the Neighbourhood Plan and wider prescribed matters have been complied with, (e.g. the Neighbourhood Plan is not likely to have a significant effect on a European site as defined in the Conservation of Habitats and Species Regulations 2012).

### National Policy

This Neighbourhood Plan has appropriate regard to national policy, most notably the National Planning Policy Framework (NPPF) which sets out the Government's planning policies for England. This Neighbourhood Plan has been prepared with reference to the July 2021 NPPF, the majority of which remains pertinent, but minor updates have been made to reflect the recent (only partially reviewed) September 2023 version of the NPPF. The NPPF states that Neighbourhood Plans should support the delivery of strategic policies contained in Local Plans and should shape and direct development outside of these strategic policies. It adds that Neighbourhood Plans should not promote less development than that set out in the strategic policies or undermine them. See: [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/collections/national-planning-policy-framework).

The Neighbourhood Plan has also been mindful of the Planning Practice Guidance which explains how national policy should be applied. The Guidance can be viewed here: <https://www.gov.uk/government/collections/planning-practice-guidance>.

### Sustainable development

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system has three overarching aims relating to economic, social and environmental objectives to be delivered through the preparation and implementation of plans. At the heart of the NPPF is a presumption in favour of sustainable development, where it does not conflict with the policies in an up to date Local or Neighbourhood Plan.

### EU obligations post Brexit

Some EU obligations may remain relevant to the Neighbourhood Plan. The District Council has considered whether the policies and proposals give rise to significant environmental effects that trigger the need to undertake a Strategic Environmental Assessment (SEA) and whether a Habitats



Regulations Assessment (HRA) is required. *As noted in the Screening Report, it was concluded that an SEA and an HRA were not required.*

### The Development Plan

Local Planning Authorities (LPAs) are legally required to produce Development Plan Documents (DPDs) that set out the intended development of their district in a range of different areas such as housing, employment, etc. A DPD, comprising Local Plans and Neighbourhood Plans forms the Statutory Development Plan for the area. The NPPF places the Development Plan at the heart of the planning system, with a requirement set in law that planning decisions must be taken in line with the development plan unless material considerations indicate otherwise. The Local Plan indicates how much housing, employment and retail development is needed in the district over the plan period. The Local Plan also establishes the key principles to guide the location, use and form of new development. It sets out a series of planning policies intended to form the basis of future planning decisions.

In South Kesteven District Council (SKDC) the South Kesteven Local Plan (adopted on January 30<sup>th</sup> 2020) comprises the Development Plan (along with the adopted Minerals and Waste Plans of Lincolnshire County Council). The Local Plan covers the period 2019 – 2036 and is available from this link: [https://www.southkesteven.gov.uk/sites/default/files/2023-08/Local\\_Plan\\_2011-2036\\_%28Final\\_inc\\_covers%29%20%281%29.pdf](https://www.southkesteven.gov.uk/sites/default/files/2023-08/Local_Plan_2011-2036_%28Final_inc_covers%29%20%281%29.pdf)

### **1.9 Relevant Policies in SKDC's Local Plan**

The Local Plan designates major services centres are the larger villages which have medical and educational services that are used by surrounding smaller settlements. Corby Glen is one such major service centre. In Policy SP2, Corby Glen is defined as a larger village, with a housing requirement/allocation of 250 dwellings.

*Para. 2.11 states that: " The Larger Villages not only support their own communities but also fulfil the role of being a service centre to the smaller settlements and rural areas around them. Development within the Larger Villages may help to retain or improve the range of services available to both the larger villages and the other settlements served by them. The capacity of services (such as education, sewerage and water disposal) in some of these larger villages is at or near capacity. In some cases, a planned new development may bring about the provision of additional infrastructure which will resolve these issues. However, to ensure that existing infrastructure is not over-stretched, outside of the allocated sites other development within the Larger Villages will be carefully managed and should be small scale (generally expected to be on sites of no more than 11 dwellings).*

Policy SP 2 outlines how this allocation may be achieved (see map on page 12):

*SP2: Settlement Hierarchy In order to address the District's growth needs the Local Plan proposes that..... In the Larger Villages as defined below, in addition to allocations, development proposals which promote the role and function of the Larger Villages, and will not compromise the settlement's nature and character, will be supported.*

*In terms of allocations, Para 3.77 states that "The proposed allocation for Corby Glen is for approximately 250 new homes. The large, allocation at Swinstead Road/Bourne Road is proposed in particular to promote the provision of family housing, as unlike any other larger village, Corby Glen has a secondary school.*

Policy H1 Housing Allocations - LV-H5 Corby Glen Swinstead Rd./Bourne Rd. - 10.56ha/250. The following development principles accompany this allocation:

- a. A comprehensive masterplan is required for the entire site.
- b. An E-W connection (transport and pedestrian) should be provided by the development.
- c. Pedestrian links, footways or cycleway connections into village, and adjacent playing fields from the site should be incorporated in the development proposal.
- d. The development shall accommodate specialist housing needs through the provision of good quality family housing; well designed and integrated into the development proposal.
- e. Landscape screening shall be provided along the northern and eastern edges of the site.
- f. Additional open space and community recreation facilities as necessary.
- g. This site is situated within a Minerals/Limestone Safeguarding Area. Before considering a planning application, a Minerals Assessment will be required.

In addition, the Local Plan spells out requirement regarding provision of affordable housing in these allocations.

#### Policy H2 Affordable Housing Contributions

All development sites comprising 11 or more dwellings (or more than 1000m<sup>2</sup> gross floorspace) should make provision for 30% of the total capacity as affordable housing. In addition, all affordable housing will be expected to:

- a) include a mix of socially rented/affordable rent/intermediate rent and intermediate market housing appropriate to the current evidence of local need and local incomes as advised by the Council;
- b) be well integrated with the open market housing through layout, siting, design and style;
- c) be of an appropriate size and/or property type to meet the need identified by the current evidence of local housing need for affordability the area;

It is not possible for this Neighbourhood Plan to amend this allocation in terms of either location or dwelling numbers. In addition, there is a detailed planning permission for 66 dwellings on the NW part of the site. However, dependent upon timing, the Plan will seek to influence design, dwelling size, layout and open space provision on the remainder and to include policies on how the new development may be integrated into the existing settlement.

The Local Plan includes a Policy Inset Map for Corby Glen (see page 12 of this document), but it is limited in terms of local detail. This limited coverage supports the argument for a locally focused Neighbourhood Plan.

The Local Plan contains several other policies which will apply to Corby Glen and need to be taken into account in this Neighbourhood Plan, most notably Policy SP3 and SP4

#### Policy SP3 (concerning infill developments)

In all settlements defined in Policy SP2, infill development, which is in accordance with all other relevant Local Plan policies, will be supported provided that:

- a) it is within a substantially built up frontage or re-development opportunity (previously development land);
- b) it is within the main built up part of the settlement;
- c) it does not cause harm or unacceptable impact on occupiers' amenity of adjacent property;
- d) it does not extend the pattern of development beyond the existing built form; and
- e) is in keeping with the character of the area and sensitive to the setting of adjacent properties.

*The Council is preparing a Design Supplementary Planning Document (SPD) to assist with the submission of applications against the above criteria SP3. This Policy is to be read in conjunction with the Design SPD, and any development proposals will be expected to have regard to the Design SPD.*

*Policy SP4 (concerning development on the edge of settlements)*

*Proposals for development on the edge of a settlement, as defined in Policy SP2, which are in accordance all other relevant policies, will be supported provided that the essential criteria a – f below are met.*

*The proposal must:*

- (a) demonstrate clear evidence of substantial support from the local community\* through an appropriate, thorough and proportionate pre-application community consultation exercise. Where this cannot be determined, support (or otherwise) should be sought from the Town or Parish Council or Neighbourhood Plan Group, based on material planning considerations;*
- (b) be well designed and appropriate in size/scale, layout & character to the setting and area;*
- (c) be adjacent to the existing pattern of development for the area or adjacent to developed site allocations as identified in the development plan;*
- (d) not extend obtrusively into the open countryside and be appropriate to the landscape, environmental and heritage characteristics of the area;*
- (e) in the case of housing development, meet a proven local need for housing and seeks to address a specific targeted need for local market housing; and*
- (f) enable the delivery of essential infrastructure to support growth proposals.*

*(\* the term ‘demonstration of clear local community support’ means that at the point of submitting a planning application.....there should be clear evidence of local community support for the scheme, via a thorough, but proportionate, pre-application consultation.... Otherwise....there will be a requirement for support from the applicable Parish or Town Council or Neighbourhood Plan Group.....)”*

It is intended to use the Neighbourhood Plan to add value to these Local Plan Policies, offering increased clarity and detail about the circumstances in which new residential development will be acceptable, including the definition of the built-up area of the settlement, key views and important open spaces, drawing on local knowledge and surveys.

It is considered that Policy SP4 provides an adequate basis to develop and consider proposals for small scale affordable housing. In addition, the provisions of the NPPF (paragraph 77) that Local Planning Authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this. **This would seem to provide a basis for meeting future housing requirements without the need for large-scale allocations.**

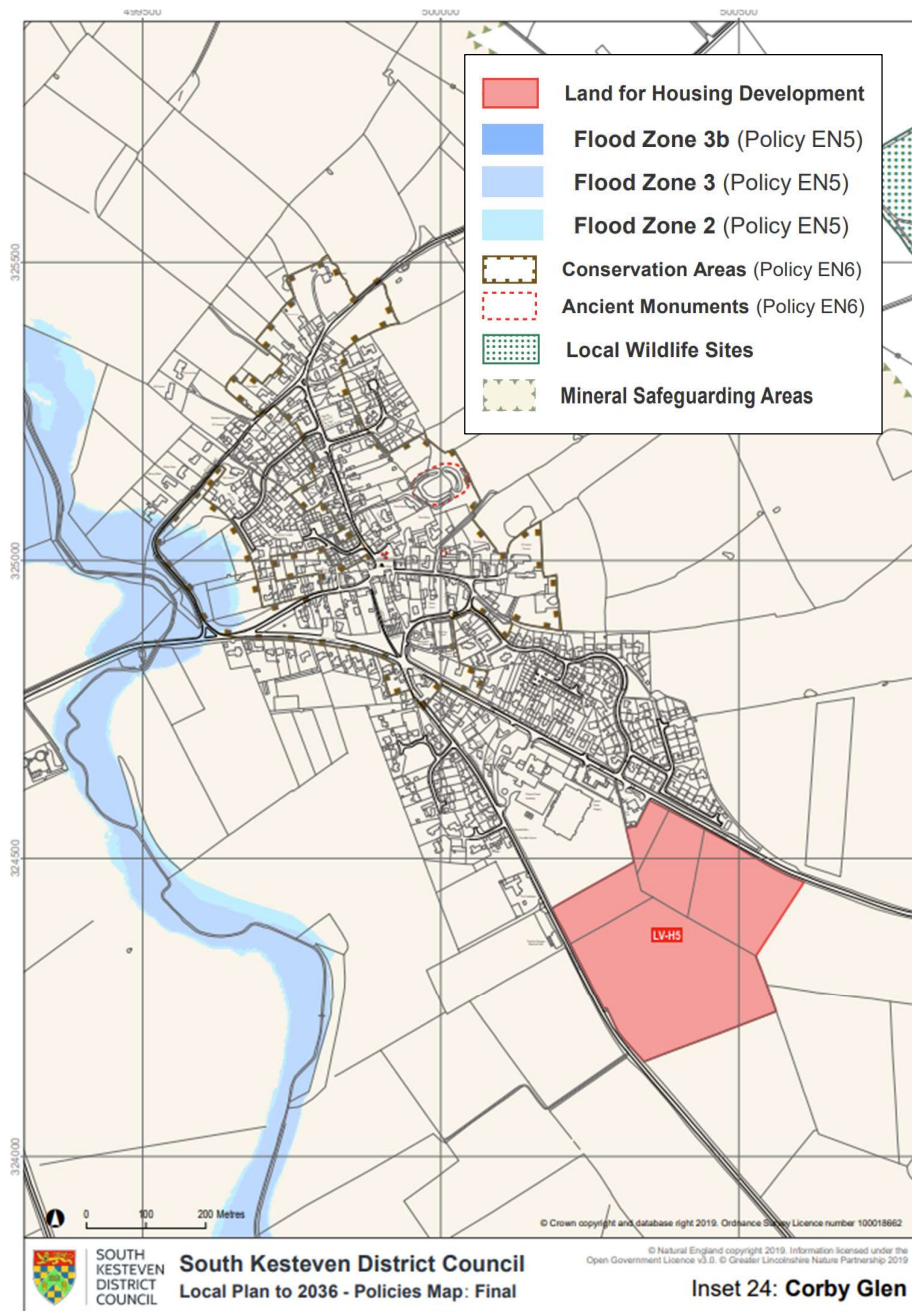
In addition to the Local Plan policies considered in detail above, the following are acknowledged as part of strategic planning context for this Neighbourhood Plan. These policies will not be duplicated or added to unless there is a need to add local detail (e.g. as is the case for Policy EN1 on Landscape Character).

- SD1: Principles of Sustainable Development
- SP1: Spatial Strategy
- SP5: Development in the Open Countryside
- H5: Gypsies and Travellers
- H6: Travelling Show people
- SP6: Community Services and Facilities
- E7: Rural Economy
- E9: Visitor Economy
- EN1: Landscape Character
- EN2: Protecting Bio (and Geo) diversity

- EN6: The Historic Environment
- OS1: Open Space

- RE1: Renewable Energy Generation
- ID3: Broadband and Communication

Allocation of new housing development in Corby Glen as defined in Policy SP2 of SKDC's Local Plan



## 1.10 Local Plan Review

The Inspector's final report on the current Local Plan committed the District Council to undertake an early review from April 2020 with submission by the end of December 2023. The review enables necessary updates of evidence, and the Council to consider whether its local housing need has changed and should be re-evaluated, taking into consideration changes to national planning guidance. The timetable published by SKDC anticipates consultation on a new plan in the Winter of 23/24, the pre-submission stage in summer 2024, formal Submission in winter 2024/25 followed by examination. If the new Local Plan is found to be sound, it will be adopted by the Spring of 2026.

Until the new Local Plan is adopted, the current Local Plan continues to be the Development Plan, used to determine planning applications. It covers housing, economy, retail and town centres, infrastructure and environment. It also allocates development sites, and includes development management policies. This Neighbourhood Plan was produced in conformity with the current Local Plan, which allocated around 290 new houses to Corby Glen.

There is a strong argument to be made that, because around 290 new houses are committed in Corby Glen (a 66% increase on the 2011 dwelling stock of 440), the new Local Plan should not commit more (large scale) housing to Corby Glen. Such an argument will be based on the physical and social capacity of the settlement and the need for a reasonable period of time for the new development to become physically and socially integrated. Thus, it is intended that this Neighbourhood Plan will contain policies that support future small-scale developments in Corby Glen, but not large-scale housing expansion. The view of the Steering Group is that it cannot support further large-scale developments\* unless it is clear (through local discussions between SKDC, the Parish Council and village residents) that, despite the recent substantial housing allocation, there remains sufficient physical and social capacity for the expansion to be absorbed. The process of developing Neighbourhood Plan policies along these lines will inform comments from the Parish Council on the Draft Local Plan, when it is issued and, if necessary, to enable it to participate in Local Plan Inquiry/Examination.

*(\*i.e. usually expected to be not more than 11 dwellings, reflecting the Local Plan interpretation of "limited infill development" in Policy SP3 and Para 2.11).*

## 1.11 Other SKDC Documents – Design Guidelines for Rutland & South Kesteven

The Design Guidelines for Rutland and South Kesteven aim to help improve the design quality of new build development. They supplement the policies within the Local Plan (2020). This Supplementary Planning Document (SPD) was adopted in November 2021. It can be seen at:

[https://www.southkesteven.gov.uk/sites/default/files/2023-08/R\\_SK\\_Final\\_Design\\_SPD\\_GS\\_221208\\_high\\_resolutionpdf.pdf](https://www.southkesteven.gov.uk/sites/default/files/2023-08/R_SK_Final_Design_SPD_GS_221208_high_resolutionpdf.pdf)

The Design Guidelines supplement the Local Plan Policy DE1 and other relevant Local Plan policies. As an SPD, the guidelines will be a material consideration when determining planning applications, meaning that they will be important and carry weight. However, overall, the focus is on larger scale development. Whilst the guidelines will apply to the large residential development site in Corby Glen, there is also an argument for more detailed local policies in the Neighbourhood Plan.

## **2. Description of the area and community covered by this Neighbourhood Plan**

This Neighbourhood Plan applies primarily to the parish of Corby Glen, but the designated area of the Plan also includes the small hamlet of Birkholme (see map in Section 1.3).

It is recognised that Birkholme has its own independent identity, such that the community aspects covered in this Neighbourhood Plan will not necessarily be relevant to Birkholme residents. However, most of the Policies (e.g. on sustainable development, residential buildings, and landscape) are appropriate for Birkholme.

### **2.1 Geography**

The village of Corby Glen lies on the A151, 4 miles east of the A1 at Colsterworth. Birkolme (essentially a hamlet) also lies along the A151, some 1.5 miles to the west of Corby Glen.

Corby Glen is located between Bourne (8 miles to the south), Grantham (12 miles to the north) and Stamford (15 miles to the south east).

Much of the village lies on the eastern slope of a valley formed by the West Glen river, now much less substantial than in former times. This river occasionally floods fields and roads in the perimeter of the village.

The surrounding countryside is undulating, with a mixture of woods and farmland. It overlays Jurassic limestone, which has provided a ready source of building stone, as evident in the older parts of the village.

The farmland around Corby Glen is mainly arable, comprising large open fields. In contrast to former times, it is mainly worked by large enterprises, including the private estates of Irnham, Grimsthorpe and Easton. Owing to increased mechanisation, the number of residents involved in agriculture has declined substantially over the last 50 years.

Because of the relative size of Corby Glen, the facilities available in the village are used by surrounding communities from the villages of Swinstead, Swayfield, Irnham and Burton Coggles.

### **2.2 History**

Archaeological finds indicate that there has been some occupation in the vicinity of Corby Glen since prehistoric times. The Romans also inhabited this area, and Roman pottery fragments have been found in the village.

The village probably did not become a significant settlement until the Danish invasions in the 8<sup>th</sup>-9<sup>th</sup> centuries. The name Corby means “woody place” in Danish. The original name was changed Corby Glen in 1953 to avoid confusion with the town of Corby in Northamptonshire.

By the 11<sup>th</sup> century Corby was a significant village and was mentioned in the Domesday book; at this time much of its land was controlled by the Bishop of Lincoln. The presence of a manor house in what is now Birkholme was also recorded, but this no longer exists and the present-day Birkholme Manor dates from the 19<sup>th</sup> century.

Throughout most of the medieval period (i.e., up to late 15<sup>th</sup> century), Corby was a thriving village and administrative centre, including for imposition of the law. The annual Corby Sheep Fair was established in 1238 and remained an important event in the farming calendar right up until the 1970's. Although its significance for the sale of livestock has declined, the Fair remains an important part of the identity of the village.

The development of Corby from the 11<sup>th</sup> to 15<sup>th</sup> century was accompanied by the establishment and progressive enlargement of St John's church, which would have been at the centre of everyday life through the medieval period.

By the end of the 15<sup>th</sup> century, most of the land in and around Corby Glen was either in the hands of religious institutions or owned by aristocratic families.

Towards the end of the medieval period, Corby was declining as an administrative centre, as adjacent towns and villages became more important. The religious upheavals of the 16<sup>th</sup> century brought great changes to Corby, including the closure of local religious institutions and re-distribution of their land to the aristocracy. By the end of the 16<sup>th</sup> century most of Corby was part of a large estate owned by Sir Richard Thimbleby, Baron of Irnham.

In the late 1700's financial problems caused the then owners of the Irnham estate to sell or lease plots of land in Corby. This attracted newcomers to the village, and it became a more open and diverse society, with many independent farms and businesses being established.

The opening of a railway station at Corby Glen in 1852 brought a further phase of prosperity, but by the end of the 19<sup>th</sup> century the general drift towards urban living meant that the village was in decline.

The first and second world wars caused another phase of social upheaval; horizons were broadened, and social structures and values changed, such that the role of the village community in everyday life was diminished. This trend continued and accelerated through the 50's and 60's, and by the 70's the village population had fallen to around 500 and there were relatively few local businesses. The railway station closed in 1959.

Through much of the 20th century, housing development (e.g., Coronation Road, Barleycroft, Musson's Close, Pridmore Road and St John's Drive) helped to slow and ultimately reverse the ongoing decline in the population of Corby Glen. The building of the new Charles Read secondary school in Corby Glen in 1963 provided an important policy signal that growth of the village would be sustained.

Although the new housing developments have not been universally welcomed, few would deny that they have ensured that Corby Glen remains a vibrant village with a wide range of services and facilities. Today, a further chapter in the history of Corby Glen is about to unfold with the proposed development of three new estates to the east of the village totalling 290 houses. This represents a 66% expansion, and is likely to have a transformative impact on the village.

### **2.3 Built environment**

As in most large villages, Corby Glen has a centre of historic buildings surrounded by more peripheral modern housing developments (mainly to the South and to the West). Originally the A151 ran through the centre of the village, but a bypass was built in the early 20<sup>th</sup> century, so the central streets are still relatively tranquil and retain their rural character. The undulating terrain adds interest to the village's physical environment and street views.

The central area of Corby Glen was designated as a conservation area in 1984, and a detailed Appraisal and Management Plan was undertaken in 2013 (available at: [https://www.southkesteven.gov.uk/sites/default/files/2023-09/Corby\\_Glen\\_Conservation\\_Area\\_Appraisal\\_and\\_Management\\_Plan\\_%28FINAL%29.pdf](https://www.southkesteven.gov.uk/sites/default/files/2023-09/Corby_Glen_Conservation_Area_Appraisal_and_Management_Plan_%28FINAL%29.pdf))

The conservation area has 36 listed buildings and three scheduled monuments.

The main feature of the historic centre is the Market Place which forms a valuable hub to the village and has probably been used for community celebrations in Corby for over 900 years.



Corby Glen Market Square is often used for community events

It is a substantial open space, situated on a slope facing to the south west, and is enclosed on four sides by large traditional buildings. A 14th century market cross, together with a 19th century water pump adds to its attractive traditional character. The Market Place comprises a mixture of residential properties and commercial establishments: The Fighting Cocks (a public house), Hattie's tea rooms, cafe and bed and breakfast) and Lily's Lavender Hut (general store and café). The Market Place is also used as a central car park.



Corby Glen Market Square and The Fighting Cocks pub.

The main streets converging onto the Market Place are the High Street, Church Street and Station Road. These streets have well-defined lines of buildings that typically front onto, or stand gable end to, the street. In places the line of traditional buildings is broken by more modern in-fills. There is a mixture of terraced and detached houses, some set back behind small front gardens, with larger gardens to the rear. There are small lanes running from the thoroughfare, giving access to buildings that are set behind those on the main street, and are sometimes more randomly arranged.





Examples of houses along The High Street (from Market Square)

The High Street runs north towards the junction with Tanner's Lane and Irnham Rd. Some stretches are narrow and enclosed with houses built close to the road, and other stretches (particularly at its northern end) are more open. The continuity of the street is interrupted by 20<sup>th</sup> century developments (for example Barleycroft), and there are modern infills and barn conversions behind the traditional buildings lining the street. The west side of the high street has mainly small-scale buildings, typically arranged in small terraces or pairs of semidetached cottages. The houses on the east side are larger with generous rear gardens and are typically detached or semi-detached.

The Nisa grocery store (formerly Co-op) is located in a traditional building on the east side of the High Street some 50 metres from its junction with Coronation Road. The narrowness of the street at this point, with difficult parking, creates congestion at busy times. Further along the east side, just beyond the Coronation Road junction, lie the former Catholic school, Presbytery and Catholic Church, all private houses. These significant listed buildings lie well back, with large front gardens enclosed by boundary walls.



Junction of Tanners lane, Irnham Road and the western end of the High Street

Irnham Road and Tanners' Lane, where they form the junction with the High Street, are characterised more openly spaced houses, some being former farm buildings. Only the north side of Irnham Road has a well-defined building line, with the aligned houses linked by boundary walls. On the south side, in an elevated position, lies a large detached house (The Mount) with extensive grounds enclosed by a high boundary wall. The north side of Tanners' Lane has traditional-style houses set on higher ground and fronted by steep grass verges.

Church street passes eastwards from the Market Place on a gentle incline up to St Johns church. The majority of buildings on the north side are detached houses (both traditional and modern) set well back in plots with mature trees and enclosed by hedges or boundary walls. Those on the south side uniformly built-in traditional stone and there is a well-defined building line (either

house or garden wall) abutting the pavement. Some houses close to the Market Place are terraced. The 16<sup>th</sup> to 17<sup>th</sup> century houses on either side of the top (east) end of Church Street harmonise with the attractive entrances to St John's churchyard and the Old Rectory. The mock Tudor gable end of Church Street Rooms, a building situated some 30 metres from the top of Church Street, provides further visual interest.



The Church Street Rooms and houses on Church Street

Church Street continues into Moreley's Lane, which leads up an incline to crossroads on the A151, where the Lane continues as Swinstead Road. Moreley's Lane is mainly bordered by verges and hedges, broken by the frontage of several detached modern-day dwellings, and the rear entrance of properties with their front entrances in the Market Place or Church Street. The farmyard on the junction with Church Street adds to the rural character of the Lane.



The Willoughby Gallery.

The Woodhouse Arms pub.

Further up towards the A151, on the east side, is located the impressive Willoughby Gallery (the original Charles Read grammar school), which faces the gable end of New Row terrace (late Victorian) and the open space of the Green. At the crossroads where Morley Lane joins the A151, on its west side, there is the entrance to Laxton's Lane, which provides a tranquil pedestrian route down to Station Road. Opposite this end of Morley's, on the south side of the A151, there is The Woodhouse Arms, an attractive and prominent 18<sup>th</sup> century building.

Station Road leaves the Market Place towards the southwest and joins the A151. The south side of Station Road is enclosed by traditional stone or brick-built houses standing to the rear of the narrow footway and forming an attractive building line, interrupted in places by more open frontages. On the north side are the large-scale detached buildings of the former Methodist church and its adjacent minister's house, and the primary school, set back behind the low wall and railings of the playground. Further along (towards the A151) are two interwar-style red-brick housing blocks, and some more recently-built detached houses. For the last 200 metres, Station Road is bordered by trees, and has the Green with its war memorial on its south side and the

children's playpark on the north side. This provides an open and attractive entrance to the village when arriving from the west.



Outside of the conservation area, 20<sup>th</sup> century housing development predominates but there are a several significant historic buildings (e.g the Roundhouse, Stonepit Farm, Ferndale House).

Between the 1930's up to the present day there has been the addition of the following medium/large-scale developments outside of the conservation area: Barleycroft, Barn Owl Close, Coronation Road, Ferndale Close, Musson's Close, Pridmore Road, Adcock's close, Mill Road, St John's Road, Walsingham Drive and Willoughby Close.

There are several important open spaces in Corby Glen. The Green lies on the north side of the A151 and is the site of the village war memorial. Part of The Green extends across Station Road and contains the childrens' play park. Originally, the Green was used for sheep pens during the Sheep Fair. A funfair is still held on the Green. but now the sheep sale is held in a nearby field belonging to the Easton Estate. The Green extends to another open space alongside Tanners Lane, bordering the West Glen River. The Green provides an attractive view for those passing through the village on the A151.

A further open space is St John's churchyard, which surrounds the church and is bordered by the old vicarage and open fields. The Motte, a designated ancient monument, lies to the north-east of the Market Place, west of St John's church. It is a large medieval mound, possibly marking the location of an early defended manor house, and is surrounded by the remains of a moat, but no trace of any building remains. The site is largely overgrown.

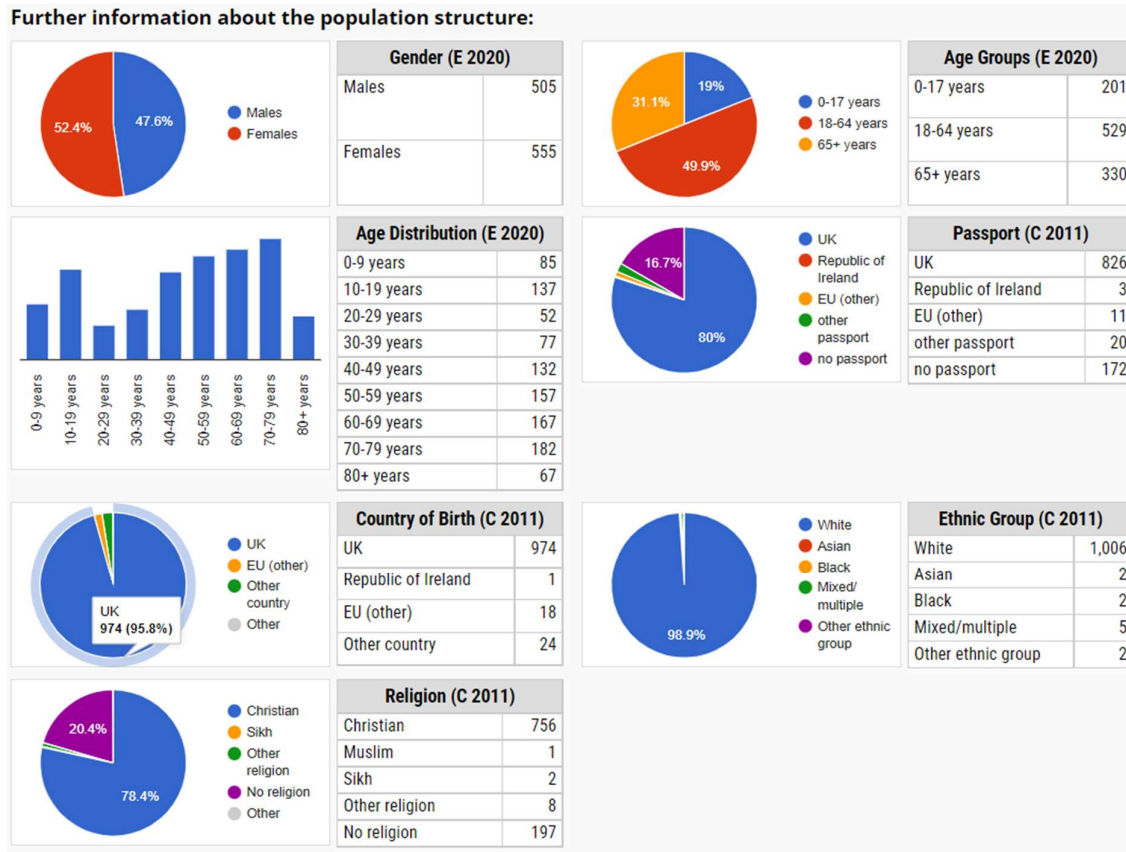
## **2.4 Population and housing**

Unfortunately, full Parish level information from the 2021 Census was not available at the time of preparing this document. The information provided below is based on tentative data that was available on the *citypopulation.de* website in 2020.

The population estimate was 1060 (2020 estimate); it was 1017 in 2011, and 719 in 2001. The area of the village was 0.46 km<sup>2</sup> (includes only the village centre). The population density was 2,304/km<sup>2</sup> (based on 2020 estimate). The annual population change (2011 to 2020) of 0.45% was

limited, and this highlights the great challenges which will arise from the need to accommodate almost 300 new houses and 600 to 1000 residents.

Further information about the population is available below:



Detailed results of the 2021 Census became available in 2023 and can be viewed at: [https://www.citypopulation.de/en/uk/eastmidlands/lincolnshire/E63002224\\_corby\\_glen/](https://www.citypopulation.de/en/uk/eastmidlands/lincolnshire/E63002224_corby_glen/). In broad terms they confirmed the features evident from the tentative data presented above.

The complete results of the 2021 census will be examined in more detail when this Neighbourhood Plan is reviewed at a future date. However, it should be noted that the occupation of the large number of new houses in the village between 2021 and 2024 will result in an increase in population and a possible alteration in its structure, with an increased proportion of families. This will have to be taken into account alongside the recorded 2021 census figures.

Further details about the population can be found in the Corby Glen Local Area Report (2011 census) at: <https://www.nomisweb.co.uk/reports/localarea?compare=E04005895> (The 2021 census statistics were unavailable at the time of writing)

It is important to understand whether any aspects of the population structure constitute issues that need to be addressed by this Plan. A notable aspect of the age structure of the village is a higher percentage of elderly residents compared to the norm for SKDC or England (see below):

<b>Corby Glen</b>	<b>South Kesteven</b>	<b>England</b>
Residents 65 & older 416 (39%)	Residents 65 & older 43214 (30%)	Residents 65 & older (22%)
Residents 0 - 19 years 257 (25%)	Residents 0 - 19 years 31958 (22%)	Residents 0 - 19 years (21%)

It is informative to cross reference the above data to the profile of existing housing stock, which is shown below:

<b>House type</b>	<b>Corby Glen</b>	<b>South Kesteven</b>
Detached	59%	42%
Semi-detached	25%	31%
Terraced	15%	18%
Flats	1%	7%

It is evident that Corby Glen has a relatively high percentage of detached houses. This correlates with data on the *Nomis* website that reports an average of 7 rooms and 3.4 bedrooms per household. Given that the average household size is 2.4, it could be argued that there is an over-provision of larger properties in relation to a potential demand from older people for smaller houses and bungalows.

## **2.5 Community facilities and activities in Corby Glen**

In common with most villages, there have been significant changes in available facilities over the last 50 years. The range of shops has decreased, various village sporting clubs (tennis, cricket, football) are no longer functioning, and allotments are no longer available. The Methodist and Catholic churches have closed and the number of public houses has reduced considerably.

On the other hand, new things have come into the village: the Charles Read Academy, the new Market Cross and Glenside Surgeries, the nursery at the Ron Dawson Hall, the Willoughby Gallery, The Hatties tea rooms and Lily's Lavender Hut.

The following facilities are currently available in the village:

Bowls club	Fighting Cocks pub	Nisa grocery store
Charles Read Academy	Fire station	Post Office (mobile service)
Church Street Rooms	Glenside surgery	Ron Dawson Hall
Pre-school nursery	Lily's Lavender Hut	St Johns Church
Primary School	Hattie's tea rooms	Swinstead Road garage
Primary School Childcare	Market Cross surgery	Willoughby Gallery
Dance Academy*	Mobile Post Office	Woodhouse Arms pub

\* Based in the old Methodist Chapel. Studio is available for hire when free.

Prior to the COVID-19 pandemic, Corby Glen had a range of clubs which included a Bowls Club, Brownies, History Society, Horticultural Society, Line Dancing, Scouts, Womens' Institute, Yoga and Youthclub. Unfortunately, a number of these have still to be re-established following the end of the Covid restrictions. A listing of current meetings and events is available from the Link magazine website: [Calendar – The Link \(corbyglen.link\)](#).

The following are examples of the strong community spirit in the village:

**Annual Sheep Fair:** This is held on the first or second Sunday in October and attracts many visitors to the village. The fair has been existence since 1238 and is the oldest sheep fair in the country. In more recent times it has been accompanied by a travelling funfair. The fair lasts all day, and includes entertainment in the Market Place, stalls in the streets, and various sports competitions. The sale of sheep takes place on the Monday although, owing to changes in farming, the timing of the fair is less than optimal, so the numbers sold are much reduced.

**Remembrance Sunday:** This is a well-supported event to remember a significant number of “Corby Boys”, members of local families, who were lost in WW1. Following a remembrance service in St Johns Church, there is a silent procession to the War memorial, followed by the laying of wreaths and two minutes silence.

## 2.6 Transport links

Corby Glen has good road links with local to towns via the A151 to Bourne and the A1 to Grantham and Stamford. The main East Coast rail line passes close to west of the village, with a station at Grantham.

The A151 provides good links to the A1, and also to the market town of Bourne (8 miles), a journey of 15 minutes. Grantham is 12 miles away via the A151 and B1167 (20 minutes) and Stamford is 18 miles away via the A151 and A1 (20 minutes). Peterborough is the nearest city (31 miles, 36 minutes via the A1) and has a large shopping centre and regional hospital.

Unsurprisingly for a rural community, car ownership in the village is high (see table below, based on 2011 census data from the *nobis* website:)

### Car or van availability

	Households	
	count	Corby Glen Parish %
All households	418	100.0
No cars or vans in household	44	10.5
1 car or van in household	155	37.1
2 cars or vans in household	169	40.4
3 cars or vans in household	36	8.6
4 or more cars or vans in household	14	3.3
sum of all cars or vans in the area	662	-

For those without their own transport (mainly teenagers and the elderly) there are daily bus services to Grantham and Stamford, as well as a bookable CallConnect service. The transport links are important in relation to both education and employment. Whilst schools and local job are available in Corby Glen, a substantial number of residents commute to study or work. Details about local businesses and residents’ employment are available in the Evidence Base document.

### **3. Methods of evidence gathering for the Neighbourhood Plan**

This Neighbourhood Plan was produced by a Steering Group that included some members of the Parish Council who reported progress to Parish Council meetings.

The production of the Plan was initiated by widely-advertised public meetings, the first being on May 30<sup>th</sup> 2018 with two further repeat meetings being held on June 2<sup>nd</sup> and 3<sup>rd</sup>. These meetings involved a series of poster presentations explaining the Neighbourhood Plan process and giving background information about the Local Plan. Preliminary views on future development were sought, and there was a call for interested parties to join the Neighbourhood Plan Steering Group.

A 6-page survey was then distributed to each household in Corby Glen and Birkholme during August 2019. One hundred and three completed surveys were returned, a completion rate of 24%.

The survey returns were analysed in detail and a list was produced of the main issues that had emerged.

Further evidence gathering was obtained at public consultation events held over the week-end of 18<sup>th</sup>-19<sup>th</sup> September 2021, where an outline of the main themes and policy areas was presented and further feedback obtained.

An extensive exercise was undertaken to elicit the views and opinions of local businesses, landowners and all external stakeholders. An email notification was sent around to organisations and relevant stakeholders on Friday 30<sup>th</sup> July 2021, explaining the process and inviting comments and feedback. Four weeks was allowed for comment with agreed extensions where organisations needed to refer comments to committees etc. The responses were collated and presented to the Steering Group so that they could be taken into consideration.

Additional factual and bespoke evidence was gathered by searching and reviewing on-line documents, and by undertaking local “walk around” inspections and observations, including the gathering of photographic evidence. All the information that has formed the basis of this Neighbourhood Plan is presented in a separate evidence document.

A full draft version of Neighbourhood Plan was produced and made widely available, both as hard copies and on line as part of the formal (Regulation 14) consultation. Two public meetings were held to obtain feedback on the draft plan.

#### 4. Emerging themes and issues arising from consultation with the community

1. Adapting to the **impending large-scale expansion** (as defined in the Local Plan) on the amenities and rural character of the village.
2. Maintaining a **strong sense of community**, and ensuring that **adequate facilities and amenities** are available for all the different age groups, as the village expands.
3. Ensuring that residents of the new developments have **convenient and safe access to the village centre**, where most of the village facilities, including the primary school, are located.
4. Enabling additional **small-scale development**, where appropriate in design, scale and location, whilst ensuring that the **diverse housing needs** of the whole community are met.
5. Avoiding **traffic congestion** and maintaining **pedestrian safety** within the centre of the village.
6. Encouraging more **local jobs and businesses**, and facilitating **working from home**
7. **Protecting and enhancing existing amenities and services** that are highly-valued, and provide important support to the community.
8. **Preserving the buildings, views and open spaces** that contribute to the traditional character of the village.
9. **Preserving the rural setting** of Corby Glen, and the **convenient access to the countryside**.
10. Encouraging a **healthy lifestyle** by providing adequate open spaces and walking/cycling/horse riding routes for recreation and exercise.
11. Maintaining a **sustainable environment** and **preserving local eco-systems**, in line with current regulations and public opinion.



## 5. Vision and objectives

### Vision:

- To ensure that Corby Glen remains a thriving village which can meet the future needs of its residents, in terms of housing, economic growth and communal facilities.
- To protect the architectural heritage, community assets and rural setting of Corby Glen, such that it provides an attractive, healthy and sustainable environment in which to live, work and visit.

### Objectives:

**1. To develop maintain and enhance the amenities and services appropriate for a vibrant and sustainable large village.**

Includes medical centres, community halls, shops and cafes, local businesses, public houses, recreational facilities, fire station, Willoughby gallery.

**2. To ensure that future housing needs of the community are met through residential developments that are appropriate in location, size and character, and provide a range of housing types.**

Includes: large-scale peripheral developments, small-scale developments within the village, in-fills, building conversions.

**3. To support business development (including the visitor economy).**

Includes: internet provision, office facilities and home working, small business premises, small-scale industrial sites and workshops, visitor economy.

**4. To protect and enhance the built environment and open spaces of the village.**

Includes: buildings and views within the conservation area, community spaces, designated ancient monuments, non-designated community assets

**5. To protect the rural setting of Corby Glen and Birkholme, and maintain access to the surrounding countryside.**

Includes: maintaining village boundaries, preserving landscape views, footpaths and bridleways, conserving habitats and biodiversity, wildlife corridors.

**6. To encourage sustainable development (in terms of carbon emission, resource use and impact on the natural environment).**

Includes: charging points, energy efficiency (including green energy), flooding and pollutions risks, renewable building materials.

**7. To promote opportunities for a healthy life style.**

Includes: walking and cycling access within the village, countryside opportunities for walking, cycling and horse-riding, exercise spaces, quiet spaces and nature havens.

**8. To promote a safe environment within the village**

Includes: where possible, encouraging development that minimises vehicle congestion, promotes pedestrian and cyclists' safety, and supports policing in the village.

## 6. List of Planning Policies

Aspect covered by Policy	Relevant Objectives
<b>General principles</b>	
<i>CG1 - Sustainable Development</i>	All, but especially CGO6 Sustainable development
<b>Housing</b>	
<i>CG2 - Criteria for other new housing sites including design and size</i>	CGO2 Housing needs CGO4 Built environment and open spaces
<i>CG3 - House Extensions &amp; Conversions</i>	CGO2 Housing needs CGO4 Built environment and open spaces
<b>Landscape</b>	
<i>CG4 - Landscape Character &amp; Openness</i>	CGO5 Rural setting
<i>CG5 - Key Views</i>	CGO4 Built environment and open spaces CGO5 Rural setting
<b>Heritage</b>	
<i>CG6 - Designated heritage assets</i>	CGO1 Amenities and services CGO4 Built environment and open spaces
<i>CG7 – The Market Place</i>	CGO1 Amenities and services CGO4 Built environment and open spaces
<i>CG8 - Local (non-designated) heritage assets and positive unlisted buildings</i>	CGO1 Amenities and services CGO4 Built environment and open spaces
<i>CG9 – Archaeology</i>	CGO1 Amenities and services
<b>Open Spaces</b>	
<i>CG10 - Open space and recreation facilities</i>	CGO1 Amenities and services CGO5 Rural setting CGO7 Healthy life style
<i>CG11 - Proposed Local Green Spaces</i>	CGO1 Amenities and services CGO7 Healthy life style

<b><i>Countryside and Biodiversity</i></b>	
<i>CG12 - Countryside management</i>	CGO5 Rural setting CGO6 Sustainable development
<i>CG13 - Nature conservation and biodiversity</i>	CGO5 Rural setting CGO6 Sustainable development
<b><i>Community</i></b>	
<i>CG14 - Community facilities and local services</i>	CGO1 Amenities and services CGO4 Built environment and open spaces
<b><i>Business</i></b>	
<i>CG15 - Local businesses and employment</i>	CGO3 Business development
<i>CG16 - Telecommunications &amp; broadband</i>	CGO3 Business development
<b><i>Transport</i></b>	
<i>CG17 - Transport &amp; active travel</i>	CGO7 Healthy life style CGO8 Safe environment
<i>CG18 - Countryside access and rights of way</i>	CGO7 Healthy life style

## 7. Planning Policies

The policies described in this section are intended to deliver the Vision and Objectives, set out in Section 5. These policies, which specifically relate to Corby Glen and Birkholme, will operate alongside SKDC's Local Plan and will be part of the Development Plan for the District. Once the Neighbourhood Plan is 'made' (i.e. approved) by SKDC the policies have legal significance and have to be taken into account when considering planning applications.

The Policies are based on the following:

- National Planning Policy Framework
- Local plan strategic policies
- The evidence base (published and bespoke) as related to the Neighbourhood Plan area
- Views of local residents and other interested parties (including external consultees)

Each Policy is followed by an explanation outlining its basis and justification. More information concerning the background to each of the policies is available in the relevant section of the Evidence Document.

### Overall Sustainable Development

#### ***CG1 – Sustainable Development***

***As appropriate to their scale, nature and location, development proposals should:***

- a) Demonstrate a high standard of design;***
- b) Have regard to their setting and the character of the local area;***
- c) Take account of the key views identified in Policy CG5;***
- d) Not unacceptably affect the amenity of nearby residents;***
- e) If appropriate, provide for sustainable transport modes (e.g. walking & cycling);***
- f) Respect the local built, social, cultural, historic and natural heritage assets, and***
- g) Demonstrate practicable efforts to achieve (or preferably exceed) design and construction standards for sustainable development, to minimise CO2 emissions.***

#### **Explanation**

This policy provides a positive framework for decision making, as required in the National Planning Policy Framework (NPPF). Development will only be encouraged where it can be shown that the scheme will help to achieve the vision and objectives set out in Section 5. Locally, the concept of sustainability relates particularly to the need for sensitive design (ideally conforming to proposals in the *Design Guidelines for Rutland and South Kesteven*) such that development reflects the character of the surroundings; meeting environmental, social and economic objectives and better facilities for pedestrians and cyclists, all of which contribute to the quality of life for residents in Corby Glen and Birkholme. The policy applies to new development and changes of use. It is felt that these should not detract from the quality of life and amenity in residential areas in Corby Glen and Birkholme.

It is also intended that the policy would support national efforts, based in part on local action, to address the very real threat of climate change to all communities.

In addition to the formal planning requirements of this policy, there is a wider intention to support the creation and maintenance of healthy and sustainable communities.

## Housing Policies

### ***CG2 - Criteria for new housing sites including design and size***

***Proposals for small scale residential development within Corby Glen village will be supported where they meet the criteria in Policy SP3 of the South Kesteven Local Plan and, where applicable to the site concerned, the following criteria:***

- a) The proposal comprises only limited infill as defined in the adopted Local Plan and is located inside the existing confines of the built-up area;***
- b) it is appropriate to its surroundings, taking into account, the Conservation Area, Listed Buildings and Local Heritage Assets, in accordance with Policies CG6, 7 & 8;***
- c) it is not located outside the described built form of the village such that development would harm its character;***
- d) the scale, layout and materials retain local distinctiveness;***
- e) it protects and enhances public rights of way;***
- f) there is suitable access with adequate off-road parking provision;***
- g) it does not unacceptably affect key views of value or significance (see Policy CG5);***
- h) it incorporates domestic scale renewable energy (such as electric vehicle charging, sustainable drainage and carbon minimisation features) where the design is appropriate to the location, and;***
- i) where applicable to the size of the development concerned, it comprises a variety of types and sizes, including smaller houses for first time buyers.***

### **Explanation**

The large-scale Local Plan allocation of 265 new dwellings at Bourne Road/Swinstead Road, and the other committed site at Ferndale House where there is planning permission for 25 dwellings, represents a planned, but unprecedented, increase of 66% over the existing stock of 440 dwellings. It is reasonable, therefore that any future speculative development is limited to that envisaged under Policy SP2 of the adopted Local Plan which states that: “...to ensure that existing infrastructure is not over-stretched, outside of the allocated sites other development within the Larger Villages will be carefully managed and should be small scale (generally expected to be on sites of no more than 11 dwellings).” Development of slightly more than 11 dwellings may be permitted where all other policy criteria and material guidance are satisfied.

In recognition that any development must be sensitive and appropriate, the policy adds local criteria to the higher-level Local Plan Policy: SP3 - Infill Development). The aim is to avoid incursions into the surrounding open countryside and to protect the setting of the village. It is accepted that settlement boundaries are not defined in the South Kesteven Local Plan which means that the following definitions which form part of the Local Plan Policy SP3, are critical.

*Land and buildings will be classified as being **inside the existing confines of the built-up area** where they are contained in the settlement and visually separate from the open countryside. They should clearly be part of the network of buildings that form the settlement and may include any areas of land with an extant planning permission for built development. Development proposals will usually be expected to be no more than 11 dwellings.*

*The following will be regarded as being **outside the existing confines of the built-up area**:*

*A. Gardens which are visually open and relate to the open countryside.*

*B. Individual dwellings, groups, or agricultural buildings, that are detached from or peripheral to the settlement.*

*C. Employment or leisure uses, including public open space, that are detached or peripheral.*

*In addition, the Local Plan Policy SP4 has a criterion within it that states that any edge of settlement development must be adjacent to the existing pattern of development.*

This approach is also supported by the references to design in the NPPF (Ch. 12 – Achieving Well Designed Places). In addition, PPG states that proposals should consider scale, both the overall size and mass of individual buildings and spaces in relation to their surroundings. It adds that decisions on building size and mass, and the scale of open spaces around and between them, will influence the character, functioning and efficiency of an area.

Should rural exception sites be proposed, they must be based on an identified/quantified need, fulfilling the criteria set out in this Neighbourhood Plan Policy and the Local Plan.

### **CG3 - House Extensions and Conversions**

***Residential extensions and conversions should be designed to respect the character of nearby buildings and their setting. This will require particular attention to:***

***a) The choice of materials;***

***b) The scale of development including roof heights;***

***c) Layout within the plot;***

***d) the provision and/or the retention of parking provision;***

***e) The relationship with adjoining and nearby properties in terms of the impact on the amenity of occupiers and the character of the area.***

***The use of sustainable design features (e.g. sustainable drainage, porous/permeable surfacing for drives and domestic scale renewable energy and electric vehicle charging points) will be supported where they are incorporated into an overall design that complements the character of the area.***

### **Explanation**

Residential extensions comprise the majority of planning applications in the area. Permitted Development rights enable a wide range of types and sizes of extensions to be built without the need for planning permission. However, depending on the type of existing dwelling larger extensions or those at the front of a property require planning permission. The purpose of this policy is to ensure that, in addition to residential amenity, general design and local character is taken into account. It will encourage detailed design that is appropriate to the setting and

character of the area whilst also enabling energy efficiency and water management features to be incorporated into detailed design. The District Council does not have any adopted parking standards, consequently, parking will be considered on a case-by-case basis by planning and highways officers, dependant on the application.

## **Landscape Policies**

### ***CG4 - Landscape Character and Openness***

***Proposals for development should respect the distinct character and identity of the Parish of Corby Glen (including Birkholme) within the attractive open landscape of the Kesteven Uplands. Development will be supported, unless individually or cumulatively, it would:***

- a) detract from the open countryside character of the landscape outside the built form of the settlement;***
- b) unacceptably affect the setting of heritage assets;***
- c) have an unacceptable impact on an identified key view identified in Policy CG5;***
- d) unacceptably affect the landscape and habitat value of the valley of the West Glen river, or the woodlands of the local countryside, namely ancient and semi-natural woodland, orchards and wood pasture/parkland***

### **Explanation**

The open rolling landscape of the Kesteven Uplands NCA (No.75), before the landform slopes down into the Lower Trent and Belvoir Vales around Grantham, is fundamental to the character of Corby Glen. It is summarised as “... *Corby Glen is located centrally including the valley of the West Glen River.....a deeply rural landscape which has only a very small urban area (Stamford to the south)...Wide road verges with herbs and wildflowers characterise the area... much scattered woodland survives throughout the area with some important semi-natural and ancient woodlands.*” Further details of the woodlands that surround Corby Glen and Birkholme are provided in Section 7.2 of the evidence document.

In addition, a policy stance is needed to address the potential impact of other large-scale built development including, for example, solar farms and wind farms, but it is acknowledged that the September 2023 changes to the NPPF (Paras. 155, 158 and 222 in Annex 1) will also be taken into account in decision making. Whilst the economic importance of modern farming and the way in which it can contribute to landscape quality, is acknowledged, great care must also be taken in the location and design of new agricultural buildings. Measures including: choice of materials, lowering ground levels, on and off-site landscaping (including possible rewilding/reversion of other land) may be ways of minimising and/or mitigating the impact of proposals. However, this approach should not be used to make something that has an otherwise substantial adverse impact acceptable.

During the initial consultation members of the local community expressed the view that they enjoyed living in a distinct rural settlement with attractive views across the surrounding open countryside. This is clearly important to the local community and the intent of this policy, to preserve the separate identity and integrity of Corby Glen Parish, is reasonable and justifiable. The policies reflect the Statements of Environmental Opportunity set out in the Natural England National Character Area Profile (75), the conclusions South Kesteven Landscape Character Assessment and the analysis in the Local Plan Sustainability Appraisal.

## CG5 - Key Views

*The Plan identifies the following key views which contribute to the character and the appearance of the neighbourhood area.*

### *Key views along roads out of the village:*

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

### *Key views along roads into the village and towards the village from surrounding landscape:*

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

### *Key views in the centre of the village*

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

*Proposals should respect the identified key views and should not compromise their significance in the neighbourhood area. Development proposals which enhance or improve the identified key views will be supported. Development proposals which, through their location, scale, and appearance, detract from the key views will not be supported.*



## Explanation

The policy aims to protect important countryside views and views within Corby Glen. More detail, including maps and photographs are provided in the accompanying document entitled 'Key Views.' A strong message from the community consultation was the need to retain the rural feel of the village, and by implication, these key views.

Concerning the landscape views, residents value the rural atmosphere, open views and access to the natural environment. The nature of these views reinforces the rural feel of the parish and adds to its charm and character. The NPPF (para 174) states that planning policies should contribute to and enhance the natural and local environment by: "*a) protecting and enhancing valued landscapes...and....b) recognising the intrinsic character and beauty of the countryside...and trees/woodland*". The Local Plan states that development proposals in the open countryside which do not meet the criteria set out in Policy SP4 will be restricted, unless exceptional circumstances apply as outlined in Policy SP5. That policy provides a positive framework for; agriculture, forestry or equine development and rural diversification projects, but in terms of landscape character, it must be used alongside Policy EN1 (Landscape Character) which states that "*...Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape.... In assessing the impact of proposed development... relevant Landscape Character Appraisals should be considered, including those produced to inform the Local Plan and Neighbourhood Plans.*"

Concerning views within the centre of the village, this NP policy, based on a local survey of key views, can work alongside the Local Plan to provide an effective, locally focused, framework for decision making on development proposals. It demonstrates how Neighbourhood Plans can encapsulate the aspirations of a local community in a way that is difficult in a higher-level Local Plan. The views encapsulate the character of the Parish, and it is appropriate to seek to protect them.

## Heritage and Archaeology Policies

### **CG6 - Designated heritage assets**

***Development proposals should preserve or enhance designated heritage assets and contribute to the quality and character of their settings.***

***Proposals affecting designated heritage assets, or their setting, should respond positively to the contents of Local Plan Policy EN6 and reflect the concentration of assets in and around Corby Glen and Birkholme, and the relationship between the asset, archaeology, and local history.***

## Explanation

Corby Glen has a Conservation Area, and there are 36 listed buildings and other features, as well as three Scheduled Monuments. Details are provided in the evidence document. Consultation

revealed that the historic environment is a valued asset and that residents wish buildings and structures to be protected from insensitive development. Individually and cumulatively, these designated heritage assets make a major contribution to the quality and character of Corby Glen. In the Local Plan, Policy EN6 covers the historic environment providing a good overall context for the consideration of proposals affecting designated heritage assets. It is not intended to duplicate EN6, but a Neighbourhood Plan policy adds local detail, taking account of the concentration and nature of assets, in Corby Glen District.

This is in accordance with the NPPF (Chapter 16) which states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment taking into account, in particular (Para. 190): “(b) *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring...*” and “(d) *opportunities to draw on the contribution made by the historic environment to character*”

### **CG7 – The Market place**

***Development proposals that enhance the value and appeal of the Market Place for residents and visitors will be supported where they:***

- a) Do not detract from its traditional character, appearance, or ancient features such as the Market Cross and Pump;***
- b) Do not unacceptably affect the setting of the buildings that surround the Market Place;***
- c) Do not unacceptably affect the usage of the Market Place as a central focus of the community.***

### **Explanation**

The Market Place (see map in Section 5.5 of the Evidence Document) is one of the parish’s most valued assets and the community wishes that the space and the buildings and structures around it should be protected from insensitive development and whenever the opportunity arises, enhanced. It is also recognised in the Conservation Area Appraisal. The intention of this policy is to set out specific, location based, requirements over and above the general protection afforded to designated heritage assets set out above in Policy CG6. An enclosed and tranquil market place is an unusual feature in Lincolnshire villages and its pleasant ambience makes it an attractive focal point for the community. Visitors enjoy this space, so that it also helps to promote the visitor economy. This policy will provide an appropriate planning context to support the Parish Council’s intention to enhance this important heritage and community asset, in collaboration with District and County Councils, as well as the relevant property owners.

## **CG8 - Local (non-designated) heritage assets and positive unlisted buildings**

***In addition to the Positive Unlisted Buildings shown on the SKDC Conservation Area Appraisal map, the Neighbourhood Plan identifies the following buildings, structures and sites as non-designated heritage assets (and as detailed in a separate document).***

- 1. The Lily's Lavender Hut***
- 2. The Woodhouse Arms***
- 3. 10 Downing street***
- 4. The Beacon and Flaggpole***
- 5. Village sign on the Green***
- 6. Fieldgate Cottage on Swinstead Road***

***Proposals involving non-designated heritage assets and positive unlisted buildings should demonstrate how they would contribute to the conservation, preservation and enhancement of the architectural/historic interest of the building/structure concerned. They should take account of local style, materials, detail and the character, context and setting of assets and positive unlisted buildings.***

***The effect of an application on the significance of these assets should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets and positive unlisted buildings, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.***

### **Explanation**

The SKDC Conservation Area Appraisal identifies Positive Unlisted Buildings on a map (see separate Evidence Document) and these are specifically recognised and protected in the Neighbourhood Plan. This is in accordance with para 6.3 in the Appraisal document which states “Currently there are no locally listed buildings in the Corby Glen Conservation Area. Buildings identified on the conservation area map as ‘positive unlisted buildings’ **are recommended for consideration for inclusion on any future local list of buildings of architectural and historic interest.**” In addition, local surveys have identified six Local (non-designated) Heritage Assets which are part of the character and identity of the Parish. Such assets may be buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated. This protection is in accordance with the guidance contained in para 197 of the NPPF.

Details of the buildings and features identified can be found in Section 5.6 of the Evidence Document. The same details are also available in a shorter document entitled ‘Description of Non-designated Heritage Assets, Open Spaces and Green Spaces’. Although not of sufficient architectural or historic merit to justify listing, they are an important part of the character of Corby Glen and have been highlighted as such through consultation on the Neighbourhood Plan. The

policy will help to ensure they are protected and that building works to them are designed sensitively, with careful regard to the historical and architectural interest of the building and its setting. Historic England recognise that local list of this type play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment and locally. The identification and protection of local assets is supported by the SKDC and LCC.

### **CG9 – Archaeology**

***Development proposals affecting Scheduled Monuments, other archaeological sites and areas of archaeological potential, or their settings should demonstrate that they:***

- a) have taken into account the impact on above and below ground archaeological deposits, as recorded by Historic England and Lincolnshire County Council;***
- b) identify mitigation strategies to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost;***
- c) include an appropriate desk-based assessment or, if necessary, a field evaluation of what archaeological deposits might be present.***

***In addition, measures should be taken to minimise impacts of development upon the historic landscape character of the area.***

### **Explanation**

The NPPF (Para. 194) states “...Where a site on which development is proposed includes, or has the potential to include, **heritage assets with archaeological interest**, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”. Details of the rich and important archaeology of the Neighbourhood Plan area can be found in the Lincolnshire County Council Historic Environment Record (HER). Archaeology is a key element of the historic environment and character of the Parish, valued by its residents, and this policy will ensure that development takes proper account of recorded archaeological interest.

The Lincolnshire Heritage Explorer currently has 106 records spanning the Neolithic, Roman and medieval periods. Future building pressure could put at risk unexplored archaeological sites, such as the medieval fishponds to the north of St John’s church. Policy CG9 emphasises the local importance attached to preserving the village’s rich archaeological heritage.

## Open Space, Countryside and Nature Conservation Policies

### *CG10 – Open space and recreation facilities*

***The Plan designates the following as open spaces and recreational facilities:***

- 1. Land related to Charles Read Academy***
- 2. The Green***
- 3. Riverside west Tanners' Lane***
- 4. St Johns Churchyard***
- 5. Land related to Corby Glen Community Primary School***
- 6. Ron Dawson Memorial Hall Playing Field***
- 7. Bowling Green***
- 8. Incidental spaces related to Barleycroft, Pridmore Road, Saint John's Drive, Amenity Land at Musson's Close and Coronation Road.***

***Development proposals which enhance or improve these existing sites will be supported.***

***Development proposals which would reduce the quality or quantity of these amenities will only be supported if existing facilities are replaced at an equivalent or better quality and quantity, and in a suitable location.***

### **Explanation**

The location and extent of these spaces are shown in a separate Evidence Document (see Sections 6.2 and 6.4). The same details are also available in a shorter document entitled 'Description of Non-designated Heritage Assets, Open Spaces and Green Spaces'. It should be noted that only land around Charles Read Academy & Corby Glen Primary School is being designated as open space, and not the areas that form the school buildings and precincts.

Open spaces and recreation facilities spaces will be protected in line with Paras 92, 98 and 99 of the NPPF. Where development is proposed that affects playing fields and recreation areas, the Sport England guidance should be followed and, if necessary, advice sought for that organisation, which is a statutory consultee. These spaces are well used and valued community assets which support social and recreational activity and help to define the landscape and character of the area adding to the quality of life for local residents. In addition, the Parish Council will support proposals to enhance and improve the local open space and recreation facilities in the Parish as and when opportunities emerge.

The SKDC Local Plan includes guidelines defining the minimum amount of open space for a given population and an assessment of Open Space in Corby Glen (see section 6.2) indicates that there is a significant deficit. Thus, it is essential that the existing open spaces are protected, and that the Parish Council supports proposals that add to the Open Space provision. Several spaces are also proposed as Local Green Spaces (see Policy CG11 below).

## **CG11 - Proposed Local Green Spaces**

***The Plan designates the following spaces as local green spaces:***

***LGS 1 – Land at Musson’s Close.***

***LGS 2 - The Green***

***LGS 3 - Riverside west of Tanners Lane***

***LGS 4 - The Moated Mound***

***LGS 5 - Land surrounding “10 Downing Street.”***

***Proposals for development on a Local Green Space will not be supported except in very special circumstances.***

### **Explanation**

A full description of the areas LGS1-LGS5, including the case for designation, is provided in a separate Evidence Document (see Section 6.4). The same details are also available in a shorter document entitled ‘Description of Non-designated Heritage Assets, Open Spaces and Green Spaces’. Additional information relating to the amenity land at Musson’s Close is available in a further supporting document (entitled “Musson’s Close: The Compelling Case for Designation as a Local Green Space”) appended to the Evidence Document.

The landscape quality of the Kesteven Uplands and the rural open countryside has been described and addressed through other policies. It is also important that open land in or adjoining the village is identified and protected to maintain local character. Surveys by local people and research have identified spaces which are valued by the community and the way that heritage and archaeology are inter-twined with landscape and character. The Local Green Spaces proposed here add to the areas of open space (CG10) but take further account of the value to the character, heritage and/or biodiversity of the villages.

The NPPF (Paras. 99-101) states that designating of Local Green Spaces in Neighbourhood Plans: *“allows communities to identify and protect green areas of particular importance to them.”* It also states that designating land as a Local Green Space should be consistent with sustainable development and complement investment in homes, jobs and essential services. It is considered that the five areas proposed fulfil the requirements for designation.

The policy is also in accordance with Para. 103 of the NPPF, which state that *“Policies for managing development within a Local Green Space should be consistent with those for Green Belts.”* Policy CG11 applies the restrictive policy approach towards development proposals on designated local green spaces. Very special circumstances can be considered by the Parish and District Councils on a case-by-case basis.

## Countryside and Biodiversity Policies

### CG12 - Countryside management

*Insofar as planning permission is required, development in the open countryside related to agriculture, forestry, equine, recreation, tourism, utility infrastructure, and other rural land uses will be supported provided that it does not cause unacceptable harm to:*

- a) the landscape character and quality of the Kesteven Uplands;*
- b) sites of ecological value, including roadside verges;*
- c) heritage assets and other sites of archaeological interest; or*
- d) the intrinsic character, beauty and tranquillity of the countryside.*

*The location, scale and the detailed design of development proposals should pay particular attention to the following matters:*

- e) access arrangements to ensure that the rural quality and character of lanes and byroads (including verges) is maintained and:*
- f) lighting, such that the “Dark Skies” quality of the Parish is not unacceptably affected, and:*
- g) the design of boundary treatments respects the site’s countryside setting.*

### Explanation

This policy builds on the wider planning context provided by Local Plan and applies it at the level of the Neighbourhood Plan. The community consultation indicated that residents greatly valued the rural environment surrounding the village. Any proposal for development is expected to safeguard the landscape character, protect areas of wildlife interest and protect or enhance the historic environment of the surrounding open countryside.

It is recognised that farming leads to considerable investment in environmental improvements each year, including woodland improvement, conservation strips, hedgerow improvements. The local economic importance of agriculture is also acknowledged. Other policies require that care must be taken about the location and design of new agricultural buildings. There must be a focus on site-based factors, but off-site works and wider mitigation measures may create countryside management opportunities. Measures including possible rewilding of areas or grassland reversion may also be ways of minimising and/or mitigating the impact of proposals. In addition, it is recognised that essential utility infrastructure should be deemed acceptable in principle when located in the countryside subject to meeting other policy requirements.

### **CG13 - Nature conservation and biodiversity**

***Development proposals should demonstrate how potential impacts on local wildlife sites, habitats and species networks have been considered. As appropriate to their scale and type, development proposals should incorporate appropriate measures to protect wildlife, habitats, enhance biodiversity and avoid fragmentation, and take account of the following principles:***

- a) Any consequent loss of biodiversity should be minimised and mitigated by the creation of new habitats or the enhancement of existing ones;***
- b) Development proposals which would result in the loss or damage to protected trees and hedgerows will not be supported. Where the benefits of the proposal outweigh the harm caused, a scheme for replacement trees, hedgerows or similar habitats should be incorporated within the development proposal;***
- c) Projects to enhance wildlife habitats & species and which respond positively to the Lincs. Biodiversity Action Plan & Natural Environment Strategy will be supported;***
- d) Tree planting and hedgerow creation aimed at providing a network of wildlife corridors across the Parish will be supported; and***
- e) Particular attention should be paid to any adverse impacts on roadside verges which have been identified as Roadside Nature Reserves or Local Wildlife Sites.***

#### **Explanation**

The policy covers, woodland, trees, hedgerows, ponds and watercourses, unimproved and semi-improved grassland. It is set in a context provided by NPPF paras 174 & 175; the Natural Environment & Rural Communities Act 2006 (S40 & 41) and complements Local Plan Policies EN2 & EN3. The NPPF states that development resulting in the loss or deterioration of irreplaceable habitats should be refused unless there are wholly exceptional reasons and a suitable compensation strategy. Plans should be proactive to mitigate and adapt to climate change, taking into account long-term implications for flood risk, water supply, biodiversity and landscapes. This reflects the regulations in the Environment Act (2021) which proposes that development should lead to a net gain in biodiversity. Where it is practical, proposals should seek opportunities to enhance habitat connectivity.

Trees and Woodlands are important in the landscape, contributing greatly to conservation value and must be considered in development proposals. A list of the local woods within the parishes of Corby Glen and Birkholme that have been classified as *Ancient & Semi-Natural Woodland*, *Ancient Replanted Woodland* and *Traditional Orchards* is provided in Section 7.2 of the Evidence Document. There are no Special Areas of Conservation (SAC) or Sites of Special Scientific Interest.

Many hedgerows were removed to enlarge fields. The Hedgerows Regulations (1997) now protect most, but the Parish has many mature trees, the protection of which is important. This policy aims to limit development that would result in loss of or damage to significant trees or hedgerows which are a vital element in the character of the village and its surrounding countryside. The Wildlife Trust advises that rural lanes have verges that are potential Local Wildlife Sites (for limestone grassland flora). Although not statutory, it is a Material Consideration, referred to in the NPPF and NERC Act.



Policy CG 13 is consistent with SKDC's current aim to improve biodiversity and encourage consideration of biodiversity issues in planning decisions. SKDC's biodiversity objectives are underpinned by the Local Nature Recovery Strategy produced by the Greater Lincolnshire Nature Partnership (see <https://glnp.org.uk/our-services/nature-strategy/>).

## Community Facilities Policies

### CG14 - Community facilities and local services

***The Plan identifies the following community facilities and local services:***

***Charles Read Academy (Secondary School)***  
***Church Street Meeting Rooms***  
***Corby Glen Pre-school***  
***Corby Glen Primary School***  
***Corby Glen Primary School Childcare***  
***Fire station***  
***Funeral director***  
***Garage (vehicle servicing)***  
***Health care centres (two)***  
***Public Houses (two)***  
***Ron Dawson Memorial Hall***  
***St Johns Church***  
***Grocery store***  
***Village shops and cafes (two)***  
***Willoughby Library and Gallery***

***The improvement and extension of these buildings and the creation of new facilities will be supported, subject to compliance with other Neighbourhood Plan policies.***

***Where planning consent is required, the loss of such facilities will not be supported unless:***  
***(a) alternative provision of equivalent or better-quality facilities (with community support evidenced by pre-application consultation and/or local surveys) is made; or***  
***(b) it is evident that there is no reasonable prospect of the facility being retained; or***  
***(c) it is evident that the service or facility is no longer economically viable; or***  
***(d) there is no demonstrable evidence of local use of that service or facility.***

### Explanation

To provide the social, recreational and cultural facilities and services that the community needs, Para. 93 of the NPPF states that planning policies and decisions should (a) *plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses, and places of worship) and other local services to enhance the sustainability of communities and residential environments; ... and* (c) *guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.*

In criterion (a) of CG14, explicit community support would include the views of the parish councils and users of the facility in question. Applicants may also wish to undertake consultation with the local community to demonstrate support for a proposal.

The Local Plan Policy SP6 states that local facilities are important to the sustainability of villages and that proposals that would result in the loss of existing facilities will be resisted. This, locally focused, Neighbourhood Plan policy complements the protective approach of the Local Plan. This requires that applicants must demonstrate that consideration has been given to re-using premises for an alternative community business or facility and that effort has been made to try to secure such a re-use. The potential impact that closure may have on the area and its community must also be measured, with regard to public use and support for both the existing and proposed use.

Policy CG14 includes the Ron Dawson Memorial Hall and Church Street Meeting Rooms in the list of facilities. The Parish Council recognises the importance of these community halls and strongly supports any initiative that will increase their value to the community.

Where a loss (e.g., of a public house) is promoted on market-based grounds, the Parish Council will consider seeking Asset of Community Value designation.

## **Business and Communications Policies**

### ***CG15 - Local businesses and employment***

***Proposals for the development of new small business units, the expansion or diversification of existing small units and tourism-related development will be supported, providing that:***

- (a) there would be no unacceptable impact resulting from; increased traffic including the potential impact of HGVs on the rural road network, parking and servicing, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development;***
- (b) it would not have an unacceptable impact on the character of the site and/or buildings, by virtue of scale or design, or on the landscape, including Key Views;***
- (c) where relevant, opportunities are taken to secure the re-use of vacant or redundant historic buildings (designated and non-designated)***

***Insofar as planning permission is required, proposals for home-based working will be supported where there is no unacceptable impact on the residential amenity of neighbouring properties, or on the character of the immediate area of the property concerned.***

### **Explanation**

The Government supports rural economic development and the NPPF states (Para. 81) that “*Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.*” Paras. 84 and 85 specifically concern the rural economy and the latter notes that; “*Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements,*

*and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads."*

The Parish Council and the village community support local business to help maintain a vibrant, balanced community. Local employment supports sustainability and the intention is that the Neighbourhood Plan accommodates appropriate proposals for business. The conversion of former agricultural and other buildings enables diversification and opportunities for the establishment of small businesses, creating local jobs. However, reflecting the NPPF, matters such as: residential amenity, visual impact on the countryside and highway safety issues, need to be considered notwithstanding the principle in Para. 111 that "*..development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety...*" The economic importance of farming is acknowledged, but the location and design of new agricultural buildings must be carefully considered. However, design features or mitigation measures cannot be used to make something that has an otherwise adverse impact, acceptable. The impact of activity on rural lanes and roadside verges will also be a consideration.

The economic, environmental and social benefits of home-based businesses, which contributes to sustainability is recognised, but with criteria to ensure that it does not lead to the erosion of character or residential amenity.

#### **CG16 - Telecommunications and broadband**

***Proposals for development that improve electronic communications such as superfast broadband and the mobile phone network will be supported providing any impact on the environment can be adequately mitigated and other Neighbourhood Plan policies on heritage, archaeology, open spaces and key views are satisfied.***

#### **Explanation**

The Government recognises that reliable broadband internet access is essential for homes throughout the country if they are to benefit from online services. The NPPF states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Superfast broadband access enables people to work from home and thus reduces the need to travel. Some businesses are run from peoples' homes and it is an essential requirement for education purposes. Superfast broadband also enables people in the village, especially those who have access limitations, to access services and facilities that would not otherwise be available.

The community consultation revealed that current provision is considered unsatisfactory, given that superfast broadband is essential for keeping pace with ongoing advances in digital technology. This is demonstrated by the substantial number of residents who committed to subscribing to a full-fibre broadband service if/when it becomes available.

## Transport Policies

### *CG17 – Transport and Active Travel*

***Development proposals that will cause an unacceptable impact on highway safety, or result in a residual cumulative impact on the road network, will only be supported if there has been a transport assessment or statement (properly tested against accepted criteria), and measures have been taken to avoid conflict between vehicles, pedestrians and cyclists.***

***Development proposals should include adequate parking measures.***

***Developments which do not take account of the nature and rural character of the adjacent highways, or the relative tranquillity of the village centre, will not be supported.***

***Where other Neighbourhood Plan policies are met, development proposals that would increase local provision for pedestrians, cyclists and horse riders will be supported.***

### **Explanation**

It is acknowledged that transport is the responsibility of the highway authority (LCC), working with the District Council and that a policy context is provided mainly in the Local Plan and Local Transport Plan. However, there are local issues which is it appropriate to address in this Neighbourhood Plan and externally focused elements of this policy highlight the need for a partnership approach. In addition, it is hoped to encourage safer walking, cycling and (given the rural location, horse riding), which will help promote the social health and well-being of the community. The Parish Council will work with the County and District Councils to ensure that the transport needs and traffic issues present in Corby Glen, including traffic management, are considered as part of the committed large-scale housing development. It will also investigate opportunities for improving cycling provision in the surrounding countryside, whilst taking into account the wildlife and landscape value of roadside verges must be maintained and if possible, improved.

Policy CG17 sets out a context within which local traffic profiles and the character of the local highways network will be managed in the Plan period. Development proposals which would generate a significant amount of additional traffic and/or which would generate HGV traffic, need to be supported by an evidence-based Transport Assessment or Statement.

## **CG18 – Countryside access and rights of way**

***Development proposals (which meet other policy requirements) will be supported if they improve or extend the existing network of public footpaths and bridleways in and around the village, especially where the route allows greater access to services and facilities or the surrounding open countryside.***

***Development that would result in the loss of existing footpaths and bridleways or create obstacles to the use of these routes by walkers and riders will not be supported.***

### **Explanation**

The NPPF states that opportunities to promote walking should be identified and pursued. It adds that planning policies should provide for high quality networks. The public rights of way network in and around the villages is extensive. The paths are well marked. It is also acknowledged that the quiet lanes and grass verges in Corby Glen provide opportunities for walking, cycling and horse riding. The footpaths and bridleways may be seen on Ordnance Survey maps or, in more detail from the LCC definitive Rights of Way Map (see Section 7 of Evidence Document).

## **8. Community Aspirations**

Throughout the preparation of the Neighbourhood Plan some issues have been raised through consultation that do not specifically relate to land use or development. To meet the statutory requirements such issues cannot be considered through formal planning policies in a Neighbourhood Plan. In this section those other important aspirations which, although they are not formal planning policies, are linked to the wider quality of life in the parish. They are local aspirations and do not constitute or suggest agreement with South Kesteven District Council or other bodies to fund or act on them, but the Parish Council will consider ways of the fulfilling them as part of the implementation of the Neighbourhood Plan.

### ***CA1 – Development of walking routes, cycle routes and accessible access to village centre***

The NPPF encourages planning policies that, where possible, enable the use of active transport for everyday activities. This is beneficial for health and well-being, as well as the sustainability of the environment and transport.

Residents in the new development will need to access various facilities in the village centre (shops, cafes, primary school, etc). To complement the policies set out in this Neighbourhood Plan, the Parish Council will continue to work with SKDC, highway authorities and developers to create and maintain safe routes into the village centre for pedestrians and cyclists.

### ***CA2 – Improvements to community halls and improvement /provision of open space***

#### **Community Halls**

Thriving local communities need places to meet for group activities and entertainment, larger community events and celebrations, and to hold public meetings and elections. The existing

community halls are valued by residents, but consideration needs to be given as to their future, as the village expands.

To complement the protection offered by policies in this NP, the Parish Council will work with the relevant stakeholders and other groups to secure the future of the community halls, and to discuss ways in which their value to the community can be built upon. This will include exploring a range of collaborative funding initiatives. In the case of the Ron Dawson Hall, which is close to the new housing development, this might include attracting a new retail outlet to the site.

The Ron Dawson Hall benefits from a large playing field which has considerable potential to offer outdoor exercise and recreational activities. Avenues that will be explored include the creation of an outdoor gym, and/or, as more ambitious project, a skate park. The latter would particularly address the perceived lack of village amenities for younger residents.

### Open Spaces

The local community values the Open Spaces and recreation facilities available in the village, which are important for the health and well-being of all the age-groups. When judged against SKDC's guidelines, Corby Glen has a deficit in the provision of Open Space. To complement the protection offered to Open Spaces that is given by the Policies in this Neighbourhood Plan, the Parish Council will work with other groups and stakeholders to explore options to improve the value of the Open Spaces, and to support initiatives that add to them.

### Increasing biodiversity, hedge planting and habitat creation/management

A number of policies in this Neighbourhood Plan will protect the natural environment. To take this further, the Parish Council will support opportunities to incorporate semi-natural elements within public open spaces, including verges, in and around the village. The creation and enhancement of wildflower-rich limestone grassland and native trees and hedgerows and verges would be a priority. This would benefit both wildlife and the health and wellbeing of residents.

At a broader level, the Parish Council will very much welcome and encourage initiative by local farmers and landowners to take advantage of the new support system for Agriculture which will put more emphasis on maintaining the natural environment, alongside food production. This might involve, for example: (a) Working with farmers and other landowners to encourage tree planting and hedgerow creation/management through the take up of government environmental stewardship schemes and other locally-based support, including the Woodland Trust; (b) Working with the Lincolnshire Wildlife Trust, County and District Council's and landowners to increase landscape and habitat connectivity in and beyond the Parish. There will be a continuing focus on road verges, using the Lincolnshire Wildlife Trust "Life on the Verge" project, to seek further designation of roadside nature reserves and enhanced management for all of them. The aim is to develop a proactive, partnership-based approach to maintain and improve the landscape quality of the Parish.

### ***CA3 – Road safety measures at the entrance to the village and new developments***

The Parish council will work with relevant external bodies to address the concerns of residents regarding road safety issues associated with the new Bourne Rd/Swinstead Rd development. A particular focus of concern is the crossroads at the intersection of the Swinestead Rd (B1176), Morley's Lane and the A151.

## ***CA4 – Improvement and upgrade to Corby Glen Community Primary School and childcare/nursery facility***

The full impact of the new developments on the demand for Primary School places is currently unclear, but it will certainly lead to an increase.

In the current Infrastructure Delivery Plan for SKDC (see [Infrastructure delivery plan and project schedule.pdf \(southkesteven.gov.uk\)](#)) Corby Glen Primary School was listed as having 140 available places. An Ofsted report in 2021 stated that the school had 81 students, suggesting that there is spare capacity to cope with the ongoing enlargement of the village. The Infrastructure Delivery Plan is currently being updated as part of the Local Plan Review, and this will include a reassessment of whether the spare capacity is adequate for future needs.

Over and above the issue of capacity, it is recognised that the traditional buildings housing the primary school do not offer the same standards as modern accommodation. If supported by public consultation, enhancing and increasing the accommodation at the primary school could be linked to having a pre-school at this site. With these considerations in mind, the Parish Council will support initiatives to upgrade the Primary School accommodation. Additionally, the existing after-hours childcare facility is due for demolition and provision of new bespoke accommodation will be supported.

## ***CA5 – Enhancements to the visitor economy***

### The Market Place

To complement the protection offered by Policies in this Neighbourhood Plan, the Parish Council will work with the District and County Council's and property owners to maximise the community use and appreciation of the ancient Market Place at the same time as respecting its unique heritage value and designated status. The Market Place is an important focus for the village, but also provides an attraction for visitors to the village. It is covered by several formal planning policies, and this community aspiration relates to co-operation and partnership working outside land use planning to secure necessary improvement and maximise the ways in which it can be used by and benefit local people and businesses.

### Local History and Heritage

Corby Glen Parish Council will work with the District and County Councils to interpret, enhance and increase the appreciation of heritage assets (designated and non-designated), archaeology and social history. There is a strong feeling amongst local people, backed up by evidence from reports and surveys, that the Parish has a distinct character and identity. Archaeology, local history, the landscape and the built environment contribute to this character and are much appreciated by residents. In particular, it is intended to develop a local heritage trail for local residents and visitors. Using the Neighbourhood Plan evidence base as a platform, this Community Aspiration is intended to add value to the formal policies in this Plan which aim to protect these assets, drawing on local community interest and seeking funding for activities from various sources, including the Heritage Lottery Fund.

### A Local Resources and Services Guide

The Parish Council will seek to produce a local services directory covering the village and wider area. It is acknowledged that the services and facilities in the village need to be maintained and

improved to meet the needs of a growing population because the wider area is rural with larger services centres some distance away. To maximise awareness and use of resources and facilities, the Parish Council, will produce a Local Resources and Services Guide in hard copy and electronic form. The intention is to help maintain a good quality of life for local residents and contribute to the sustainability of rural life. Access to good quality health services is particularly important.

## **9. Monitoring, Review and Implementation**

The Neighbourhood Plan will be monitored by the Local Planning Authority and the Parish Council once it has been adopted. The policies in this plan will be implemented by South Kesteven District Council as part of their development management process. Corby Glen Parish Council will also be actively involved, using the Neighbourhood Plan to frame representations on planning applications and where appropriate, as part of the pre-application process and. This Plan provides a 'direction of travel' through its Vision, Objectives, Policies and Community Aspirations.

Anglian Water has requested that, if development sites are to be served by Anglian Water, developers are encouraged to complete a pre-application enquiry to develop a feasible solution for drainage requirements. As Corby Glen is within the area from which Anglian Water sources water, advice on water use can be found at <https://www.anglianwater.co.uk/help-and-advice/save-water/> Advice on drainage and flooding can be found at <https://www.anglianwater.co.uk/help-and-advice/flooding-guidance/reduce-the-risk-of-flooding/>

Flexibility may be needed as new challenges and opportunities emerge and it is intended to review the plan periodically (e.g. every 5 years), in line with the Neighbourhood Planning Act (2017). The review process will be based on several strands of activity (see below) which will be considered in periodic monitoring reports.

- a) Private sector investment in the village. Securing the right type and nature of investment through adaptations and new development will be crucial; and
- b) The statutory planning process, in particular, how the Plan is used to determine local planning applications;
- c) The state of public services (and community assets), together with other measures to support local services for the vitality and viability of the five settlements.
- d) The eventual adoption of the review of the South Kesteven Local Plan. The current indications are that a new Local Plan will be adopted by the end of 2024.

The views of the District Council, as the Local Planning Authority, will be sought on these matters. Monitoring reports might conclude that a partial or comprehensive review of the Neighbourhood Plan is necessary at any time and accordingly trigger that process. In any event, and as acknowledged, the Parish Council will need to return to the plan and its replacement after five years, or so.

In addition, the progress on achieving the Community Aspirations, including partnership, project work and funding will be considered.

### **Funding Mechanisms**

Where appropriate, financial contributions will be sought from developers, through S106 Agreements and/or direct investment in infrastructure. In addition, the Parish Council will seek to



influence budget decisions by the District Council and the County Council, including on transport. The Parish Council will work with other agencies/organisations on funding bids to help to achieve Neighbourhood Plan aspirations, including; the Lottery, UK Government and LEP programmes.

### **Local Priority Projects**

The provisional list of infrastructure projects below reflects local priorities, especially those which are related to the unprecedented level of growth/development which the village will experience over the plan period. In particular, the list will inform the negotiation of Section 106 agreements, priorities attached to relevant public sector spending programmes, investment by developers and external funding bids. Note that this list does not reflect the order of priority.

*Cycle track/walking/accessible access from new development to village.*

*Development of retail facilities at Ron Dawson*

*Investment in Community Facilities (Ron Dawson Hall, Church Rooms)*

*Open Space in new development and upgrading of existing open spaces around village*

*Outdoor Gym on Ron Dawson Field*

*Primary School upgrade*

*Skate Park Ron Dawson field.*

These projects will need costings, as well as the business case for their effect on village enhancement. When costing, a figure will be built-in for the ongoing costs of maintenance and other recurrent costs throughout the lifespan of the S106 contribution.