

# **Corby Glen Neighbourhood Plan**

## **EVIDENCE AND ADDITIONAL INFORMATION IN SUPPORT OF THE PLANNING POLICIES\***



**(Referendum Version December, 2023)**

(\*Information about Key Views is available in a separate document).

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## Appendix 1

Additional document entitled "Musson's Close Corby Glen - The compelling case for designation as Local Green Space".

## **1. Introduction**

The aim of this supporting document is to provide the background evidence to justify the planning policies that are set out in the Corby Glen Neighbourhood Plan (NP). Hence the evidence presented in this document is intended to supplement the policy explanations that are included in the NP.

The policies put forward in the NP are grouped according to the aspect that they cover (i.e. Housing, Landscape, Heritage etc., see Section 6 on page 27 of the NP), and a similar grouping is used in the current document for presenting the supporting evidence.

The following supporting evidence is provided for each policy group:

- The relevant planning context (supplementing what is in Section 1 of the NP)
- Relevant background information and data about the designated NP area, including the highlighting of local issues
- The views of the residents
- A summary of the main points

## **2. Overall Strategic Planning Context**

Some of the relevant background to this NP, particularly the details of the NP process and the relationship between the NP and South Kesteven's Local Plan have already been covered in detail in Section 1 of the NP.

The following pre-existing planning documents are referred to in this section

- The National Planning Policy Framework (NPPF) which sets out the Government's planning policies for England. The document was updated in September 2023.
- The Local Plan which, together with Neighbourhood Plans, forms the Development Plan for South Kesteven
- The Local Plan Review which provides a rolling update of the Local Plan.

Much of the evidence in this section is derived from various documents produced by SKDC as part of their ongoing planning activity and available on the SKDC's website at the time of writing. Reference is also made to other documents produced by organisations working at the national level. Much of the population data is based the 2011 census, as only limited information from the 2021 census was available.

## **3. Housing & Population**

This section relates to the following policies:

|                                                                             |
|-----------------------------------------------------------------------------|
| <i>CG2 - Criteria for other new housing sites including design and size</i> |
| <i>CG3 - House Extensions &amp; Conversions</i>                             |

### 3.1. Current housing stock and projected housing need

#### Population

Information concerning the population of Corby Glen is provided in Section 2.4 but is repeated here for convenience. The estimated population of Corby Glen in 2020 was 1,060. The latest data from 2021 is available at:

[https://www.citypopulation.de/en/uk/eastmidlands/lincolnshire/E63002224\\_corby\\_glen/](https://www.citypopulation.de/en/uk/eastmidlands/lincolnshire/E63002224_corby_glen/)

The age profile of the estimated population of Corby Glen in 2020 is indicated below (based on the results of the 2011 census).

| Age range   | Number in range | Percentage |
|-------------|-----------------|------------|
| 0-17        | 201             | 19         |
| 18-64       | 529             | 50         |
| 65 and over | 330             | 31         |
| TOTAL       | 1060            |            |

By comparison with SKDC as a whole, and with England, Corby Glen has a relatively old population, as indicated below. However, the number of residents under 20 is comparable with the wider populations.

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

#### Housing stock

Data on housing from the 2011 census is available at

<https://www.nomisweb.co.uk/reports/localarea?compare=E04005895>

As might be expected of a rural settlement, Corby Glen has a greater percent of detached houses and a lower percent of flats, compared to SKDC as a whole (see table below).

|                 | Total number | Detached | Semi-Det | Terrace | Flats |
|-----------------|--------------|----------|----------|---------|-------|
| Corby Glen      | 440          | 59%      | 25%      | 15%     | 1%    |
| SKDC as a whole | 57,521       | 42%      | 31%      | 18%     | 7%    |

The average household size is 2.4, and the average number of rooms per household is 7.0 The average number of bedrooms per household 3.4. These data suggest that there may be an over-provision of larger properties in relation to the potential need of older people for smaller houses and bungalows. However, the extent to which older residents live in larger properties by necessity, rather than choice, is unclear.

### Type of tenure-ship

The table below indicates the different tenure-ship of householders in Corby Glen, based on the 2011 census (source indicated above).

#### **Tenure**

|                                               | Households        |       |
|-----------------------------------------------|-------------------|-------|
|                                               | Corby Glen Parish |       |
|                                               | count             | %     |
| All households                                | 418               | 100.0 |
| Owned                                         | 330               | 78.9  |
| Owned outright                                | 166               | 39.7  |
| Owned with a mortgage or loan                 | 164               | 39.2  |
| Shared ownership (part owned and part rented) | 11                | 2.6   |
| Social rented                                 | 27                | 6.5   |
| Rented from council (Local Authority)         | 24                | 5.7   |
| Other                                         | 3                 | 0.7   |
| Private rented                                | 42                | 10.0  |
| Private landlord or letting agency            | 37                | 8.9   |
| Other                                         | 5                 | 1.2   |
| Living rent free                              | 8                 | 1.9   |

Around 80% of householders are owner-occupiers, with the remainder in rented accommodation. If it is assumed that all the rented housing can be classified as affordable housing, then the amount of such housing in Corby Glen (20%), is substantially lower than for the whole of SKDC (34%) (based on data available in SKDC's Strategic Housing Market Assessment). This highlights the importance of including an appropriate percentage of affordable housing in the proposed new housing developments. The current Local Plan indicates that SKDC has a target of around 30% (see para 2.22).

### Housing need

There are no specific figures available for Corby Glen, but a very detailed analysis of housing need for the whole of SKDC between 2011 and 2036 was included in SKDC's Strategic Housing Market Assessment. Whilst the projections are subject to variation, depending upon the assumptions upon which they are based, the figures for the whole of SKDC indicate an annual housing need for 2011-2036 of approximately 600-650 dwellings/year, with affordable housing making up approximately 35%. This represents a 26% increase in the total SKDC housing stock, whilst the population of SKDC is expected to increase by around 20% over this period.

Based on a projected increase of 26% in housing in the whole of SKDC, then it would be expected that the number of houses in Corby Glen would rise from 418 to 527 between 2011 and 2036. The housing allocation in the current Local Plan (plus other approved developments) will mean that the housing stock in Corby Glen will increase by a minimum of around 295 homes over this period.

Whilst it is obviously simplistic to assume that housing development should be equally distributed across all the settlements within SKDC, these numbers do further underline the magnitude of the forthcoming expansion of the village.

Evidence from the community survey indicates that the number of households where individuals have moved out of the village owing to a lack of suitable housing was low (4/103, 4%). However, a number of residents attending the NP consultation event emphasised the importance of including both affordable housing, and housing for the elderly, in the new housing developments.

### 3.2. Corby Glen Planning Application History (2016 to 2021)

This section covers 97 planning applications made in the Neighbourhood Plan (NP) area over 5 years from 1st January 2016 to 31st July 2021, derived from the planning section of SKDC's website. <http://www.southkesteven.gov.uk/index.aspx?articleid=8170#/> The intention is to identify trends and to use this information to help identify which planning issues need to be addressed by NP policies, noting that the duplication of Local Plan policies is not necessary.

| Summary by category              | Approved              | Refused | Undetermined    | Total |
|----------------------------------|-----------------------|---------|-----------------|-------|
| Major residential 10+ dwellings. | 2 (1 subject to S106) | 0       | 1 (res. matter) | 3     |
| Residential 2 - 9 dwellings      | 1                     | 1       | 0               | 2     |
| Single residential               | 7                     | 3       | 1               | 11    |
| Householder                      | 23                    | 0       | 0               | 23    |
| Listed building consent          | 4                     | 0       | 0               | 4     |
| Tree works in conservation areas | 19                    | 0       | 1               | 20    |
| Works to TPO trees               | 2                     | 0       | 0               | 2     |
| Other miscellaneous applications | 13                    | 2       | 1               | 16    |
| Discharge conditions/variations  | 15                    | 0       | 1               | 16    |

During the period Jan. 2016 to July 2021, 93 applications have been determined by SKDC. The majority of the applications submitted related to house extensions which is unsurprising given the predominantly residential nature of the village. All were approved.

There were 15 applications relating to residential development. Two of these were for major development at the Bourne Road/Swinstead Road site (LV-H6), of which one has been approved. This is for 66 dwellings (Allison, formerly Larkfleet, Homes) on land within the Bourne Road/Swinstead Road site that is adjacent to the fire station. The planning permission was granted subject to the completion of a S106 Agreement. The other, for 199 dwellings (David Wilson Homes) is pending.

In addition to these two major developments, outline approval has been given for 31 new dwellings at Ferndale House, Swinstead Road. A more recent reserved matter application for this site (from Nottingham Community Housing Association) has been made for 25 dwellings and is pending. A

recent application for three houses land on land adjacent to 29 The Green has recently been submitted.

There were also 13 minor applications involving new dwellings, the majority for new build. One of these is currently pending but of the remainder 8 were approved and four refused. Of the 4 applications refused an appeal was lodged for one and this was dismissed.

There were 22 applications for works to trees, the majority of which related to trees in conservation areas. One application is not yet determined but the others were all approved.

13 applications fell within the miscellaneous category including; minor changes of use, lawful development certificates, agricultural use and adverts. Two were refused. The first was for the change of use of land at Musson's Close to two gypsy/traveller pitches and the second was a refusal of certificate of lawful use or development (proposed) for a domestic extension. The final category (discharge etc.) covers those which follow on from a permission. They relate to new residential development, listed building consents and householder applications.

### **3.3. Current status of ongoing planning applications for large developments**

*(This information was updated in January 2022 and may have changed subsequently)*

#### Ferndale House development of 25 dwellings by the Nottingham Community Housing Association.

The Parish Council required that all private roads associated with the development are adopted by LCC or SKDC. The application history is below.

| Application | Proposal                                                                                                                                                        | Current status         |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| S18/0452    | Residential development (outline with all matters reserved)                                                                                                     | Approved conditionally |
| S20/1561    | To modify S106 obligation (S18/0452) to amend charge definition.                                                                                                | Pending                |
| S21/1210    | Reserved matters application for access, appearance, layout and scale details relating to outline permission S18/0452 (Residential Development)                 | Pending                |
| S21/2299    | Modify the outline S106 Agreement dated 5 March 2019 relating to S18/0452 to omit all financial contributions of this proposed development on viability grounds | Withdrawn              |

#### Swinstead Road/Bourne Road development of 66 dwellings by Allison Homes (formerly Larkfleet Homes).

The Parish Council raised a number of issues including the S106 agreement, site layout,



pedestrian access, and traffic. The application history is below.

| Application | Proposal                                                                                                                                                                      | Current status         |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| S19/2235    | Residential development of 66 dwellings with associated infrastructure, access and open space                                                                                 | Approved conditionally |
| S21/1633    | Discharge of conditions 3 (sustainability), 4 (construction management plan), 5 (archaeology), 9 (hard landscaping) and 13 (landscape management plan) of permission S19/2235 | Conditions discharged  |
| S21/1936    | Discharge of condition 7 (materials) of permission S19/2235                                                                                                                   | Conditions discharged  |

Swinstead Road/Bourne Road development of 199 dwellings by David Wilson Homes. The Parish Council raised a number of issues including house design, pedestrian and cyclist safety, traffic, lack of community engagement. The application history is below.

| Application | Proposal                                                                        | Current status         |
|-------------|---------------------------------------------------------------------------------|------------------------|
| S21/1841    | Erection of 199 dwellings with associated infrastructure, access and open space | Approved conditionally |

### 3.4. SKDC's assessment of current five-year (2019-2024) supply of housing in Corby Glen

A "Position Statement" for 2021 from SKDC provides details of the anticipated house building that will take place in Corby Glen over the next 5 years and beyond. The relevant tables are provided below

#### Allocated sites

| Application | Approved | Under construction | Not started | Complete | Outstanding |
|-------------|----------|--------------------|-------------|----------|-------------|
| S19/2235    | 66       | 0                  | 66          | 0        | 66          |
| S21/1841    | 0        | 0                  | 0           | 0        | (199)       |
| TOTAL       | 66       | 0                  | 66          | 0        | 66 (199)    |

#### Large sites

| Application                           | Approved | Under construction | Not started | Complete | Outstanding |
|---------------------------------------|----------|--------------------|-------------|----------|-------------|
| S21/0452 Ferndale House, Swinstead Rd | 0        | 0                  | 25          | 0        | 25          |

### Small Sites

| Application                               | Approved | Under construction | Not started | Complete | Outstanding |
|-------------------------------------------|----------|--------------------|-------------|----------|-------------|
| S15/1116 The Old Church, High Street      | 1        | 1                  | 0           | 0        | 1           |
| S17/0172 Methodist Church, Station Road   | 1        | 0                  | 1           | 0        | 1           |
| S19/0881 27, Bourne Road                  | 1        | 1                  | 0           | 0        | 1           |
| S20/0899 1B, Church Street                | 1        | 0                  | 1           | 0        | 1           |
| S20/250 16, High Street                   | 1        | 0                  | 1           | 0        | 1           |
| S21/2033 6, Swinstead Rd                  | 0        | 0                  | 0           | 0        | (2)         |
| S21/2303 Millfield, adjacent 29 The Green | 0        | 0                  | 0           | 0        | (3)         |
| TOTAL                                     | 5        | 2                  | 3           | 0        | 5 (5)       |

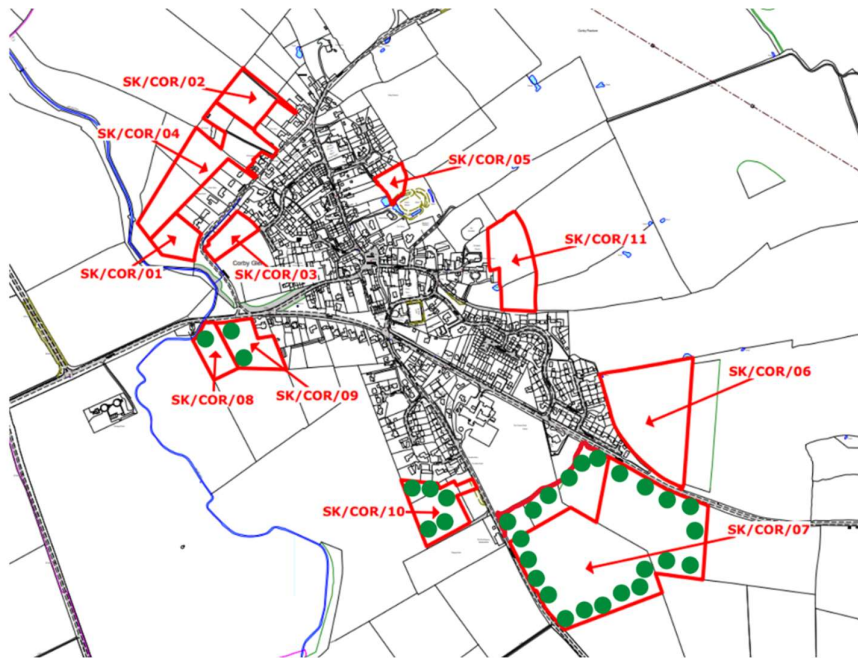
### Timescale of house completion for Allocated/Large sites

| Development                  | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 |
|------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Swinstead Rd/Bourne Rd       | 0     | 25    | 35    | 35    | 35    | 35    | 35    | 30    | 20    |
| Ferndale House, Swinstead Rd | 0     | 0     | 25    | 0     | 0     | 0     | 0     | 0     | 0     |
| TOTAL                        | 0     | 25    | 60    | 35    | 35    | 35    | 35    | 30    | 20    |

### 3.5. Potential sites for housing development beyond 2024

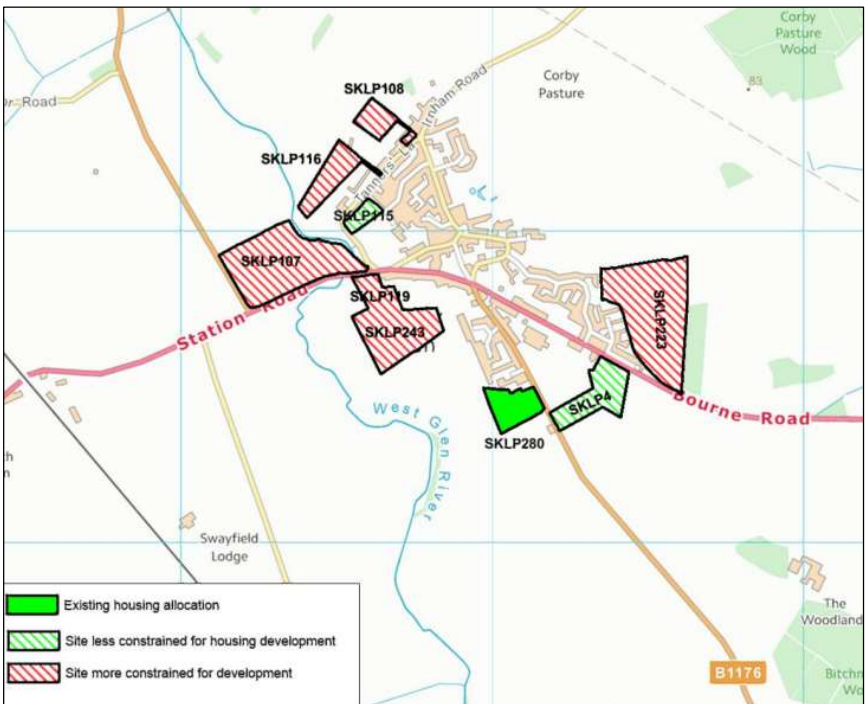
At the time of writing (January 2022), SKDC currently has a “call for sites” consultation in progress but the response has yet to be collated and released.

In predicting possible future sites for development, it is informative to consider the sites that were put forward in an “call for sites” in 2008. These are indicated in the map below:



The areas outlined in red on the above map indicate land that was put forward in 2008. Those areas with the green dot infill currently have approval for development, or an application is pending. Evaluation of all of these sites in 2008 resulted in only SK/COR/03 and SK/COR/04 being considered as appropriate for development. These two sites are now considered less suitable on the grounds of flood risk.

A further “call for sites” was undertaken in 2016 and the areas that were put forward are shown in the map below:



The sites indicated on the above map were scored by various criteria and they were then divided into two groups: those that were considered more constrained i.e. scoring less than 30, and those that were less constrained, i.e. scoring more than 30 and worthy of further consideration.

| Site  | SKLP4 | SKLP107 | SKLP108 | SKLP 115 | SKLP 116 | SKLP 119 | SKLP 223 | SKLP243 |
|-------|-------|---------|---------|----------|----------|----------|----------|---------|
| Score | 33    | 14      | 23      | 31       | 29       | 23       | 26       | 19      |

Site SKLP4 is now approved for development. SKLP 280 (which was not included in the table) is the land associated with Ferndale House and has approval for development.

### 3.6. Opinions of the community

From surveys and consultation events, the views of the community on housing development are as follows:

- Many respondents are concerned about the proposed housing expansion (as defined in the Local Plan) because they feel it will create considerable pressure on existing facilities and amenities, and generate increased congestion in the village.
- There is also concern that the sudden large expansion of the village will erode its rural identity, and the sense of belonging to a small, coherent and non-fragmented community.
- Good access to the village centre is seen as critical in integrating the new residents into the village and maintaining a single village community. Separation of the new housing from the village by the A151 is seen as a major challenge, and there needs to be careful consideration of the siting of any new facilities.
- The majority of residents consider that the village needs time to adjust to the proposed expansion, so that for the foreseeable future (i.e. over the timescale of this NP), there should be no further large-scale housing development beyond that which is indicated in the current Local Plan.
- There is limited support for approving further single dwellings and small-scale developments or converting unused buildings. Peripheral development was favoured over infilling, or using vacant green spaces.
- Residents strongly support the view that housing development should cater for all of the diverse needs within the community, including elderly and disabled residents.
- Residents wanted a range of housing types, but the most popular were 2-bed and 3-bed houses, followed by 4-bed houses and retirement bungalows. Least popular were single occupancy flats and family bungalows

- There was a strong view that new build houses should be owner occupied, then (in order of preference) shared ownership, social housing and retiree housing. Private rented and housing association houses were least popular.

### 3.7. Summary

- a) The SKDC Local Plan provides a policy framework, but there are particular issues regarding Corby Glen the need to be reflected in more locally-relevant policies.
- b) Development in Corby Glen over past decades has involved a range of scale from single dwellings to larger (more than 10 dwellings) developments, the latter being sited mainly on the periphery of the village.
- c) Within the last five years, there have been 93 planning applications, mainly for small scale housing construction, or extensions. However, there are currently 3 applications, either approved or pending, which will amount to 290 new homes (currently the village has around 410 houses so this represents a 70% expansion).
- d) The proposed large-scale development sites have raised concerns about access to the village and community fragmentation, overloading of existing facilities, and traffic congestion.
- e) At the time of writing, the planning application largest of the developments (199 houses at the Bourne Rd/Swinstead Rd site has yet to be approved and the Parish council has raised a number of issues that need to be addressed.
- f) Further large-scale development of Corby Glen is perceived as a potential threat to its identity as a rural settlement with a close-knit community. A period of adjustment is therefore required before the village undergoes any further significant expansion.
- g) There is more support for peripheral development rather than in-filling or use of central open spaces. Corby Glen has a conservation area with traditional buildings and street layout valued by the community. Any future housing construction/extensions/conversions within the conservation area should be sensitive to, and in keeping with, surrounding buildings and street views.
- h) Because residents value the rural setting of Corby Glen, and easy access to the countryside, further development that causes significant encroachment into the countryside is unwelcome.
- i) There is a clear desire that expansion of housing capacity should cater for diverse housing needs across the community.

## 4. Landscape

This section relates to the following policies:

|                                                           |
|-----------------------------------------------------------|
| <i>CG4 - Landscape Character &amp; Openness</i>           |
| <i>CG5 - Key Views (Presented in a separate document)</i> |

#### **4.1 Introductory comments**

The Neighbourhood Plan can influence how development interacts with the surrounding landscape, including encroachment, access, and distant views of the village. The extensive information that follows provides a framework for the relevant NP policies.

Appraisals of the local landscape are available in several documents: the Natural England National Character Area (NCA) No.75 which covers the Kesteven Uplands; the 2007 South Kesteven Character Study; and the Sustainability Appraisal and Strategic Environmental Assessment (SEA) undertaken for the SKDC Local Plan.

The planning policies relating to the landscape that are set out in this Neighbourhood Plan are based on evidence from:

1. Natural England National Character Area Profile (75), especially statement of environmental opportunities
2. South Kesteven Landscape Character Assessment
3. Local Plan Sustainability Appraisal and Strategic Environmental Assessment
4. Relevant policies in the current SKDC Local Plan

#### **4.2 Appraisal of local landscape and character**

The National Character Area (NCA) profiles, which are produced by Natural England, cover the whole of England. It has been divided into 159 areas which share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.

NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices on how land is managed and changes.

Each profile includes a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics and ecosystem services. Statements of Environmental Opportunity (SEOs) are suggested, which draw on this information. The SEOs offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future.

The Corby Glen Neighbourhood Plan area falls entirely within National Character Area 75 which is entitled the Kesteven Uplands.

##### **Natural England National Character Area Profile (75)**

NCA 75 Kesteven Uplands is a gently rolling, mixed farming landscape dissected by the rivers Witham and the East and West Glen. Corby Glen is located centrally including the valley of the West Glen River. The area lies at the junction of Lincolnshire, Cambridgeshire, Northamptonshire, Leicestershire and Rutland. The majority of the area covered by the NCA falls within the historic Kesteven district of Lincolnshire. It is a deeply rural landscape which has only a very small urban

area. This area is geologically varied with a wide range of soil types, from limestone through to heavy clays. The area's well-drained calcareous loam soils support the cultivation of cereals, oilseeds and root crops. Wide road verges with herbs and wildflowers characterise the area, and individual hedgerow trees provide important woodland character. The origin of the word 'Kesteven' comes partly from the Celtic word 'coed' meaning woods. This survives with some important semi-natural and ancient woodlands.

There is a principal aquifer within the underlying limestone, which also extends north to the Humber and continues beyond the area. The protection of water quality and improvement of water availability are therefore very important issues for this area as the Kesteven Uplands form a watershed between a number of catchments including the River Glen. The River Witham rises in the NCA and both of the rivers drain into The Wash. The Key Characteristics are.

1. Medium-scale, undulating mixed farmland landscape gently rising from the Fens in the east to the limestone ridge in the west. Large arable fields predominate on the higher ground of the Kesteven Plateau, with clipped and gappy hedgerows.
2. Enclosure is generally by hedgerows and more locally by stone walls.
3. Rivers East Glen and West Glen dissect the area, their valleys containing species-rich meadows, grazing marsh and woodlands.
4. Underlying limestone supports shallow, well-drained calcareous loams, with areas of less permeable clayey soils developed on glacial till.
5. Significant areas of woodland including semi-natural and ancient, commercial woodlands and parkland landscapes which, in combination with the topography, frame and contain views.
6. Nucleated settlement pattern comprising small traditional villages with few isolated farmsteads or houses. Villages are evenly distributed with the exception of the line of settlements along the edge of the Fens to the east and larger villages towards Stamford.
7. Picturesque villages and towns with buildings of the local honey coloured limestone.
8. An archaeologically rich area.

#### Kesteven Uplands today

1. The NCA75 is agricultural; arable predominates on the higher ground or plateau with larger fields bounded by clipped and hedgerows. Species-rich verges and meadows are notable.
2. There are significant areas of woodland including semi-natural and ancient woodland which, in combination with the topography, frame and contain views.
3. The NCA75 is generally characterised by villages with low densities of dispersed settlements.
4. Most villages are distinguished by local limestone houses and farm buildings, with red pantiles more prevalent in the north. Many settlements retain a rich historic character.
5. The NCA75 is an archaeologically rich area with ancient trackways, abundant evidence of Roman settlement and deserted medieval villages.
6. Leafy country lanes with wide road verges bounded by enclosure hedgerows are typical of the area and give variety and texture to the landscape, contrasting with the more common open roads in the rolling countryside. Individual hedgerow trees provide important character.
7. Limestone and ironstone quarries throughout the area, but many of which are now disused.
8. The modern field pattern, produced through the consolidation of smaller fields, seems to retain much of the rectilinear character of the underlying planned enclosures.

#### Ecosystem services

The Kesteven Uplands (NCA75) provide a wide range of benefits to society, derived from the attributes and processes (both natural and cultural features) known collectively as 'ecosystem services'. Those relevant to Corby Glen are:

*Cultural services (inspiration, education and wellbeing):*

1. Sense of place/inspiration provided by the rolling nature of the landscape which is dissected north to south by the rivers Witham, East Glen and West Glen.
2. Significant areas of medium-sized woods, (semi-natural and ancient) dispersed throughout the area, framing and containing views, and alongside wide species-rich verges, meadows and mixed farmland generally enclosed by hedgerows reflect a deeply rural landscape.
3. The settlement pattern is generally dispersed but nucleated, with small, picturesque honey-coloured stone villages evenly distributed throughout the area.
4. Local geology is also reflected in the exposed geological features including characteristic limestone and ironstone quarries.
5. A sense of inspiration and escapism is associated with the intimate landscape of small woodlands, stone villages, parklands and halls which contrasts with the more open, elevated arable areas with exposed, distant views.

*Sense of history:*

1. The NCA75 includes a large concentration of deserted medieval villages, areas of ridge and furrow, ancient trackways, boundaries (e.g. dry limestone walls and ancient hedgerows).
2. The history of farming can be traced through small-scale, irregular medieval fields which remain in many areas, alongside the large-scale and regular enclosures of the 18th and 19th centuries and numerous ancient woodlands.
3. The long history of using local limestone for the construction of buildings is evident from the abandoned quarries scattered around the area and the vernacular which dominates.

*Landscape change - Recent changes and trends:*

*Settlement and development:* There is a moderately high rate of development outside of urban and fringe areas, but development is scattered throughout the NCA and has had little overall impact, except in the north-east and near the A1 main road with a major impact locally. The NCA has seen a high level of interest in renewable energy with single, small-medium wind turbine applications at farm level and this will contribute to landscape change. There has been an increase in planning applications for solar farms over 50 ha in size.

*Historic features:* There has been limited uptake of Environmental Stewardship agreements for the management of historic features in agricultural areas. However, the protection of archaeological features such as Scheduled Ancient Monuments has improved. It should also be noted that many historic farm buildings remain unconverted. Most are intact structurally but dereliction of isolated farm buildings and agricultural units is likely.

*Drivers of change:* Housing expansion could impact on the local landscape, placing more demands on the water available in the aquifer, but also creating opportunities to improve green infrastructure and provide links to the countryside for both access and biodiversity.

The demand for renewable energy is likely to increase and the area has already seen a recent rise in wind and solar energy schemes.

Economic conditions may alter to make the extraction of minerals such as ironstone, an attractive prospect again. Demand for limestone, sand and gravel is likely to continue or even increase and it



is therefore likely that existing quarries will need to be extended and new quarry sites found. While these may impact negatively on the landscape and environment in the short term, they will also create opportunities for landscape enhancement, habitat creation and recreation, and provide opportunities for interpretation, understanding and research into the geodiversity and landscape processes of the area.

#### Statements of Environmental Opportunity

The SEOs offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future. These identified opportunities may provide the basis for locally relevant policies of the NP.

**SEO 1:** Manage and enhance the agricultural landscape and soils of the Kesteven Uplands, continuing the tradition of mixed farming which has shaped the area, viable and sustainable food production, seeking to enhance biodiversity and improve water quality and availability.

- Conserving blocks of woodland and expanding the areas of semi-natural grassland. Manage margins and the pattern of hedgerows and fragmented habitats. These are important for wildlife as corridors and habitat networks within the farmed environment as well as for landscape character.
- Continuing the sensitive management of historic environments.
- Retaining mature hedgerow trees and augmenting them to ensure continuity and restoring neglected riverside pollards.

**SEO 2:** Protect and significantly increase the extent, quality and connectivity of the unimproved and limestone grasslands throughout the NCA, to enhance biodiversity, ecological networks, water availability and quality, climate regulation and sense of place.

- Managing fragmented limestone grasslands, (limestone plateau/roadside verges), with highway authority and Wildlife Trust Living Landscapes/Life on Verge projects.
- Conserving and managing the suite of Sites of Special Scientific Interest (SSSI) and Local Sites to protect and improve their condition. Raising awareness of the value and importance of the species-rich roadside verges.

**SEO 3:** Manage and expand the native woodlands throughout the Kesteven Uplands to reinforce the area's wooded character, benefit biodiversity, increase the potential for biomass, access and recreation, and help to regulate climate change and water quality.

- Promoting the extension of existing woods and planting of new woodlands of mixed broadleaved trees where this is appropriate.
- Managing and restoring boundary features including hedgerows, replacing over-mature hedgerow trees and restoring neglected riverside pollards.
- Conserving and managing the suite of woodland SSSI and Local Sites.

**SEO 4:** Protect, manage and promote the area's rich historic environment including the significant limestone geology, the historic parklands, the manor houses and medieval monastic buildings, and deserted medieval villages, while also improving access and interpretation to enhance people's understanding and enjoyment of the landscape.

- Managing former extraction sites for their range of mutually beneficial heritage interests including geodiversity, biodiversity and industrial archaeology.
- Identifying, conserving and monitoring above-ground and buried archaeological remains that are under threat from increased cultivation and pressures from development.
- Maintaining the character of historic villages, towns and the architecture including farmsteads and country houses by using locally quarried stone in restoration where possible, to reinforce links with the underlying geology and strengthen sense of place.
- Use understanding of this architecture and the settlement pattern to plan for and influence any environmentally beneficial new development which makes a positive contribution to local character.
- Conserving the settings of historic landmark buildings including the medieval churches, abbeys and country houses.
- Conserving and managing geological SSSI and Local Sites to protect and improve them.
- Promoting public access and the creation of permissive and definitive access to increase opportunities to visit the area in a sustainable way.

#### Additional opportunities

Conserve the strong settlement character of the Kesteven Uplands villages and ensure that new development is sympathetic to this, protecting its tranquil characteristics away from major urban influences.

- Conserving a sense of tranquillity associated with open hills, undeveloped valleys and remoter ridges by protecting relatively sparse settlement pattern of small, isolated villages, ensuring that new development is integrated into the landscape sensitively.
- Plan new developments that do not negatively impact on the character of settlements or surrounding landscape and that they provide accessible open green spaces.
- Encouraging the use of local building stone, adherence to Historic England guidelines.
- Planning for new community greenspaces and green infrastructure to provide wildlife corridors in order to improve the resilience of species to climate change, and to increase opportunities for local communities to enjoy their local greenspace

#### **The 2007 South Kesteven Landscape Character Assessment**

This a district wide document, part of the evidence base for the Local Plan, and it reached a similar set of conclusions to those of NCA Area Profile 75 report (above). There are references to and photographs of Corby Glen, but any detailed analysis of landscape capacity is focused on the larger towns, for example, Grantham. The report reached a similar set of conclusions to the NCA Area Profile 75 report concerning landscape management objectives:

- Protect and improve field boundary condition.
- Protect existing hedgerow trees.
- Plant new hedgerow trees.
- Maintain important grassland areas

- Protect important and distinctive woodland cover.
- Protect field trees, particularly in parkland and in large arable fields.
- Maintain traditional village forms.
- Use of limestone for new construction in the villages and countryside.
- Use of new planting to minimise the visual impact of major roads and industrial buildings.
- Pay special attention to sensitive spaces around the edge of historic towns and villages.
- Maintain open areas that extend into the towns and villages.

In summary, the landscape of the Kesteven Uplands is described in the Landscape Character Assessment as medium in scale with a strong landscape pattern of woodland and hedgerows. It contains areas of sensitive landscape including the historic parks and areas around the edge of the often-picturesque villages. Away from the main transport corridors it is a relatively tranquil landscape. Landscape sensitivity to new employment or residential proposals is described as being medium to high because of the high proportion of valuable landscape elements and relatively undisturbed character.

These assessments help to underpin NP policies on design, local character, landscape, key views and access to the countryside. They also help to inform local and landscape-based criteria in assess housing proposals, especially on the edge of the village.

### **Sustainability Appraisal and Strategic Environmental Assessment (SEA) for the Local Plan**

This report considers the consequences of various options regarding the allocation of housing to different types of settlement, including Larger Villages such as Corby Glen.

It identifies potential constraints on development that might shape criteria for new development and local heritage/landscape-based policies regarding Corby Glen.

The following points are specifically relevant to Corby Glen:

- At the local level, there are a variety of BAP Priority Habitats and LWS located within or within proximity to the Larger Villages in South Kesteven including Corby Glen.
- Reducing the focus of growth within some Larger Villages through Option LV3 (including Corby Glen) will help limit potential effects from new development on biodiversity interest and support the resilience of ecological networks.
- Regarding local landscape character, the results of the South Kesteven Landscape Character Assessment indicate that the following settlements are within LCAs which have a medium-high sensitivity to new residential or employment development proposals: several, including Corby Glen
- It is noted that Corby Glen has approximately 30 listed buildings, three scheduled monuments and a conservation area (noticeably more than other similar villages)
- It is noted that a feature of Corby Glen is the West Glen River that runs along the western settlement boundary which flows north to south.
- Some Larger Villages, including Corby Glen, are underlain by groundwater SPZs. Whilst the significance of the effects from each option on water resources and quality largely depends on the location, scale and nature of development and the incorporation of mitigation measures (e.g. SUDs), it can be considered that renewing and increasing the focus of development within Larger Villages will increase the likelihood (and potential magnitude) of

negative effects on both surface water and groundwater resources. This is linked to increased levels of surface water runoff, increased suspended sediment loading and discharge of polluted runoff. In addition, the option is likely to increase existing pressures on water and sewerage provision.

- The undeveloped areas of land around Corby Glen are classified as Grade 3 land.
- Regarding flood risk, the settlements of several, including Corby Glen have limited or no fluvial flood risk issues.

#### **4.3 Relevant policies in Local Plan**

The Local Plan contains the following specific policies concerning the landscape that are relevant to the policies within this Neighbourhood Plan:

*SP4: Development on the Edge of Settlements* (covered elsewhere – see Section 1.8)

*SP5: Development in the Open Countryside*

Development in the open countryside will be limited to that which has an essential need to be located outside of the existing built form of a settlement. In such instances, the following types of development will be supported:

- a. agriculture, forestry or equine development;
- b. rural diversification projects;
- c. replacement dwellings (on a one for one basis)
- d. conversion of buildings provided that the existing building(s) contributes to the character or appearance of the local area by virtue of their historic, traditional or vernacular form; are in sound structural condition; and are suitable for conversion without substantial alteration, extension or rebuilding, and that the works to be undertaken do not detract from the character of the building(s) or their setting.

*EN1: Landscape Character*

Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration.

In assessing the impact of proposed development on the Landscape, relevant Landscape Character Appraisals should be considered, including those produced to inform the Local Plan and Neighbourhood Plans.

Consideration should also be given to the Capacity and Limits to Growth Studies produced for Grantham and Stamford and the Points of the Compass Assessments prepared for the Larger Villages.

#### **4.4 Potential changes in agriculture arising from departure from the European Union.**

Following the UK's departure from the European Union British Agriculture is no longer part of the Common Agricultural Policy and a new system of support is being developed. Among other changes, this will put more emphasis on the role of farming in nature conservation and landscape preservation. There will be a Local Nature Recovery Scheme aimed at increasing biodiversity by

restoring natural habitats and rewilding. There will also be policies that encourage landscape restoration, more sustainable farming, and improved access to the countryside [for the most recent information see <https://www.gov.uk/government/publications/local-nature-recovery-more-information-on-how-the-scheme-will-work/local-nature-recovery-more-information-on-how-the-scheme-will-work>]

#### 4.5 Opinions of the community

Residents have indicated that they:

- Value living within a village where the countryside (and country employment such as farming) are part of everyday life
- Value the relative tranquillity of living in a rural environment
- Appreciate having the countryside within easy reach for recreation
- Consider it important to have free access to footpaths for countryside walks and those who are horse-riders wish to ensure that, at the very least, there is no loss of bridleways

Such comments emphasise the importance of the countryside in adding to the quality of life, health, and mental well-being. The critical importance of access to good quality open space and into the countryside on public rights of way has been highlighted over recent years because of the pandemic. Access to the countryside, including footpaths is dealt with elsewhere (see Section 7.3)

#### 4.6 Summary

- a) Corby Glen is located within the undulating countryside of the Kesteven uplands that provide attractive views into and out of the village.
- b) Residents value the rural, relatively tranquil, setting of Corby Glen, and indicate that the surrounding landscape contributes to their physical and mental well-being.
- c) The surrounding landscape is an important asset for recreation, physical and mental health, and the visitor economy.
- d) South Kesteven is characterised by intensive arable farming and, whilst this is unlikely to change in the short term, revision of the agricultural support system may encourage other ways in which the landscape contributes to the public good (e.g. nature conservation, recreation).
- e) Projects for the production of green energy (e.g. solar farms, wind turbines) may bring additional pressure on the landscape
- f) Currently Corby Glen is a relatively compact village such that the surrounding landscape is readily visible and accessible. Development on the edge of the village needs to be carefully managed to avoid detracting from this asset.

## 5. Heritage and Archaeology

This section relates to the following policies:

|                                                           |
|-----------------------------------------------------------|
| <i>CG5 – Key Views (Presented in a separate document)</i> |
| <i>CG6 - Designated heritage assets</i>                   |
| <i>CG7 - The Market Place</i>                             |
| <i>CG8 - Local (non-designated) heritage assets</i>       |
| <i>CG9 - Archaeology</i>                                  |

## **5.1 Introduction**

The NPPF (paragraph 190) provides guidance regarding the importance of preserving local heritage:

*Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness;*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.*

The Local Plan includes the following relevant policy:

*EN6: The Historic Environment:*

*The Council will seek to protect and enhance heritage assets and their settings in keeping with the policies in the National Planning Policy Framework. Development that is likely to cause harm to the significance of a heritage asset or its setting will only be granted permission where the public benefits of the proposal outweigh the potential harm.*

*Proposals which would conserve or enhance the significance of the asset shall be considered favourably. Substantial harm or total loss will be resisted.*

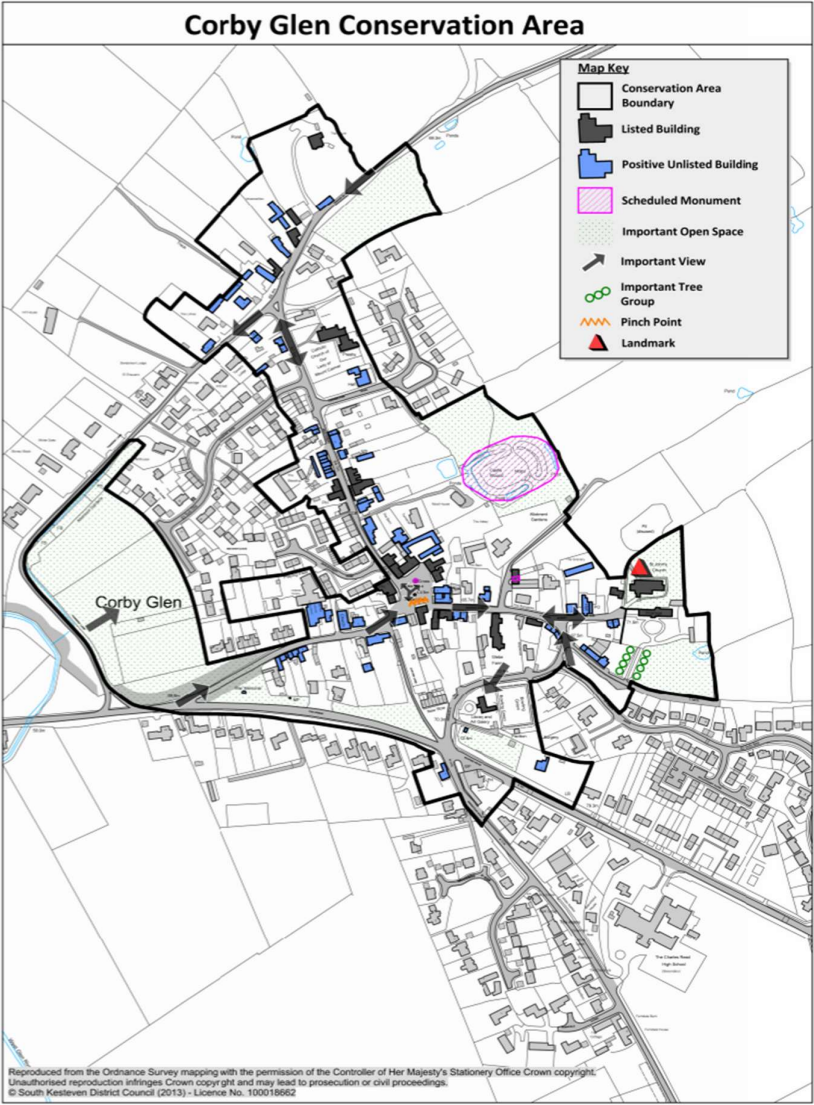
*Proposals will be expected to take Conservation Area Appraisals into account, where these have been adopted by the Council.*

*Where development affecting archaeological sites is acceptable in principle, the Council will seek to ensure mitigation of impact through preservation of the remains in situ as a preferred solution. When in situ preservation is not practical, the developer will be required to make adequate provision for excavation and recording before or during development.*

## **5.2 Evidence from the Conservation Area Appraisal and Management Plan**

The historic central area of Corby Glen was designated a Conservation Area (CA) in 1984 and this was reviewed in 2013 through an Area Appraisal and Management Plan. A Conservation Area is defined as ‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. Designation grants control over demolition of unlisted buildings, strengthens controls over minor development and also gives special protection to trees. It is the quality and interest of an area as a whole, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

A map of Corby Glen Conservation Area is given below.



SKDC noted that, as part of the 2013 review and consultation, the original conservation area boundary was drawn too tightly around the historic core and excluded areas of important open space and a small number of buildings that had a positive influence on the character of the conservation area. This included land to the east of 5 Tanners’ Lane, the grass verge to the north of St Johns Drive, No. 1 Bourne Road and No. 2 Swinstead Road. The boundary was also rationalized where it bisected building plots.

Extracts from this Conservation Area Appraisal and Management Plan will be used identify features which can be protected by an NP policy. A summary of the special interest and features of the Corby Glen conservation area is provided below:

- A nucleated settlement focused on the Market Place with a significant cluster of historic buildings upon which High Street, Church Street and Station Road converge.
- A defined building line that typically fronts onto, or stands gable end to, the highways aligned to the rear of narrow lanes or small gardens behind boundary walls.
- Green spaces such as the village green, The Motte and St John's churchyard contribute to an open character that contrasts to the historic core of the Market Place.
- Undulating topography with a rise and fall between elevated and low-lying areas.
- Traditional craftsmanship in original building materials and architectural features.
- Visual harmony resulting from the use of a limited palette of natural building materials.
- Visual continuity from boundary walls delineating boundaries and linking buildings.

The Conservation Area Appraisal also suggested an Action Plan:

- Develop a list of buildings of 'local architectural and historic interest' for Corby Glen.
- Items of historic street furniture and floorscape should be retained and maintained
- Important individual/groups of trees, hedgerows and open space should be retained.
- Ensure Heritage Assets in the conservation area are maintained to a high standard
- Ensure that alterations to the conservation area (windows, doors, chimneys, rendering and boundary treatments) seek to preserve and enhance its character.
- Any proposed changes to the Conservation Area must have regard to the historic context in terms of scale, alignment, height, form, style, design and materials.
- The impact of change upon other important elements including the existing street pattern, trees, views and open spaces is also an important material consideration.
- Proposals should seek to promote or reinforce local distinctiveness.
- Alterations or extensions to existing buildings should be carried out in natural materials appropriate to the location, should be subordinate to the main building and reflect its character in terms of scale, appearance and the negative effect on the character of the area through the use of inappropriate materials and design.
- Development within a designated conservation area should be of a high standard of design and should preserve or enhance the traditional character of the area.
- Strive to ensure that new development makes a positive contribution to the character of a conservation area through the development control process and enforcement powers in accordance with its statutory obligations.
- Encourage redevelopment of the inappropriate post war developments to complement the historic character of the conservation area.
- Ensure that new development seeks to retain and enhance original plot and historic field boundaries.



The above may be a helpful reference point in helping to formulate policies in the NP.

### 5.3 Designated heritage assets

Details of scheduled monuments, monuments, and listed buildings in Corby Glen can be found at the Lincolnshire Heritage explorer website:

<https://heritage-explorer.lincolnshire.gov.uk/Monument/MLI30063>

The heritage explorer website has 99 records for Corby Glen – see: <https://heritage-explorer.lincolnshire.gov.uk/recordsearch/index?rt=mon&q=corby+glen>

A list of the 36 Listed Buildings and other features in Corby Glen and a map of their location can be found at:

<https://britishlistedbuildings.co.uk/england/corby-glen-south-kesteven-lincolnshire#.X5AEeRKS2>

This list is provided below:

| <b>Title</b>                                             | <b>Heritage Category</b> | <b>Grade</b> |
|----------------------------------------------------------|--------------------------|--------------|
| CORBY GLEN WAR MEMORIAL                                  | Listing                  | II           |
| CORBY GLEN MARKET CROSS                                  | Scheduling               |              |
| MILESTONE, ON NORTH SIDE OF A151 NEAR HEATH FARM         | Listing                  | II           |
| MILESTONE, WEST OF GARAGE                                | Listing                  | II           |
| MILESTONE, NORTH SIDE OF A151 BY BIRKHOLME HOUSE         | Listing                  | II           |
| GATES AND GATE PIERS TO CHURCHYARD OF CHURCH OF ST. JOHN | Listing                  | II           |
| BARN AT THE MOUNT                                        | Listing                  | II           |
| 27, HIGH STREET                                          | Listing                  | II           |
| PUMP                                                     | Listing                  | II           |
| BARN TO CHURCH FARMHOUSE                                 | Listing                  | II           |
| 2, CHURCH STREET                                         | Listing                  | II           |
| 1, IRNHAM ROAD                                           | Listing                  | II           |
| MARKET CROSS                                             | Listing                  | II           |
| 5, MARKET PLACE                                          | Listing                  | II           |
| GLAZIERS ARMS                                            | Listing                  | II           |
| THE WHEELWRIGHTS                                         | Listing                  | II           |
| HEATH FARMHOUSE                                          | Listing                  | II           |
| THE OLD SMITHY                                           | Listing                  | II           |
| 12, MARKET PLACE                                         | Listing                  | II           |
| 2, HIGH STREET                                           | Listing                  | II           |
| FIGHTING COCKS INN                                       | Listing                  | II           |
| ROUND HOUSE FARM                                         | Listing                  | II           |

|                                                                       |            |    |
|-----------------------------------------------------------------------|------------|----|
| FORGE, WAGGON HOVEL AND LOOSE BOXES AT HEATH FARM                     | Listing    | II |
| THE POST OFFICE                                                       | Listing    | II |
| THE MOUNT                                                             | Listing    | II |
| NO.8 AND GATE AND RAILINGS                                            | Listing    | II |
| 7, MARKET PLACE                                                       | Listing    | II |
| 4, MARKET PLACE                                                       | Listing    | II |
| GLEBE FARMHOUSE AND BARN                                              | Listing    | II |
| PRESBYTERY HOUSE AT ROMAN CATHOLIC CHURCH OF OUR LADY OF MOUNT CARMEL | Listing    | II |
| 15 AND 17, CHURCH STREET                                              | Listing    | II |
| HARWOODS, BUILDERS                                                    | Listing    | II |
| No. 1, MARKET PLACE                                                   | Listing    | II |
| ROMAN CATHOLIC CHURCH OF OUR LADY OF MOUNT CARMEL                     | Listing    | II |
| WILLOUGHBY MEMORIAL LIBRARY AND ART GALLERY                           | Listing    | I  |
| THE RECTORY, WALL AND GATEWAY                                         | Listing    | II |
| CORBY MOATED MOUND                                                    | Scheduling |    |
| CHURCH OF ST JOHN                                                     | Listing    | I  |
| HERMITAGE MOATED SITE 400M NORTH EAST OF CORBY PASTURE FARM           | Scheduling |    |
| REMAINS OF MEDIEVAL GATEHOUSE                                         | Scheduling |    |

The National Heritage List for England is the official and up-to-date database for designated assets, including listed buildings, scheduled monuments and registered parks and gardens. see: [Heritage Gateway - Results](#)

The society for Lincolnshire History and Archaeology provides a photographic archive of important historical building in Corby Glen. [Corby Glen \(slha.org.uk\)](http://slha.org.uk)

The church of St John contains medieval wall paintings of national significance, together with other important historical features from the medieval period up to the 19<sup>th</sup> century.

#### 5.4 Positive Unlisted Buildings

English Heritage and the NPPF both stress the importance of identifying and protecting positive unlisted buildings. The Woodhouse Arms is one such building, and is included in the list of non-designated heritage assets (see 5.6).

Over 30 positive unlisted buildings were identified in the Conservation Area Appraisal (see: [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))

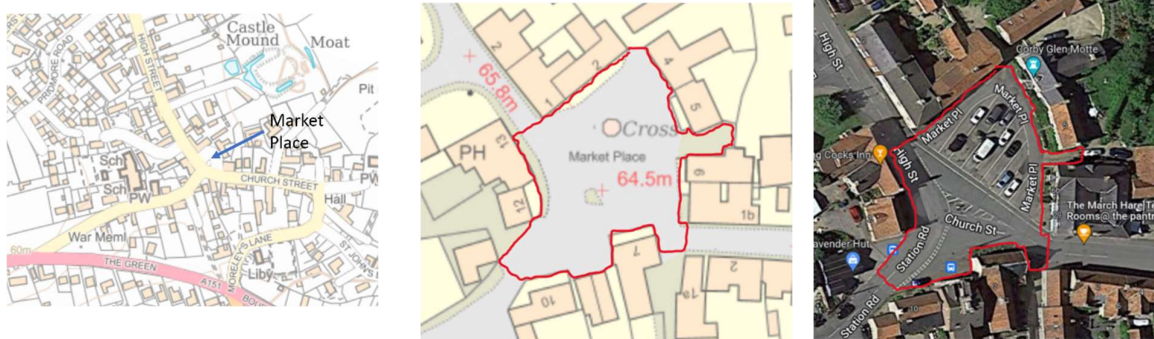
These buildings make a positive contribution to the visual impression of the village streetscape, either directly or because they complement other buildings and should be protected. In this regard, the CA appraisal suggests that “*Buildings identified on the conservation area map as*

*‘positive unlisted buildings’ are recommended for consideration for inclusion on any future local list of buildings of architectural and historic interest”.*

## 5.5 Market Place

The main central streets of Corby Glen connect to the Market Place which provides a central focal point for the village, away from the busy A151. The extent of the Market Place is indicated in the map and satellite view below.

### Maps and satellite view of the Market Place



The Market Place has been a village hub since medieval times, as indicated by the Market Cross; it is a very important asset for the village, much valued by the community. The buildings in the Market Place have undergone change or replacement over the years, such that there is a mixture of styles from different eras, but it retains a pleasing appearance. It is enclosed on all-sides, so provides an ideal setting for community activities. In past times, the Market Place was the location of a hotel, as well as a garage and fuel pumps. These buildings are now private houses. Currently, there is a shop, café and pub making it a frequently used meeting place which adds considerably to the village’s sense of community. It is also a gathering point for visitors to the village.

The Market Place is used as a car park except when there are road closures to enable particular events such as the Sheep Fair, or Christmas Eve celebrations. There might be an argument for altering the parking arrangements to increase the amount of space given over permanently to pedestrians during the summer, which would allow more open-air seating for the pub and cafes. The Market Place is located on a slope (facing northwest), which has both advantages and drawbacks.

The Market Place also contains an original village pump that was used up to the beginning of the 20<sup>th</sup> century. The Conservation Area appraisal noted that its visual appeal was spoilt by the close siting of road signage.

## 5.6 Local (non-designated) heritage assets

Local surveys have identified several 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 paragraph 197 of the NPPF.

The following heritage assets have been identified. Positive unlisted buildings are also included:

| Building/Structure                                                                                               | Local Heritage Value                                                                                                                                                                                                                                                                   | Photo                                                                                |
|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <p>1. The Lavender Hut,<br/>Station Road</p>                                                                     | <p><i>Local identity and history.</i> Former General Store, from 1954 and reputedly the oldest timber retail outlet in Lincolnshire. Recently refurbished, but retaining original form and using traditional materials.</p>                                                            |    |
| <p>2. The Woodhouse Arms, prominent position at junction of 2 Bourne Road and Swinstead Road (Main building)</p> | <p><i>Positive unlisted building</i> Substantial two storey property, built from local limestone. Ashlar quoins, stone lintols, red clay pantile roof and large brick chimneys. Original opening but recent windows and doors. Dates from early to mid-1800s.</p>                      |   |
| <p>3. "10 Downing Street" off Moreley's Lane</p>                                                                 | <p><i>Local identity and history.</i> A small one storey brick building with slate roof and chimney, formerly a cobbler's workshop. The building is known locally as '10 Downing Street', owing to senior male villager's congregating on a regular basis and discussing politics.</p> |  |

|                                                           |                                                                                                                                                                                                                                                                                                                      |                                                                                      |
|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <p>4. Beacon &amp; Flagpole on The Green</p>              | <p><i>Local identity and history.</i> Historic/community ceremonial structures on The Green. Residents gather for lighting of the Beacon to mark national celebrations. Various flags are raised at appropriate times in the national calendar. The union jack is flown at half-mast to mark the death residents</p> |    |
| <p>5. Village entry sign on The Green (Lower section)</p> | <p><i>Local identity.</i> Rural style painted entry sign on decorative metal frame work. Designed by a local artist and captures historic rural identity of the village. Valued as a welcome to the village for visitors and a welcome home for residents.</p>                                                       |   |
| <p>6. Fieldgate Cottage (No 4 Swinstead Road)</p>         | <p><i>Positive unlisted building.</i> Stone built cottage in prominent position. Altered from original, but exemplifies vernacular materials and form.</p>                                                                                                                                                           |  |

## 5.7 Contribution of Trees, Hedgerows and Open Space

The following is a statement from the Conservation Area Appraisal:

*Trees, hedgerows and open space are mostly located on the edge of the conservation area or are set within private gardens and provide a contrast to the compact historic core. Spaces such as The Green, the field to the South of Irnham Road, the field to the east of Tanners' Lane, The Motte and St John's churchyard create an open character whilst trees and hedgerows frame views along the length of the highways and delineate plot boundaries.*

There are a number of small open spaces/verges in the conservation area that are important and most are highlighted in the conservation map. However, the following additional area need to be recognised and protected:

Wide grass verge to the north of St Johns Drive as it joins Morley's Lane

### 5.8 Archaeology

Corby Glen has been the site of a number of archaeological finds from the stone-age up to the mediaeval period and beyond. These finds are included in the heritage list compiled by Lincolnshire Historic Environment Record available at:

<https://heritage-explorer.lincolnshire.gov.uk/recordsearch/index?rt=mon&q=corby+glen>

### 5.9 Opinions of the Community

- Based on the community survey, there is strong support for preservation of historical buildings and archaeological sites, including the Market Place.
- It is very evident that residents like the traditional appearance of the centre of the village and value its heritage
- Corby Glen has an active History Society that demonstrated a strong appreciation of the village's heritage

### 5.10 Summary

- a) Corby Glen has a Conservation Area which is valued and protected. However, a 2005 appraisal identified both opportunities and threats. The resulting Action Plan provides a useful reference point for formulating policies in the NP.
- b) In addition to the listed buildings, the Conservation Area has a number "positive unlisted buildings" which need protection by Local Listing.
- c) Corby Glen has three scheduled monuments, 36 listed buildings, and various archaeological sites, which are largely protected, but their heritage value could be damaged by insensitive development.
- d) There are a number of non-designated heritage assets which should be protected on the grounds that they are of local importance.
- e) An important heritage feature of Corby Glen is the Market Place which is a focal point and major asset for the village community. Consideration should be given as to whether the Market Place needs further protection, and ways in which its amenity value can be enhanced.
- f) The importance of Corby Glen's heritage assets in supporting the visitor economy should not be overlooked.

## 6. Open Spaces and Local Green Spaces

This section relates to the following policies:

*CG10 - Open space and recreation*

*CG11 - Proposed Local Green Spaces*

## 6.1 Existing Open Spaces in Corby Glen

Definitions of Open Space are provided at [Open Spaces | Information and Advice on Protecting Open Spaces \(oss.org.uk\)](https://www.oss.org.uk) and [Open space, sports and recreation facilities, public rights of way and local green space - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

Open space means any land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground. Open space includes all open space of public value and can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks.

The NPPF (paragraph 98) states that “access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate”.

The NPPF (paragraph 99) also states that “existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.”

The current SKDC Local Plan includes guidelines and policies concerning Open Space and relevant extracts are provided below:

*2.145 A Study of Open Space, Sport and Recreation in South Kesteven (2009) assessed the open space and sports needs of the District. The study examined the quantity, quality and accessibility of open space provision and considered the local needs of the population and the demands that will be made by future development. An audit of the existing provision of open space was carried out in 2017 to refresh the evidence base for determining the appropriate open space requirements for new development, ensuring that it remains robust and up-to-date. This is summarised by the South Kesteven Open Space, Sports and Recreation Facilities Report (2017). Where there are local deficiencies in open space provision, the open space standards of policy OS1 will be applied to development proposals to secure new provision.*

*2.146 It is important to protect and increase the existing provision of open space, to meet the future needs associated with development. New development should provide opportunities to provide new and/or improve existing open spaces. This provision could be either on or off-site depending on the scale and nature of the development.*

2.147 Local open space standards for South Kesteven have been developed based on the assessment of the needs in the 2009 study and are set out in policy OS1 below. Proposals for new residential development should contribute to the provision of open space in areas where the standards are not met already.

2.148 Open space should be well designed and maintained using best practice principles in “Fields in Trust: Guidance for Outdoor Sport and Play”. High quality open spaces that are welcoming and well-kept are valued and enjoyed by everyone. These in turn contribute to healthy living, biodiversity and wildlife conservation, sustainable development and environmental education

The Local Plan includes standards for Open Space provision, set out in OS1 (see Table below)

**OS1: Open Space**  
 The standards in the table below will be used to ensure the availability of adequate open space\* for all areas. They will be used to ensure adequate levels of provision for each type of open space, based on existing and future needs. This will be achieved by both protecting existing open space and by opportunities to deliver additional open space where it is required.

|                                              | Standard                                                  | Component Parts                                                                                                                   |        |
|----------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|--------|
| <b>Informal/<br/>Natural green<br/>space</b> | 2.0 ha per 1000 population within 480m (10mins walk time) | Informal open space, natural green space, e.g. woodland, wetland, meadow and heath, green infrastructure, routeways and corridors |        |
| <b>Outdoor sports<br/>space</b>              | 1.0 ha per 1000 population within 480m (10mins walk time) | Dedicated outdoor sports pitch provision (includes grass pitch provision and sometimes hard/synthetic surfaces)                   |        |
| <b>Other Open<br/>Space</b>                  | 0.8ha per 1000 population within 480m (10mins walk time)  | Play equipped space                                                                                                               | 0.15ha |
|                                              |                                                           | Young Persons spaces                                                                                                              | 0.15ha |
|                                              |                                                           | Allotments                                                                                                                        | 0.20ha |
|                                              |                                                           | Parks                                                                                                                             | 0.30ha |

\* open space includes allotments, parks, equipped play space, sports pitches and informal natural open space, routeways and corridors.

Policy OS1 also includes guidelines for meeting these standards, as set out below:

Providing New Open Space

*To ensure that new housing developments provide sufficient new (or improved) open space to meet the needs of the development, the above standards will be applied to all development proposals for new housing that are capable of providing 10+ dwellings.*

*Development proposals will be assessed against current open space provision. In areas that do not currently meet the standards for open space, the development proposal will be required to make appropriate provision, based upon the standards above.*

*New open space provision should form an integral part of the development layout. It should be easily accessible by means of pedestrian connections through the development and should be designed to ensure that it is clearly visible to the public.*

*All new open space provision should take account of best practice guidance and design principles, and seek net gains to biodiversity and green infrastructure where possible.*



*The longevity of new open space provision shall be safeguarded, through agreed management and maintenance arrangements.*

*Where open space cannot be provided on-site as part of the development an off-site financial contribution for the provision of a new open space, or to improve the quality of existing open space within the locality of the proposal, will be expected.*

**Protecting Existing Open Space**

*All existing open space including allotments, parks, equipped play space, sport pitches and informal natural open space, route ways and corridors will be protected. Development proposals for existing open spaces will only be permitted where it is demonstrated that:*

*The proposal will provide increased or improved open space and/or recreational facilities; or b. the site is not required to meet the local standard set out above; or c. equivalent (or better) replacement provision is to be made within the locality; and d. the site does not support important or protected habitats or species.*

Many of the open spaces in Corby Glen, (including sports fields, churchyards etc.) can be protected through overarching planning policies within the Local Plan. It is intended that this NP will add locally-relevant detail to complement the Local Plan

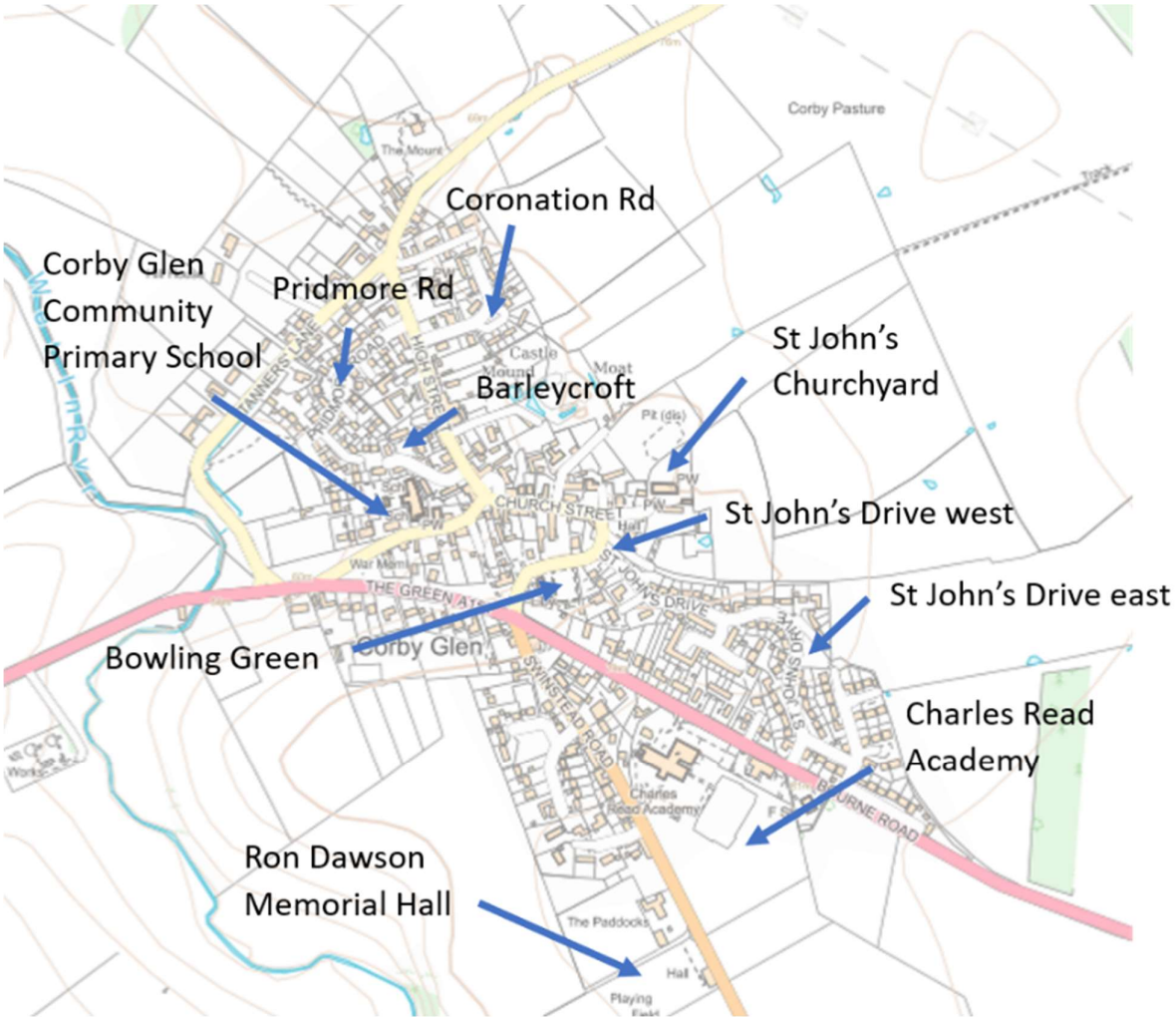
**6.2 Current open space provision in Corby Glen against the standards set out in the Local Plan**

The following table indicates the open spaces that have been identified (and recognised in the Neighbourhood Plan) in Corby Glen:

| OPEN SPACE                                                                                                                 | ESTIMATED SIZE (hectares) |
|----------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Charles Read Academy                                                                                                       | 2.63                      |
| The Green                                                                                                                  | 0.60                      |
| Land surrounding Tanners' Lane                                                                                             | 0.26                      |
| St Johns Churchyard                                                                                                        | 0.31                      |
| Corby Glen Community Primary School                                                                                        | 0.29                      |
| Ron Dawson Memorial Hall                                                                                                   | 1.50                      |
| Bowling Green                                                                                                              | 0.19                      |
| Open spaces related to Barleycroft, Saint John's Drive (east and west), Musson's Close, Coronation Road and Pridmore Road. | 0.39                      |
| <b>TOTAL</b>                                                                                                               | <b>6.17</b>               |

Note that the Green, land surrounding Tanners Lane, and amenity land related to Musson's Close are being further designated as Local Green Spaces. Details of these three areas are provided in the section on Designated Local Green Spaces.

The locations of all the remaining Open Spaces are indicated on the map below:



The extents of these Open Spaces (other than those being designated as LGS's) are indicated in the maps and satellite views below:

Charles Read Academy



St John's Churchyard



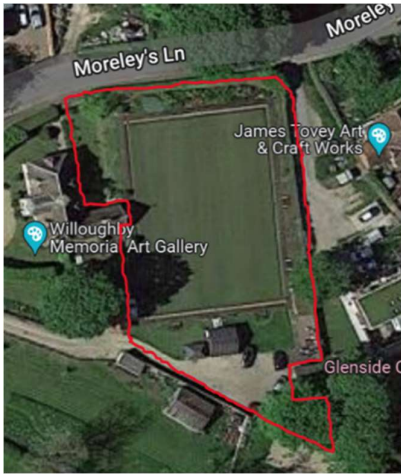
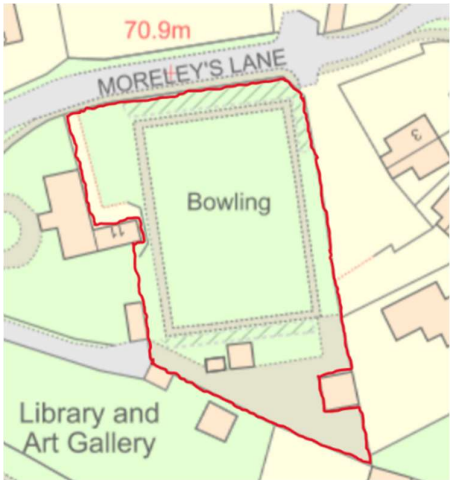
Corby Glen Community Primary School



Ron Dawson Memorial Hall



Bowling Green



Open spaces associated with Barleycroft, Coronation Road, St John's Drive (east and west) and Pridmore Road:

Barleycroft



Coronation Road



Saint John's Drive (east)



Saint John's Drive (west)



Pridmore Road



SKDC undertook Open Space reviews in 2009 (see [Draft Final Report \(southkesteven.gov.uk\)](http://southkesteven.gov.uk/Draft%20Final%20Report)) and in 2017 (see [CHttpHandler.ashx \(southkesteven.gov.uk\)](http://southkesteven.gov.uk/CHttpHandler.ashx)) that enable assessment of the open space and sports needs of the District of Corby Glen against the standards set out in Policy OS1 (above). This provides a basis for correcting any deficiencies by ensuring that development proposals include new Open Space provision.

Results of the 2009 and 2017 Open Space Study for Corby Glen were as follows:

|                                 | 2009  | 2017 |
|---------------------------------|-------|------|
| Pks, gdns and rec grounds       | 0     | 0    |
| Informal and natural open space | 0.65  | 0    |
| Children & young pple's space   | 0.06  | 0.04 |
| Outdoor sports space            | 2.28  | 1.61 |
| Allotments                      | 0     | 0    |
| Churchyards and cemeteries      | 0.47  | 0.33 |
| Education space                 | 5.74  | 4.06 |
| TOTAL                           | 9.20  | 6.04 |
| TOTAL/1000 residents*           | 12.80 | 5.94 |

Space is measured in hectares. \* based on a population of 719 in 2009 and 1017 in 2017

The standards set out in OS1 of the Local Plan indicate that, with a population of around 1000, the provision for Corby glen should be as follows:

|                             |                       |
|-----------------------------|-----------------------|
| Informal/Natural Greenspace | = 2 Hectares          |
| Outdoor Sports Space        | = 1 Hectare           |
| Other Open Space            | = 0.8 Hectare         |
| <b>TOTAL</b>                | <b>= 3.8 Hectares</b> |

Looking at the most recent (2017) Space Study data, it appears that only Outdoor Sports Space meets the standard set out in OS1 and neither of the other two categories in OS1 (i.e. the informal/natural green space and other open space) meet the required standard.

The various open spaces that are recognised in this Neighbourhood Plan add up to a total of 6.17 hectares (see the table at the beginning of this section), but 4.42 hectares of this space is provided by the schools and the Ron Dawson Hall, so that only 1.75 hectares freely available to the wider community. **Thus it is evident that Corby Glen requires more informal open space, particularly given the anticipated expansion of the village.**

**6.3 Provision of open space within the proposed new housing developments**

The detailed site layouts for each of the three proposed developments are provided below:

Allison Homes (formerly Larkfleet Homes) (S19/2235):



David Wilson Homes (S21/1841):



**Nottingham Community Housing Association (S21/1210):**



The estimated new open space arising from these three developments (based on their planning applications) is shown below:

| Developer (application number)       | Area of site (hectares) | Estimated % open space | Area of open space (hectares) |
|--------------------------------------|-------------------------|------------------------|-------------------------------|
| Allison Homes (Larkfleet) (S19/2235) | 2.65                    | 10%                    | 0.27                          |
| David Wilson Homes (S21/1841)        | 3.80                    | 10%                    | 0.38                          |
| Nott Comm Hsg Assoc (S21/1210)       | 1.48                    | 45%                    | 0.67                          |
| TOTAL                                |                         |                        | 1.32                          |

It would seem unlikely that these new developments will contribute sufficient open space to compensate for the pre-existing deficit identified in SKDC's 2017 Open Space study.

**6.4 Designated Local Green Spaces in Corby Glen**

Paragraphs 101 and 102 of the NPPF provide details concerning the designation of Local Green Spaces (LGS). A useful explanation of Green Spaces is also available at:

[Information on Local Green Space Designation | Open Spaces Society Factsheet \(oss.org.uk\)](https://www.oss.org.uk/information-on-local-green-space-designation)

The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. The current SKDC Local Plan makes only limited reference to Green Spaces, so the Neighbourhood Plan has an important role in this context.

Designating land as Local Green Space (LGS) should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period. Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. Local Green Space designation will rarely be appropriate where land has planning permission

Once designated, the LGS is subject to the same strong development restrictions as Green Belt, and new development here is ruled out other than in special circumstances. Some areas may already be available for public access, other land could be considered for designation even if there is no public access. Designation does not confer any rights of access over what currently exists.

The criteria for Green Space designation are as follows:

1. *Reasonably close proximity to the community it serves*
2. *Demonstrably special to a local community - Evidence must be provided of the land's value to and use by the local community to show the land holds a particular local significance. The land must fulfil one or more of the following criteria:*
  - (a) *Beauty. This relates to the visual attractiveness of the site, and its contribution to landscape, character and or setting of the settlement. LGS would need to contribute to local identity, character of the area and a sense of place, and make an important contribution to the physical form and layout of the settlement. It may link up with other open spaces and allow views through or beyond the settlement which are valued locally.*
  - (b) *Historic significance. The land should provide a setting for, and allow views of, heritage assets or other locally-valued landmarks. It may be necessary to research historic records from the County Archaeologist or National or Local Records Office.*
  - (c) *Recreational value. It must have local significance for recreation, perhaps through the variety of activities it supports, and be of value to the community.*
  - (d) *Tranquillity. Some authorities have an existing 'tranquillity map' showing areas that provide an oasis of calm and a space for quiet reflection.*
  - (e) *Richness of wildlife*
3. *Local in character, not an extensive tract of land*

One Green Space, the amenity land at Musson's Close is of particular focus, owing to sensitive nature. It has been subject of much consideration and the background is provided in additional written evidence (see separate document).

The usual means of achieving LGS designation are through inclusion in a Local Plan or a Neighbourhood Plan. However, the particular circumstances surrounding the land at Mussons Close meant that it was appropriate to consider the potential for LGS designation ahead of the Neighbourhood Plan. A report was assembled for the Parish Council which was considered and approved at an Extraordinary General Meeting on October 6<sup>th</sup> 2020, which formally requested SKDC to seek LGS Designation. However, the timing of the adoption of the SKDC Local Plan and the (Covid related) days on progressing the NP until 2021/22 meant that progress was held-up. That report is appended to this Evidence Document (see Appendix 1) for formal consideration by the Examiner.



For the avoidance of doubt, however, it is accepted that the land at Mussons close must be considered equally alongside the other four proposed Local Green Spaces, in relation to the designation requirements set out in the NPPF.

In defining the proposed Green Spaces, we have taken into account usage and views of the community. The Green Spaces that have been identified complement the surrounding street and landscape and represent areas that have been identified by the community as being of particular significance.

Details of the Local Green Spaces that have been identified for designation are provided in the table below.

| <b>Location of Local Green Space (LGS)</b>                                                 | <b>Area (Ha.)</b> | <b>Proximity to community</b> | <b>Sit description and local significance</b>                                                                                                                                                                                                                                                                                      | <b>Local in character/not extensive</b> |
|--------------------------------------------------------------------------------------------|-------------------|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| <b>LGS 1</b> Amenity land at Musson's Close                                                | 0.35              | Within village                | Formerly site of stone pit. Used as a play area up to 2015. Important visual amenity. Planned as open space as part of original housing estate. Private land.                                                                                                                                                                      | Local & not extensive                   |
| <b>LGS 2</b> The Green North of A151 and Station Road                                      | 0.60              | Within village                | Site of Beacon, War Memorial, Funfair and Playpark. Within CA, noted as Important Open Space. Trees have landscape/habitat value                                                                                                                                                                                                   | Local & not extensive                   |
| <b>LGS 3</b> Riverside West of Tanners Lane                                                | 0.26              | Adjoins village               | Extended roadside verge with footpath, trees and riparian zone, with abhurite value. Community use as open space and for funfair. Formerly site for horse pool.                                                                                                                                                                    | Local & not extensive                   |
| <b>LGS 4</b> The Moated Mound                                                              | 0.36              | Within village                | Scheduled Monument on Private land but footpaths around the site allow public enjoyment. In CA noted as Important Open Space. Habitat value of trees and pasture. Important archaeological site.                                                                                                                                   | Local & not extensive                   |
| <b>LGS 5</b> Land around "10 Downing Street." Field with feature trees plus roadside verge | 0.08              | Within village                | Field South of Willoughby Library & Art Gallery, with a small brick/slate building (locally referred to as "10 Downing Street"). Value noted in CA Appraisal as part of Willoughby setting and building of local interest. Community value as a former meeting place for older male villagers. Habitat value from meadow and trees | Local & not extensive                   |

(CA – Conservation Area)

The locations of the proposed Local Green Spaces are indicated below:



Maps and satellite views and maps to indicate the extent of these Local Green Spaces is provided below.

LGS1 Amenity land at Musson's Close



LGS2 The Green



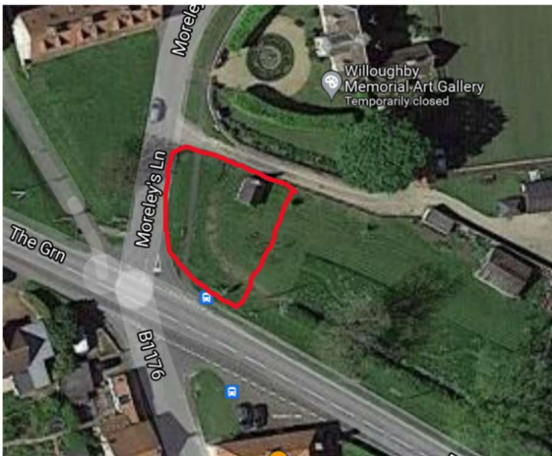
LGS3 Riverside west of Tanners Lane



LG4 The moated mound



LGS5 Land around "10 Downing Street"



## 6.5 Opinions of the community

- A significant number of residents considered the existing Open/Green Space provision to be inadequate. The rating for availability of Green Spaces and Recreational Facilities was lower than for a number of other village amenities.
- Residents agreed that Open Spaces and Local Green Spaces are valuable community assets which should be preserved and enhanced.
- There was particularly strong support for preserving the Green, as well as adjacent areas used for the sheep fair.
- There was very little support for using Open Spaces for further housing development.

## 6.6 Summary

- a) A number of areas within Corby Glen have been identified as Open Spaces, according to NPPF criteria. Some of these, plus other additional areas, are designated as Local Green Spaces on the basis of their special amenity value, visual merit, or historical significance.
- b) Leaving aside the proposed new housing developments, the current provision of Open Space (based on the 2017 assessment) meets the required standard set out in OS1 of the Local Plan. However, around two thirds of this space is classified as Education Space, and is not freely accessible to the whole community.
- c) Based on provisional data from the planning applications, it appears that the open spaces in the new large developments in Corby Glen are unlikely, themselves, to compensate for the historical deficit in freely available open space within the village.

## 7. Countryside, Nature Conservation and Biodiversity

This section relates to the following policies:

|                                                |
|------------------------------------------------|
| <i>CG12 - Countryside management</i>           |
| <i>CG13 - Nature conservation/biodiversity</i> |
| <i>CG18 – Countryside access</i>               |

### 7.1 Forthcoming changes to countryside management

Most of the countryside that surrounds Corby Glen and Birkholme is used for arable farming (wheat, barley, oil seed rape, etc), with a limited amount of livestock farming. Over the last 50 years, wider national and EDU policies have encouraged large-scale farming, with wide, open fields that are intensively cropped. Although, in recent years there has been some limited introduction of policies to promote wildlife, such as the set-aside scheme, the main emphasis has been on food production, in line with the EU's common agriculture policy.

Following departure of the UK from the EU, a new support system (called the Agri-Environment scheme) is being introduced in the UK that moves away from subsidising farmers by acreage

farmed, towards giving more priority to good stewardship of the land for the common good. It builds upon the countryside stewardship scheme already in place. There will be three new funding streams intended to reward environmental benefits: the Sustainable Farming Incentive, the Local Nature Recovery scheme and the Landscape Recovery scheme. Through these schemes, farmers and other land managers may enter into agreements to be paid for delivering the following public goods:

- Clean and plentiful water
- Clean air
- Thriving plants and wildlife
- Reduction in and protection from environmental hazards
- Adaptation to and mitigation of climate change
- Beauty, heritage and engagement with the environment.

Further details, taken from the government paper, are given below:

*The Sustainable Farming Incentive: The Sustainable Farming Incentive will reward environmentally sustainable land management actions that all farmers can do. Actions will be grouped into simple packages to make it as easy as possible for farmers to identify those that are best suited to their land. The scheme will be open to all farmers, and the aim is to make it attractive and straightforward... It is intended to open it to all farmers in 2024.*

*Local Nature recovery scheme: The Local Nature Recovery scheme will pay farmers and land managers for actions that support local nature recovery and deliver local environmental priorities. Local Nature Recovery agreements will be available from 2024, following a pilot starting in 2022.*

*Landscape recovery scheme: The Landscape Recovery scheme will involve bespoke agreements to support long-term, land use change projects, including rewilding where appropriate. We will begin some pilot Landscape Recovery projects between 2022 and 2024, and then make the full scheme available from 2024*

*Other initiatives: A new tree health scheme will be launched in 2024. This will replace the Countryside Stewardship Woodland Capital Tree Health Restoration and Improvement grants. It will include support for felling and the treatment of diseased trees in certain situations and restocking following felling. There will also be an additional scheme for Woodland creation and support.*

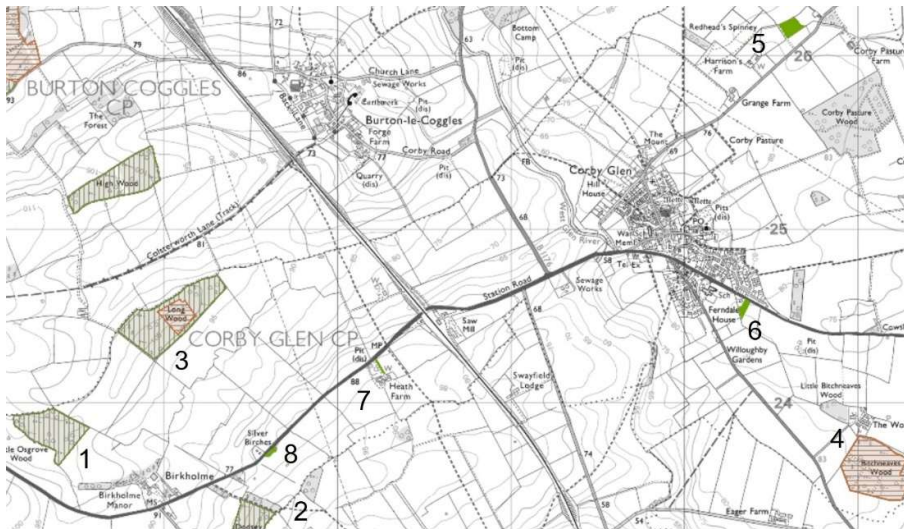
The Agri-Environment scheme will improve the natural environment and increase the attractiveness of the countryside surrounding Corby Glen. This is likely to encourage recreational walking, with obvious benefits to the health and well-being of local residents. However, such benefits will only be achieved if effective policies are in place to ensure that good access to the countryside is maintained.

## **7.2 Nature Conservation**

Nature conservation is closely linked to landscape character (see Section 5). Woodland, trees, hedgerows, ponds and watercourses, unimproved and semi-improved grassland are all important for biodiversity. The new Agri-environment scheme (see above) will promote conservation, but it is also important to have in place planning policies that limit the impact of development on the natural environment. In his regard, the wider planning context is provided by NPPF Paras.

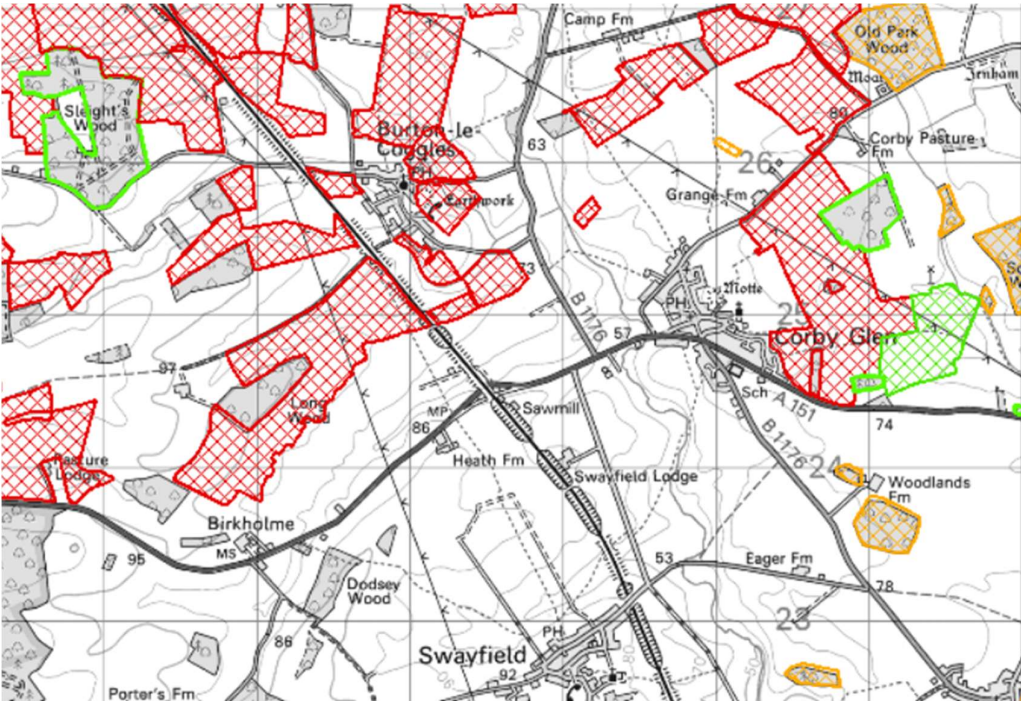
179,180,181 & 182; the Natural Environment & Rural Communities Act 2006 (S40 & 41). The NPPF states that development resulting in the loss or deterioration of irreplaceable habitats should be refused unless there are wholly exceptional reasons and a suitable compensation strategy and that plans should be proactive to mitigate and adapt to climate change. The new Environment Act (2021) requires that development should lead to a net gain in biodiversity. It is intended that the NP will complement Local Plan Policies EN2 & EN3.

Woodlands are important in the landscape, contributing greatly to conservation value. The Natural England “MagicMap” <https://magic.defra.gov.uk/MagicMap.aspx> (see below) shows that in the NP area: Little Osgrove Wood (marked 1 on map), Dodsey Wood (2) and Long Wood (3) are classified as *Ancient & Semi-Natural Woodland*, with the latter having an area of *Ancient Replanted Woodland*. Birchneaves Wood (4) is also an *Ancient Replanted Woodland*. There are *Traditional Orchards* near Redheads Spinney (5) in the east, Ferndale House (6) near the village and at Heath Farm (7) and Silver Birches (8) off the A151 in the west. There are no Special Areas of Conservation (SAC) or Sites of Special Scientific Interest (SSSI) but The Hermitage, off Corby Road in the adjoining Irnham Parish, is an SSSI. Irnham Park is a designated *Wood Pasture and Parkland Priority Habitat* and South Wood (also in Irnham) is *Ancient & semi-Natural Woodland*.



The Parish has many individual mature trees, the protection of which is important. Some have Tree Preservation Orders, to safeguard trees which bring significant amenity benefits. SKDC holds records of TPOs

Hedgerows are attractive landscape feature and a significant habitat but, in the past, many were removed to enlarge fields. The Hedgerows Regulations (1997) now protect most of them and there are extensive areas of farmland that are in Countryside Stewardship, as shown on the NE Magic Map extract below:



The West Glen River is a significant landscape feature and potential habitat, but it has no designations and there have been water quality concerns over recent years, see: <https://environment.data.gov.uk/catchment-planning/WaterBody/GB105031055510>

Pollution, together with dredging to increase the capacity of the water course, have led to a drastic decline in wildlife in this river, compared to 50-60 years ago when, as indicated by anecdotal reports, the following species could readily be encountered: freshwater mussel, eel, gudgeon, minnow, stickleback and water vole. It should be noted that the average waterflow in this river declines dramatically before it reaches Corby Glen, owing to the presence of swallow holes some 200 metres to the east of the B1176 bridge. This might have implications regarding the additional loading of the sewage treatment works in Corby Glen, as the village expands.

Rural lanes: The Wildlife Trust advises that rural lanes in the parish have verges designated as Local Wildlife Sites (for limestone grassland flora), although not statutory it can be a planning consideration. The Gtr. Lincs. Nature Partnership can provide further information on designations: <https://glnp.org.uk/contact/>.

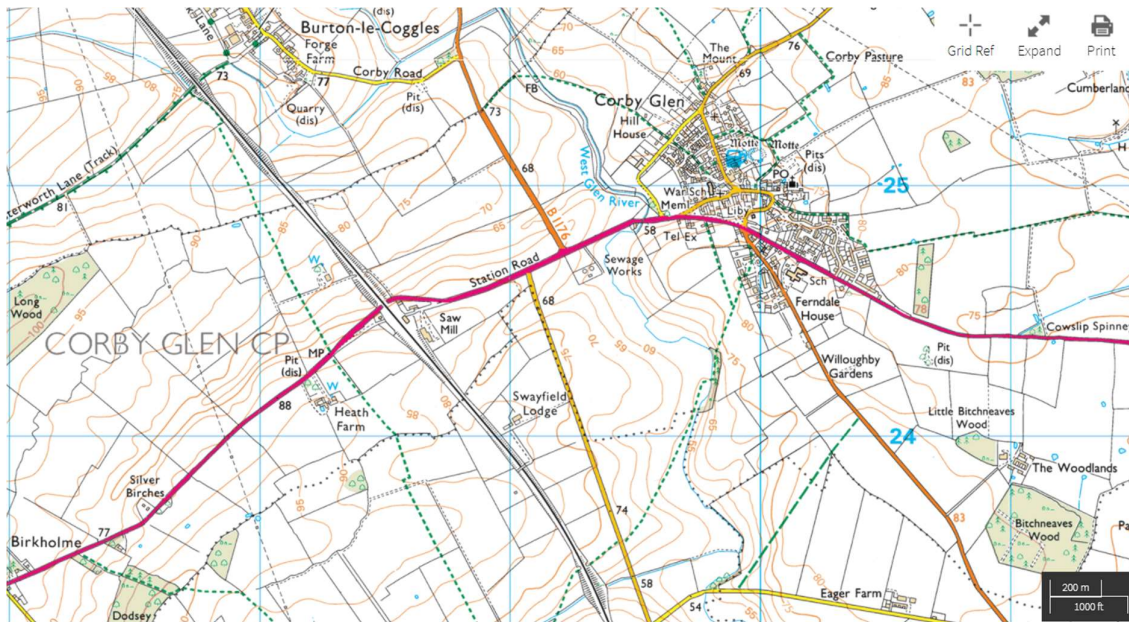
**7.3 Access to the Countryside**

The Public Rights of Way (PRoW) network in the parish is very important to the quality of life for residents. The NPPF (paragraph 100) states that opportunities to promote walking should be identified and pursued and adds that planning policies should provide for high quality networks. It is important that routes are kept clear, easy to access and well-marked. In addition, the quiet lanes and grass verges also provide opportunities for walking, cycling and horse riding. The network is shown on the Lincs County Council Definitive Rights of Way Map, and can also be seen on OS maps (see both below).





LCC (electronic RoW Map) Whole Parish



OS map showing the network of footpaths (dotted green lines) and bridleways (dashed green lines) surrounding Corby Glen

#### 7.4 Opinions of the community

- Public opinion is very much in favour of wildlife preservation, and there is increasing awareness of the value of the countryside for promoting a healthy lifestyle.
- Survey results indicated that access to the countryside was one of the most highly valued aspect of living in Corby Glen.

- Feedback on the aims and objectives of the NP, received at a consultation event, highlighted the importance that residents attach to having good countryside routes for walking, cycling and horse-riding.
- Some residents noted the need to balance the recreational use of the countryside against the demands of food production

## 7.5 Summary

- a) The countryside surrounding Corby Glen is characterised by intensive arable farming with wide open fields, and this has led to a loss of natural habitats, and decline in biodiversity. However, there are local pockets of ancient and semi-natural woodland, and areas of set-aside land, that provide opportunities for wild-life.
- b) Extensive areas of local land are already under Countryside Stewardship. The new Agri-Environment scheme will further restore natural habitats and biodiversity, and this is likely to increase the community’s engagement with the countryside.
- c) Residents value having good access to the countryside, and are keen that this access is maintained and, ideally, increased.
- d) Water quality in the West Glen River is poor and in periods of average rainfall the waterflow through Corby Glen is low owing to the presence of upstream swallow holes.
- e) Bespoke NP policies are needed to ensure that natural habitats surrounding Corby Glen are not damaged by inappropriate development.

## **8. Community Facilities**

This section relates to the following policies:

*CG14 - Community facilities/local services & locations of new facilities*

### **8.1 Introduction**

In the context of SKDC’s planning strategy, Corby Glen is defined as a “large village”. This is a village which, because of its population size and the capacity of critical services (health and education), is seen as a service hub for surrounding smaller settlements. The importance of Corby Glen as a service hub is underlined by the presence of two health centre, plus both a primary and a secondary school (Charles Read Academy), as well as grocery shops and cafes.

In the current SKDC Local Plan, Corby Glen has been allocated a substantial (around 66%) increase in the total housing stock, on the basis of its status as a large village. Owing to the proximity of the proposed housing developments to the secondary school, there is an intention that in planning the type of houses to be built, dwellings suitable for families will be well represented.

With regard to the current facilities and services that are available in Corby Glen, the results of community consultations indicated broad satisfaction, although some residents questioned whether recreational facilities available for teenagers were adequate.

However, the community consultations also indicated that residents have significant concerns about the potential impact of the impending expansion in population on the facilities and services of Corby Glen.

This section of the NP will review the relevant planning context and then consider evidence that will help shape bespoke policies to ensure that facilities and services are maintained at an adequate level following expansion of the village.

## **8.2 Background planning policies**

### From the National Planning Policy Framework:

The following policy extracts are relevant:

*Strategic policies:* Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for... ..community facilities (such as health, education and cultural infrastructure)

*Non-strategic policies:* Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include... ..the provision of infrastructure and community facilities at a local level.

*Supporting a prosperous rural economy:* Planning policies and decisions should enable... ..the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

*Promoting healthy and safe communities:* 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;

### From the Local Plan:

*Strategic Policy 6 (Community Services and Facilities) states the following:*

Applications for the change of use of all community facilities which would result in the loss of community use will be resisted unless it is clearly demonstrated that:

- a. there are alternative facilities available and active in the same area which would fulfil the role of the existing use/building; and
- b. the existing use is no longer viable (supported by documentary evidence), and there is no realistic prospect of the premises being re-used for alternative business or community facility use.

The proposal must also demonstrate that consideration has been given to:

- c. the re-use of the premises for an alternative community business or facility and that effort has been made to try to secure such a re-use; and
- d. the potential impact closure may have on the area and its community, with regard to public use and support for both the existing and proposed use.

Proposals for new community facilities will be supported, and should wherever feasible:

- e. Prioritise and promote access by walking, cycling and public transport

Community facilities may have a local or wider catchment area, and their accessibility should be considered proportionately relative to their purpose, scale and catchment area and:

- f. Be physically accessible to all members of society;
- g. Be designed so that they are adaptable and can be easily altered to respond to future demands if necessary;
- h. Where applicable be operated without detriment to local residents.

From the Infrastructure Delivery Schedule for South Kesteven:

The Infrastructure Delivery Plan identifies the physical, social and green infrastructure needed to support the development and growth proposed for South Kesteven over 25 years of the new Local Plan (2011 to 2036). The following extract (which, from a local perspective, presents a somewhat unrealistic view of the impact of expansion on Corby Glen) is relevant:

*“Proposed levels of growth in the Larger Villages .. .. is moderate, with the exception of Corby Glen (280 homes) and Barrowby (230 homes)... .... The scale of development proposed in these locations is unlikely to have a significant effect upon the provision of utilities and critical infrastructure. Table 3b (below) shows the anticipated infrastructure requirements to support development proposed in the (larger) villages”.*

Below is the extracted part of Table 3b that refers to Corby Glen.

| INFRASTRUCTURE DESCRIPTION | EXISTING PROVISION (For Corby Glen unless stated otherwise)                                                                                                                                                                                                                                                      | FUTURE IMPROVEMENTS | DELIVERY AGENCY & PARTNERS  |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------|
| Health services            | GP surgery (part of Mid Kesteven cluster) - 2 practices provide patient choice and capacity                                                                                                                                                                                                                      |                     | Lincolnshire South West CCG |
| Education                  | Primary school within village has capacity. However large allocation (more than 100 dwellings) will require extension which will require small additional land which can be resolved. Secondary school within the village has capacity but will need to be extended for a major development. Site has sufficient |                     | LCC and Academy schools     |

|                                            |                                                                                                                                                                                                                                                                                                 |                                                                                    |                                |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------|
|                                            | land for expansion should it be necessary LCC and Academy schools                                                                                                                                                                                                                               |                                                                                    |                                |
| Power                                      | Weston Power: fed by Skillington where upgrade is proposed. However cumulative impact of development being fed by Skillington may require extension                                                                                                                                             | Improvements within Western Powers programme for Corby Glen.                       |                                |
| Waste Water Treatment works                | No comments                                                                                                                                                                                                                                                                                     |                                                                                    | Anglian water                  |
| Highways                                   | New development proposals will need to be supported by a Travel Assessment or statement assessing the impact of the proposal on the local highway network. Development may need to make improvements to junction capacity and contribute towards alternative forms of travel where appropriate. |                                                                                    | LCC Highways                   |
| Foul water; SuDs and Flood Risk prevention | For all villages: Balancing ponds SuDs and Swales in accordance with requirements of EA, IDB and AWS                                                                                                                                                                                            | Triggers to be determined                                                          | EA, AW and IDB                 |
| Gas                                        | Larger villages not served by gas, will therefore have great electricity demands for heating and cooking. This may impact on the ability to supply large scale development in these locations                                                                                                   | Site specific improvements may be required to supply new homes                     | Cadent                         |
| Affordable Housing                         | All villages: Acute need for affordable housing. Policy requirement of at least 30% site capacity to be provided as affordable housing on sites of 11 or more dwellings                                                                                                                         | All development in villages of 11 or more homes will be required to make provision | SKDC and RSLs                  |
| Open Space                                 | All villages: Local open space standard will be applied to development proposals across the district. The updated open space study identifies the current amount of open space available within each settlement                                                                                 |                                                                                    | SKDC, town and parish councils |

#### From Locality:

Locality is a registered charity, aimed at promoting community. Its website includes the following useful summary of the guiding principles for the general design of developments:

- Proximity to affordable, good quality shops
- Access to safe streets, parks and public spaces
- Sharing the benefits of the natural environment – rivers, woods, open sky and views

- Building on history and identity, through linking with the past and seeking common threads between peoples as well as cultural distinctiveness.

### **8.3 Consideration of individual facilities and services**

#### ***Health services***

Currently the village two medical practices. The Glenside practice is located in Willoughby Close, in a modern building and is a satellite of the main practice based in Castle Bytham. The shared staff includes four doctors, and two health care assistants. It has a dispensing service. The site is relatively small, so the opportunities for extending the physical infrastructure are limited, as is car parking. It is located close to the village centre, and is accessible for the elderly without a car.

The Market Surgery is on the Bourne Rd and has an extensive site with ample parking and modern buildings. The staff includes four doctors, one advanced nurse practitioner and three nurses. It has a dispensing service. There is ample space for expansion if needed. The location is ideal for the new housing developments.

The Digital NHS website provides data about the number of patients registered at a GP practice\*. Market Cross has around 5000 patients and Glenside around 3,500 (this includes their practice at Castle Bytham). Both practices currently considered to have a favourable GP-to-patients ratio.

*\*See document: "Patients registered at a GP practice"*

#### ***Nurseries and schools***

Corby Glen Preschool is a registered charity, based in the Ron Dawson Hall on the Swinstead Road and has in operation since 1969. It caters for ages 0-5 years, and has been rated as Good by Ofsted. It benefits for ample parking and outdoor space and the building is relatively modern, with plenty of room for possible expansion of its intake. It is ideally cited for the new housing developments, less so for those living near the village centre. There has been ongoing informal discussion about re-siting the playschool to the Primary School site.

Corby Glen Primary School is located on Station Road in a Victorian building which has been a school since the late 19<sup>th</sup> century. The school has had a long-standing and deep attachment to the local community through many generations. Current pupil numbers are approximately 80, and it was rated as Good in a recent Ofsted report. The site has ample playground and sports space, and there is room for extending the school if needed. Using formulae in a 2012 document prepared by SKDC to estimate developers' financial obligations for expanding local community facilities (Planning Obligations Supplementary Planning), the increase in pupil numbers on completion of all the proposed housing developments would be 45-50 (approx. 65%). The school is some 6-800 metres (0.4-0.5 miles) from the Bourne Rd/Swinstead Rd developments, which are on the opposite side of the busy A151. Parking outside the school on the narrow Station Road is very limited, resulting in significant congestion at the start and end of the school day.

The Charles Read Academy caters for secondary school pupils aged 11-16 from Corby Glen and surrounding villages. The Academy, which has around 215 pupils, is run by the David Ross education trust. It was completed in 1963, and both the design and the location were controversial at the time. The school site is around 10 acres and includes an all-weather pitch for football, rugby, hockey, etc, plus tennis courts, a basketball court and a sports hall. It was rated “Good” in its last Ofsted report. The estimated expansion arising from the new developments would be around 45 (approx. 12.5%), and it is ideally located for students from the Bourne Rd/Swinstead Rd site. There is ample space for additional buildings.

### ***Open space and sports facilities***

Open space has already been covered elsewhere and it was concluded that Corby Glen has an overall deficit of Open Space, such that the standards of the Local Authority are not met. The amount of Open Space within the individual new developments appears to meet the required standard but will not compensate for the overall shortfall in Open Space. It should be noted that, from a recreational viewpoint, some of this space is located alongside the busy A151, somewhat reducing its amenity value.

The Childrens’ Play Park is a much used and valued facility on the Green and is ideally located for residents living near the centre of the village, less so for those who will be living in the new developments.

There are sports facilities at the Charles Read Academy that are available for hire to local residents, regardless of whether they have children at the school.

The Ron Dawson Hall has a large 4-acre field which, on the basis of survey results, is currently under-utilised and could provide an opportunity to address the perceived (based on survey results) lack of recreational facilities for teenagers. Its location is ideal for the new developments.

The Corby Glen Bowls Club offers weekly evening bowling sessions through the summer, and participates in local competitions.

The Dance Academy, based in the old Methodist Hall on Station Road provides a range of dance classes for 2-year olds upwards.

### ***Village Shops***

Lilly’s Lavender Hut. This is a family run newsagents and convenience store housed in a wooden cabin facing the Market Place, and is a popular community hub that opens 7 days/week. The shop originally opened in 1954, but the current owner had the cabin rebuilt in 2019 with the help of a LEADER grant. The shop also incorporates a small bakery and café, and the owner provides various activity groups for children, including cookery classes. It has a small space for parking at the front, which is shared with the entrance to the Fighting Cocks.

Nisa grocery store. This is (by today’s standards) a small supermarket-style shop that was formerly owned and run by the Co-op, until it was recently transferred to Nisa. It is located in a traditional

building on the High Street. Nisa has been open for a short time so it is still building its customer base. The nearest Co-op is now at Colsterworth.

The High Street site is convenient for those living in the centre of the village, but parking is limited, and when the Co-op had the store, that part of the high street became highly congested at peak times. This may become a problem again as Nisa increases its customers. Access for delivery vehicles is also difficult.

It is self-evident that when the new developments are completed, and subject to the availability of land, it might make commercial sense to build a new supermarket (perhaps a Co-op) along the Bourne Road where it might also attract commuter traffic on the A151. There has been some discussion amongst residents about this possibility and it has substantial support. There are obvious benefits, but it would not necessarily be welcome by residents living in the middle of the village, and could impact the shops located there. It is accepted that, ultimately, this will be a commercial decision.

However, the survey results suggested that the Lavender Hut and Co-op (as it was then) were both much-valued facilities. In addition to any investment in new facilities, it is important that the existing village shops are protected and retained.

### ***Public houses and cafes***

*Fighting Cocks*. This is a traditional village pub, housed in an 18<sup>th</sup> century building in the Market Place. It is central to the social history of the village, with many gatherings associated with sports clubs, the sheep fair, the farming community, etc having taken place there over the years. It is now owned by Batemans, who have a policy of letting their pubs out to a manager. Prior to the pandemic, the Fighting Cocks was run by a local family who gave much support to community events held in the market place, ran a beer festival (supported by CAMRA) and built up a loyal clientele, mainly of local residents. There was also a restaurant, plus a take-away-service. Following the challenging lockdown period, they gave up the tenancy, and the pub has since been run by temporary managers. The Parish Council is currently attempting to get the pub registered as an Asset of Community Value, meaning that should it come on the market, the local community would be given a fair opportunity to purchase it.

*Woodhouse Arms*. The Woodhouse Arms was built around 1840, and was originally called the New Inn. The first owner was both a carrier and publican – hence the archway (now a large window) visible from the front of the building. It was later renamed The Woodhouse after the family that formerly owned the Irnham Estate. It was bought and renovated around 2013, and is privately owned. It is both a pub and restaurant (serving modern English cuisine), and also caters for private events, and offers B&B accommodation. It has been very successful, doubtless benefiting from its prominent position on the A151, and its local popularity. It has now re-opened following closure during the pandemic.

*March Hare Tea Rooms (recently under new management as Hattie's Tea Rooms)*. This is located in the Market Place in a prominent Victorian building, that was originally a purpose-built shop, with living space above. It was opened as a café, The Pantry, in 2014, and the then proprietor also ran a post-office service. The present owner took over in 2018 by which time it had been renamed as The



March Hare Tea Rooms. It is a popular and successful café and tea rooms serving a range of hot and cold meals, cakes, etc throughout the day, and it attracts many customers from outside the village. Outdoor space to the front is limited owing to car parking, but there is a small courtyard to the side. The upstairs rooms are used for Bed and Breakfast and a hairdressing business.

It should be emphasised that the Lavender Hut, March Hare (now Hatties Tea Rooms) and Fighting Cocks pub are extremely important for maintaining the Market Place as a hub for the village.

### ***Businesses***

Aside from shops, pubs and cafes mentioned above, the village has a range of businesses including:

Bed and Breakfast, Building services, Dance school, Decorator, Pick-your-own Flower Field, Funeral Director, Garage services, Hairdresser, Oven Cleaning services, Plumber, Portrait painter, Steeplejack services, Timber merchant, Taxi service, Funeral Directors, Vintage car hire.

There are a number of office-based businesses that are run from home.

Three agricultural businesses: C.J. Mussons and Sons Ltd in Corby Glen, Birkholme Farms, at Corby (delete) Birkholme, and E. Walsingham and Son

### ***Cultural centres (Willoughby gallery)***

The Willoughby Gallery is housed in the old Charles Read School and was founded in 1965 by the late Lord Ancaster. It houses frequent exhibitions by local artists, as well as art competitions, and supports the visitor economy. A new gallery at Grimesthorpe Castle may have an impact on its use.

### ***Emergency services***

Emergency medical cover is provided by the East Midlands Ambulance Service.

The Fire Station is on the Bourne Rd was originally established to deal with railway emergencies. It has been in the village for at least 70 years and is firmly embedded in the community. A number of the part-time Firemen are residents of the village.

There is no permanent police presence in the village, but cover is provided by a Police Community Support Officer serving Corby Glen and other adjacent villages. The expansion of the village is likely to put additional pressure maintaining an adequate police presence.

## **8.4. Community Halls and Places of Worship**

Corby Glen currently has two community halls: the Ron Dawson Hall and the Church Street Rooms. The Parish Council uses the Library of the Willoughby Gallery for some of its meetings, and up to 2017 (when it closed) the Methodist chapel had also been available for community activities. The chapel now houses the Dance Academy, and the studio can be hired when free.

The total provision of indoor community space has decreased in recent years owing to closure of the Methodist chapel, and the forthcoming expansion of the village raises questions as to whether

more space needs to be made available. It should also be noted that both of the existing community halls have a rather more complex management arrangement than might be expected of a typical village hall.

### The Ron Dawson Memorial Hall.

The Ron Dawson Memorial Hall is located on the Swinstead Road on the current edge of the village. It was built through a generous donation of the Dawson family, on a large site of approximately 4 acres. The original intention was that it would be primarily a sports venue, but this has changed (it may be significant that sports facilities are available at the nearby Charles Read Academy). The hall is available for general hire for parties, christenings, weddings, and club meetings. The Hall is run by a Charitable Trust (The Ron Dawson Memorial Trust) set up in 1987. The field is used on a weekly basis by a local youth football club, the Ropsley Colts.

The hall has a seated capacity of 100 people (150 standing), and it has a kitchen and a bar (it has an alcohol license). Parking is very convenient as the hall has its own car park, and a four-acre field which can be used as a play area for children or, alternatively, for additional parking.

The hall is located around half a mile from centre of the village and is used for community events such as the Queen's Jubilee celebrations and the Coronation. It is ideally sited for access from the new Bourne/Swinstead Road development.

The hall is the location of the Corby Glen Preschool, and this is open on a daily basis during the working week. The Corby Glen Preschool is the main user of the hall, and the hall is run on a charitable rather than commercial basis.

The results of the residents' survey indicated that the Ron Dawson Hall was moderately rated as a community hall. However, it should be noted that there have been significant changes since this survey was undertaken. Some residents suggested that the hall would make a good venue for a community sports and gym facility, or a skatepark.

Because of its location and the size, The Ron Dawson Hall site will obviously be attractive to future developers. It would seem important that if the site were to be redeveloped, the hall (or its replacement) should continue to benefit the community. It may well be that the hall will remain in its present form (the demand for places at the pre-school is likely to increase as more residents move into the village). Alternatively, the hall might be repurposed to function primarily as a community hall, but alternative facilities would need to be found for the preschool.

### Church St Rooms

The Church Street Rooms are located in Church St, some 200m from the Market Place, making it ideally located for such community events as the Sheep Fair, or Christmas Eve celebrations. It was built in 1910 as a Church Hall (it is close to St John's Church), and its construction was organised by the then parish vicar, using money raised within the community and donations by wealthy benefactors. It was erected by a local builder whose family are still in the village. The hall is owned by the Lincoln Diocese and the incumbent Vicar is the sole Trustee of the building.

Over the years it has been used for many different events, some specifically for the Church, others being for the wider community. In the 1970's part of the hall was leased to the Royal Mail to be used as a Post Office, which remained there until the 1990's. A functioning post box is still located at the front of the building.

By the late 1990's the building had become more or less unused, owing to its poor state and the post office was closed. In the mid 2000's a group of residents came together with the purpose of getting the hall refurbished. In 2009, the group formed themselves into a non-charitable unincorporated organisation known as "The Corby Glen Community Project" and in 2009 successfully applied for a Big Lottery grant of £226,000 to renovate the hall.

The building was re-opened in 2011 under the new name of Church Street Rooms. The main hall can accommodate 60 seated or 120 standing, and there is further seating for 12-15 in the conservatory area. Unfortunately, the Lottery funding was insufficient to renovate the annex to the main hall which had accommodated the post office, such that this still remains in a poor state of repair.

Following the 2011 renovation, Church Street Rooms became a popular community venue and has hosted a range of activities (coffee mornings, afternoon teas, lunch club, exercise classes, crafting classes, Womens' Institute, bingo and a film club), as well as church-related events (e.g. Parochial Church Council meetings, Deanery Meetings, Messy Church, etc). Church Street Rooms provides an important central venue during wider community events, such as Christmas and Sheep Fair celebrations, the Queen's jubilee, etc.

The Church Street Rooms building is still owned by the Lincoln Diocese, but its management is overseen by the Street Rooms Committee, a charitable incorporated organisation (The Church Street Rooms Charity number: 1169922). The building is over 100 years old and, despite the renovations in 2011, it will need costly external repairs within the next few years to secure its future. The building commonly features on images of Corby Glen (e.g. the village sign on the Green).

### St John's Church

The village originally had three places of worship: St Johns Church (Anglican), the Catholic Chapel, and the Methodist Chapel. The Catholic Chapel has now been converted into a house, and the Methodist Chapel now accommodates the Dance Academy.

St John's church is a Grade 1 listed building that has been a place of worship for over 800 years, and still retains a loyal congregation. It contains extensive medieval wall paintings that are of national importance, such that they attract many visitors. Further promotion of these wall paintings as a visitor attraction could bring significant financial benefit to both the church and the local economy.

The interior of St John's has remained largely unaltered for at least 50 years and it still has its Victorian pews. The Parochial Church Council has initiated a project to modernise the interior of the church by replacing the pews with moveable chairs, and installing a servery and toilets (currently the congregation uses the facilities in Church Street rooms). The heating system is also to be upgraded, utilising modern heat-pump technology.

There are a number of regulatory steps that must be negotiated before the project can go ahead, involving both the Church of England and external preservation societies. The Parochial Church Council has some capital funding for the project, but additional grant money will be required. A three-year time scale for completion is anticipated.

When completed, the upgraded space will be much more adaptable than at present, so that it will be available for worship, for church-related events, and for more general purposes that serve the wider community.

### **8.5 Opinions of the community** (note that survey was undertaken prior to the pandemic)

- Residents highlighted the doctors' surgeries and village shops and cafes as being particularly important facilities in the village.
- They agreed that the village has the right number and type of shops, cafes and pubs, but they were less positive about the recreation and sports facilities.
- The Church Street Rooms were rated as an important facility. The Ron Dawson hall was less highly rated (but this was based on a limited sample size and its usage has changed somewhat since the survey). Some residents suggested that it could be used more as a community sports and gym facility.
- A few respondents commented that Church Street Rooms were underused, and one suggested that they should operate along the lines of Swayfield Village Hall (this has regular live entertainment).
- Several respondents felt that there were insufficient facilities for teenagers.

### **8.6 Summary**

- a) Corby Glen has a good range of facilities and services, but the demand on these will increase with the forthcoming expansion of the village.
- b) Health care provision is good, with two medical centres (each with pharmacies). Both practices occupy modern purpose-built premises. One centre (the largest) has space for expansion if needed, and is in a good location near the proposed new developments.
- c) There is good and expandable nursery provision at the Corby Glen Preschool in the Ron Dawson Hall, close to the new housing developments.
- d) The primary school is Ofsted rated as good. The school is housed in a Victorian building near the village centre and the site has space for expansion, but parking/traffic congestion is a problem. It is some distance from the new developments, and the route involves crossing the busy A151.

- e) The Secondary school (Charles Read Academy) is in a relatively modern building and the site has ample space for future expansion. It is very conveniently located for the new housing developments.
- f) The village has a deficit in Open Space. Facilities for recreational exercise are available but these could be further improved by making more use of the field at the Ron Dawson Hall.
- g) Household supplies are readily available at a village shop and small supermarket in the village centre but these outlets will be less close-by for residents in the Bourne Rd/Swinstead Rd development. This may cause additional traffic and parking pressure in the village.
- h) The March Hare tea rooms, the Lavender Hut shop and café, and the Fighting Cocks Pub are critical in ensuring that the Market Place remains a lively and much-valued hub for the village. The future of the Fighting Cocks is unclear, and the PC is attempting to have it registered as an Asset of Community Value,
- i) Corby Glen has two community halls and both have management and ownership arrangements that are somewhat more complex than e.g. a traditional village hall. One (Ron Dawson Hall) is sited in a large sports field. Given the forthcoming expansion of the village, it would seem timely to review how these halls can best serve their changing community.
- j) St John's Church has a loyal congregation and forms an important part of village life even for those who are not regular church goers. It has nationally important wall-paintings which attract many visitors, and there is potential to attract more. A project is underway to upgrade the church's facilities and improve the internal space both for worship, and for other community activities.

## 9. Business and Communication

This section relates to the following policies:

|                                               |
|-----------------------------------------------|
| <i>CG15 - Local businesses and employment</i> |
|-----------------------------------------------|

|                                                  |
|--------------------------------------------------|
| <i>CG16 - Telecommunications &amp; broadband</i> |
|--------------------------------------------------|

### 9.1 SKDC's data on employment

The available external data, comparing SKDC against the wider East Midlands and the UK (see tables), are consistent with the conclusion that many residents in this relatively rural area are likely to be commuters, for example, to nearby towns, cities further afar, and MoD bases. This is would be in line with the substantial proportion of professional and managerial occupations in the employment structure. Residents of Corby Glen are able to take advantage of the A1 and the railway stations at Grantham and Stamford to travel to such employment. This was supported by the NP survey, indicating that about 60% of working or studying residents commute to local towns (Grantham, Bourne or Stamford in roughly equal numbers), with some travelling to more distant towns or cities.

The tables below are from the NOMIS website (Office of National Statistics) and show South Kesteven District Council Data compared with the East Midlands and UK.

### Employment and unemployment (Jul 2020-Jun 2021)

|                          | South Kesteven<br>(Numbers) | South Kesteven<br>(%) | East Midlands<br>(%) | Great<br>Britain<br>(%) |
|--------------------------|-----------------------------|-----------------------|----------------------|-------------------------|
| All People               |                             |                       |                      |                         |
| Economically Active      | 68,900                      | 77.6                  | 78.4                 | 78.4                    |
| In Employment            | 67,300                      | 75.7                  | 74.0                 | 74.4                    |
| Employees                | 55,000                      | 62.8                  | 65.5                 | 64.7                    |
| Self Employed            | 11,500                      | 11.9                  | 8.3                  | 9.4                     |
| Unemployed (Model-Based) | 2,900                       | 4.2                   | 5.5                  | 5.0                     |

### Employment by occupation (Jul 2020-Jun 2021)

|                                                 | South<br>Kesteven<br>(Numbers) | South<br>Kesteven<br>(%) | East<br>Midlands<br>(%) | Great<br>Britain<br>(%) |
|-------------------------------------------------|--------------------------------|--------------------------|-------------------------|-------------------------|
| Soc 2010 Major Group 1-3                        | 34,000                         | 50.6                     | 44.2                    | 50.0                    |
| 1 Managers, Directors and Senior Officials      | 8,200                          | 12.1                     | 10.7                    | 10.9                    |
| 2 Professional Occupations                      | 11,300                         | 16.8                     | 19.9                    | 23.3                    |
| 3 Associate Professional & Technical            | 14,500                         | 21.6                     | 13.6                    | 15.6                    |
| Soc 2010 Major Group 4-5                        | 14,000                         | 20.9                     | 19.4                    | 19.2                    |
| 4 Administrative & Secretarial                  | #                              | #                        | 9.4                     | 10.2                    |
| 5 Skilled Trades Occupations                    | 10,300                         | 15.3                     | 10.0                    | 9.0                     |
| Soc 2010 Major Group 6-7                        | 10,700                         | 16.0                     | 17.8                    | 16.1                    |
| 6 Caring, Leisure and Other Service Occupations | 5,600                          | 8.4                      | 10.0                    | 9.0                     |
| 7 Sales And Customer Service Occs               | 5,100                          | 7.6                      | 7.8                     | 7.1                     |
| Soc 2010 Major Group 8-9                        | 8,500                          | 12.6                     | 18.5                    | 14.7                    |
| 8 Process Plant & Machine Operatives            | #                              | #                        | 7.8                     | 5.6                     |
| 9 Elementary Occupations                        | #                              | #                        | 10.7                    | 9.1                     |

However, Corby Glen differs from some rural parishes in that there is noteworthy employment (estimated to be in the order of 100 jobs) provided in and around the village, including at:

- The Charles Read Academy, the Primary School and the Fire Station .
- The two public houses, two cafes/restaurants, the shop, and the Willoughby Art Gallery.
- The garage, timber merchant, farms and tourism/visitor services.
- Local builders and other small businesses.

Details of some of the local businesses and services are available in a listing on the Parish Website: <https://www.corbyglen.com/services.html>

Even before Covid, there was also a higher-than-average rate of self-employment and working from home in Corby Glen (census data for Glen Eden electoral ward) which makes a contribution to employment and help to create a sustainable community.

## 9.2 Data for Glen Eden electoral ward (includes Corby Glen Parish)

Below is a table from data set QS601EW (Economic Activity) available from the NOMIS website. The table classifies usual residents of the Glen Eden electoral ward aged 16 to 74 by economic activity at census day, 27 March 2011.

|                                                                        |                   |
|------------------------------------------------------------------------|-------------------|
| All categories: Economic activity                                      | 1773              |
| <b>Economically active: Total</b>                                      | <b>1259 (71%)</b> |
| Economically active: Employee: Part-time                               | 256 (14.4%)       |
| Economically active: Employee: Full-time                               | 683 (38.5%)       |
| <b>Economically active: Self-employed with employees: Part-time</b>    | <b>4 (0.2%)</b>   |
| <b>Economically active: Self-employed with employees: Full-time</b>    | <b>66 (3.7%)</b>  |
| <b>Economically active: Self-employed without employees: Part-time</b> | <b>67 (3.7%)</b>  |
| <b>Economically active: Self-employed without employees: Full-time</b> | <b>118 (7%)</b>   |
| Economically active: Unemployed                                        | 41                |
| Economically active: Full-time student                                 | 24                |
| Economically inactive: Total                                           | 514 (29%)         |
| Economically inactive: Retired                                         | 323 (18%)         |
| Economically inactive: Student (including full-time students)          | 58                |
| Economically inactive: Looking after home or family                    | 60                |
| Economically inactive: Long-term sick or disabled                      | 53                |
| Economically inactive: Other                                           | 20                |

These figures will need to be updated when the results of the 2021 census become available, but that is unlikely to occur, for small areas, until 2023. The precise data for Corby Glen will be blurred

by the inclusion of other nearby villages in the Glen Eden Ward but these all have similar populations.

The key implications for this NP, based on the numbers in ***bold italics*** in the above table and the level of local service employment noted earlier are:

- At 14.6% (sum of 4 categories), the level of self-employment is higher than the district regional and national figures.
- At 71% the level of economic activity is lower than district regional and national figures, this may reflect the population structure with Corby Glen having an aging population.
- Local employment in service, education, retail and hospitality is important

It is, therefore, important that the NP protects existing employment and enables successful home working/self-employment, based on good broadband connectivity. Given the forthcoming expansion of the village, it is also important that the NP promotes further local employment opportunities, where possible. However, it should be noted that external factors, such as limitations in availability of non-domestic water supply, may impose future restrictions on certain types of business initiatives (see: <https://www.anglianwater.co.uk/about-us/our-strategies-and-plans/drainage-wastewater-management-plan>).

### **9.3 Opinions of the Community**

- The NP survey revealed an equal split between those who want more jobs and businesses in the village, and those who do not. However, it should be noted that a high proportion of respondents were of retirement age.
- Those in favour of more local employment suggested a range of options including small manufacturing or IT firms, tourism, retail, and services such as child care. None were in favour of large-scale industry.
- Rather few residents mentioned factors that might discourage them from setting up a business, but lack of suitable premises and transport problems (probably mainly parking) were cited.
- A range of jobs and businesses that would provide additional employment were suggested. These included small manufacturing firms, office-based firms (including services and IT), and small shops.
- Suggestions for providing more business premises included conversion of old buildings, and use of small workshops/offices attached to houses. Some favoured industrial units on the outskirts of the village, e.g. in the old railway yard, or along the Bourne Rd/A151 near the fire station.

### **9.4 Business connectivity**

As described elsewhere, Corby Glen enjoys relatively good rail and road connectivity, given its rural location. The nearest airports are The East Midlands (40 mins by road) and Stanstead (90 minutes).



Broadband connectivity is currently still mainly copper based, and whilst speeds are acceptable for most applications, the ongoing advances in digital technology that demand increasing internet speed and capacity make it crucial that the village has full-fibre broadband.

An application to BT, that has reached the necessary level of residents' support and commitment, is currently under consideration.

## 9.5 Summary

- a) The percentage of the population who are economically active (71%) is lower than in SKDC as a whole (78%) which may reflect the fact that Corby Glen has a relatively higher proportion of retirees.
- b) Many traditional jobs found in a rural economy have disappeared, but economic development has brought new employment opportunities, often based in nearby towns, or further afield.
- c) Village-based jobs are also still important, for example in the schools, in the shops, cafes and pubs, and in other small businesses.
- d) The level of self-employment is higher in this locality (15%), than the wider East Midlands region (8%) and or nationally (9%). A substantial number of self-employed residents are likely to work from home.
- e) Around 50% of residents are in favour of creating more employment within the village, favouring small manufacturing- or office-based businesses rather than large-scale enterprises.
- f) Transport and internet connectivity are favourable to business, but the installation of full-fibre broadband is essential to take full advantage of future digital technology.

## 10. Transport

The information in this section relates to the following policies:

*CG17 - Transport & active travel*

*CG18 - Countryside access/footpaths*

### 10.1 Introduction

Corby Glen is positioned between Bourne, Stamford and Grantham, such that residents have a choice as to where they travel to visit amenities that are to be found in a town centre. Grantham and Bourne are the most popular destinations.

Corby Glen has sufficient basic facilities such that travel out of the village for day-to-day living is not essential, in that there is a village shop, small supermarket and mobile post-office. However, anything beyond that (e.g. DIY materials, gardening accessories, etc) requires a journey into a nearby town, particularly for those who do not regularly use the internet for on-line shopping.

The availability of employment in Corby Glen is also limited, and the majority of those of working age will need to commute to work (and even in these times of increased working from home there will still be a requirement for some visits to the workplace).

There are both primary and secondary school in the village, but a significant number of students travel elsewhere for their education, and these rely upon the availability of school buses.

Whilst Corby Glen provides opportunities for some social activities, it is likely that younger generations will invariably travel to larger centres to for their socializing and entertainment.

At the last census (2011) around 90% of households reported having a car or van, and 40% of households reported having two vehicles. Thus a large proportion of residents will have their own transport, and most of working age will consider this essential. Those who rely on public transport will be mainly young people, the elderly, and those of limited means who cannot afford to run a car.

Over the years, the public transport services have gradually diminished, such that they are just about adequate for a daily commute at either end of the working day, or essential short visits into Grantham. However, relying solely on public transport to travel to town for an evening event is rarely feasible.

Corby Glen has significant visitor traffic (including cyclists), as well as delivery vehicles (both HGV's and light commercial). It is also a through route for Irnham traffic. Through traffic along the A151 is increasing, and Community Speed Watch groups have recorded around 300 vehicles/hour during the working day.

## **10.2 The background planning context**

Neighbourhood plans cannot directly dictate road and traffic policy, but they can have an indirect influence on transport issues through policies concerning, for example, the design and location of new housing developments. Below are extracts from the National Planning Policy Framework and Local Plan.

### *Relevant extracts National Planning Policy Framework*

#### Promoting sustainable transport

104. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

- a) the potential impacts of development on transport networks can be addressed;
- b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
- c) opportunities to promote walking, cycling and public transport use are identified and pursued;
- d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and

e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

106. Planning policies should:

a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;

b) be prepared with the active involvement of local highways authorities, other transport infrastructure providers and operators and neighbouring councils, so that strategies and investments for supporting sustainable transport and development patterns are aligned;

c) identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development;

d) provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);

e) provide for any large-scale transport facilities that need to be located in the area, and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy. In doing so they should take into account whether such development is likely to be a nationally significant infrastructure project and any relevant national policy statements; and

f) recognise the importance of maintaining a national network of general aviation airfields, and their need to adapt and change over time – taking into account their economic value in serving business, leisure, training and emergency service needs, and the Government’s General Aviation Strategy

107. If setting local parking standards for residential and non-residential development, policies should take into account:

a) the accessibility of the development;

b) the type, mix and use of development;

c) the availability of and opportunities for public transport;

d) local car ownership levels; and

e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

#### Considering development proposals

110. In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that

a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;

- b) safe and suitable access to the site can be achieved for all users;
- c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code 46; and
- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

111. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

112. Within this context, applications for development should:

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles;
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

113. All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts can be assessed.

#### Relevant extracts of Local Plan

##### ID2: Transport and Strategic Transport Infrastructure

South Kesteven District Council and its delivery partners will support and promote an efficient and safe transport network which offers a range of transport choices for the movement of people and goods reduces the need to travel by car and encourages use of alternatives, such as walking, cycling, and public transport.

New development will be required to contribute to transport improvements in line with appropriate evidence, including the Infrastructure Delivery Schedule, the Local Transport Plan and local transport strategies.

All new developments should demonstrate that they have applied the following principles:

- a) Are located where travel can be minimised and the use of sustainable transport modes maximised

- b) Reduce additional travel demand through the use of measures such as travel planning, safe and convenient public transport, dedicated walking and cycling links and cycle storage/parking links and integration with existing infrastructure.
- c) Seek to generate or support the level of demand required to improve, introduce or maintain public transport services, such as rail and bus services.
- d) Do not severely impact on the safety and movement of traffic on the highway network or that any such impacts can be mitigated through appropriate improvements, including the provision of new or improved highway infrastructure.
- e) Ensure that transport is accessible to all, including appropriate provision for vehicle, powered two-wheeler and cycle parking is made for residents, visitors, employees, customers, deliveries and for people with impaired mobility.

Compliance with the criteria of this policy should be demonstrated through the provision of a transport statement/assessment and/or a travel plan as appropriate.

### 10.3 Description of current road usage in or near the village centre

| Road/Street        | Explanation of usage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bourne Road (A151) | A main through route to/from the A1 that is becoming increasingly busy with both commuter traffic, light commercial vehicles and HGVs. The cross roads at the junction with Swinstead Road (B1176) and Morley's Lane is a growing issue as the A151 become busier. There are pavements along the north side of the A151, but entering the top of Laxton Lane to take the quickest route into the village (this is immediately adjacent to the crossroads) is potentially hazardous and difficult for wheelchairs/mobility scooters. The road layout at these crossroads has been unchanged for at least 50 years. |
| Church Street      | A main route for traffic (including HGVs) entering/leaving the village via the A151. Used for parking at its west end (both residents and visitors). Less congested than Station Road except during events at St John's Church/Church Street Rooms when there is overspill from the church car park (adjoining Church Street Rooms)                                                                                                                                                                                                                                                                               |
| High Street        | Used by through traffic and local traffic leaving/entering the Market Place. Used for parking by high street residents and visitors to Nisa grocery store. Narrow in places and prone to congestion at busy times.                                                                                                                                                                                                                                                                                                                                                                                                |
| Irnham Road.       | A comparatively quiet and picturesque road. Used by cyclists, runners and walkers, especially at weekends. Also, a main route to Irnham.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Market Place       | Main car park in the centre of the village for visitors. Householders in the Market Place and Station Road also park here, as well as customers of the Lavender Hut, March Hare and Fighting Cocks. The pressure for parking impinges upon the amenity value of this village hub.                                                                                                                                                                                                                                                                                                                                 |
| Moreley's Lane.    | Continuation of Church Street up to the junction with the A151. Lack of a continuous pavement at its lower (north) end makes it difficult for pedestrians and mobility scooters. Is used for parking by visitors of the Willoughby Gallery, but is rarely congested.                                                                                                                                                                                                                                                                                                                                              |

|                 |                                                                                                                                                                                                                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| St John's Drive | A quiet residential road that provides an alternative route up to the A151 from the village centre. Likely to be used more frequently if there is congestion at the Morley's Lane junction with the A151.                                                                                    |
| Station Road.   | A main route for traffic (including HGVs) entering/leaving the village via the A151. The hairpin junction is easiest to negotiate when heading/leaving from the west. Used for parking by residents with no off street parking, as well as visitors to the primary school and Dance Academy. |
| Swinstead Road  | A narrow country road (B1176) that takes traffic to and from Swinstead but is used by increasing numbers of HGVs (quarry lorries). It will also be used by traffic entering/leaving the new large developments.                                                                              |
| Tanners Lane    | Main route for Irnham traffic, and also used as a village entry/exit point to and from the High Street. The road is narrow in places, making passing difficult for HGV's and creating a hazard for pedestrians.                                                                              |

#### **10.4 The impact of the new housing developments**

Altogether there will be approximately 290 new homes at the east end of the village and the access roads to these developments will either be the A151 or the B1176 and the new estates will have junctions on these roads. Given the rural location it is likely that the new householders will have at least one (possibly two) vehicles.

The main issues which have caused the concern of residents and, in any case, should be viewed against the transport-related guidance for new developments provided in the NPPF (paragraph 104) residents are as follows:

##### Active transport to the village centre

The route from the new housing development will involve crossing the A151 and walking cycling into the village along the footpath on the north side. Most pedestrians will then choose to enter Laxton's Lane (near the A151 crossroad) to reach the Market Place. This route needs upgrading and improvement in a number of places to make it more convenient and safer. Since Laxton's Lane is currently forbidden to cyclists they will choose to use Morley's Lane and Church Street, but they will still need to negotiate the A151.

It will be possible for residents of the new development to use Swinstead Road to access the village instead of the A151, but this will be no less difficult.

It should be noted that the walking route will not only be used by adult pedestrians. There will be adults with pushchairs, or adults accompanied by young children, as they make their way to and from the primary school.

##### Safety on the A151

Negotiating the Morleys Lane/Swinsted road crossroads on the A151 is likely to become increasingly hazardous, especially during the morning/evening rush hour, when commuter and school-run traffic from the 290 new homes will be using the A151 or the Swinstead Road. At the crossroads there will be vehicles emerging from the Swinstead Road and trying to turn right or left, or going straight across. There will also be vehicles emerging for Morleys Lane that are turning right, left or going straight across. Couple this with vehicles (many of them HGVs) approaching and traversing the crossroads on the A151 at around 30 mph (and more), and there is obviously the potential for an accident. This is further increased when pedestrians and cyclists are added in to the mix.

#### Congestion within the village

Residents from the 290 new homes who have small children will need to access the primary school in the village centre. Whilst some may choose to walk, the distance is not insignificant, so most will probably drive, especially if they have time constraints. Even an extra 10 vehicles trying to find parking around the primary school will significantly increase the congestion on Station Road.

One might expect that most of the new residents will do their main grocery shop in Bourne, Grantham or Stamford, but there will be times when they choose to use Lilly's Lavender Hut in the Market Place, or the Nisa grocery store on the High Street (especially if they are working from home and do not wish to make a special journey into town. This is very likely going to increase congestion at these sites.

#### **10.5 Comments from external bodies**

The transport implications of the new developments seem self-evident to Corby Glen residents who use the local roads and junctions on a day-to-basis. However, it is clear from the planning applications that the developers do not perceive that there are any transport issues. Below is an extract from the Transport Assessment provided by David Wilson Homes for their planning application.

*"The A151/B1176 Swinstead Road/Moreley's Lane junction was modelled using PICADY in order to evaluate the impact of the proposed development traffic on its operation. The results show that the additional 116 two-way trips at the junction in the worst-case peak hour could be comfortably accommodated with no material impact on performance or safety. The junction would continue to operate acceptably. No further assessment or mitigation should therefore be required."*

Similarly, the Planning Inspectorate Report on the Examination of the South Kesteven Local Plan 2011-2036 included the following statement.

*129. Turning to Corby Glen, the proposed allocation at Bourne Road would be significant at 250 dwellings. Subject to a comprehensive masterplan, landscaping and open space any perceived harm of an over-development would be allayed. The proposed density of 30 dwellings per hectare would be an appropriately efficient use of land at this edge of village location. There is no clear evidence that the safety of the road network would be severely comprised including the B1176/A151 junction in the centre of the village. The policy requires pedestrian and cycle*

*connectivity from the site to nearby village facilities thus reducing reliance on car journeys. Overall, the proposed allocation is soundly based.*

**Such reassuring assessments do not reflect the everyday experience of residents using the crossroads at the B1176/A151. At the time of writing, the Corby Glen Parish Council are intending to contest the conclusions concerning the additional transport requirement for the new developments.**

### **10.6 Sustainability**

In line with the NPPF it is anticipated that the new housing developments will be required to include transport infrastructure that encourage active transport. The issues that have been identified have already been mentioned above

Promoting sustainability also requires the ready availability of Electric Charge Points on all new large-scale developments.

### **10.7 Opinions of the community**

Resident completing the NP survey were asked their views on the three main traffic issues (see table below). This identified parking as the most important issue, but lack of traffic calming and crossing/joining the A151 were also seen as significant problems. The results are based on replies from 94 households. (It should be noted that these results reflect opinion before any impact of the proposed Bourne Rd/Swinstead Rd development).

| <b>What are the main traffic problems in Corby Glen?</b> | <b>Disagreeing or strongly disagreeing</b> | <b>Neutral</b> | <b>Agreeing or strongly agreeing</b> |
|----------------------------------------------------------|--------------------------------------------|----------------|--------------------------------------|
| Lack of parking in village                               | 6%                                         | 13%            | 81%                                  |
| Inadequate traffic calming                               | 19%                                        | 21%            | 60%                                  |
| Joining and crossing the A151                            | 25%                                        | 19%            | 56%                                  |

Pavements, pedestrian crossings, and speeding traffic: There were 18 comments concerning inadequate footpaths and crossings, with the A151 most frequently mentioned but Swinstead Rd, Moreleys Lane, and the Market Place were also cited. The difficulty of using a mobility scooter was also highlighted.

There were 28 comments about speeding and safety issues on A151 (including the A151 junction with Swinstead Rd). Suggestions for improving the A151 included installation of traffic lights, mini roundabouts, raised traffic islands and speed bumps.

There were 10 comments about speeding traffic within the village (i.e. in Tanners Lane, High Street, Station Road, Church Street and St John’s Road).

Congestion: The problem of parking in the village centre was frequently mentioned, with the High Street around the Co-op\*, Station Road around the primary school, and the Market Place being



highlighted. There were 19 comments suggesting that the Co-op\* should be moved out of the High Street because of the parking problems. (\*now Nisa)

Public transport: To the survey question “How many adults in your household use public transport?”, results were:

|                                            |     |
|--------------------------------------------|-----|
| Number never using public transport        | 65% |
| Number occasionally using public transport | 26% |
| Number frequently using public transport   | 9%  |

To the question “Are public transport services adequate?” the results were:

|     |     |                   |
|-----|-----|-------------------|
| Yes | No  | Don’t have a view |
| 9%  | 69% | 22%               |

Most comments on public transport expressed dissatisfaction, mainly about the infrequent services and lack of evening buses. Suggestions for improving public transport included: better display of timetables, provide a bus shelter, explore linking up with school buses, and support any future initiative to reopen the railway station.

Transport implications of Bourne Rd/Swinstead Rd development: The development proposal came after the NP survey, but residents voiced their opinions at a consultation event held in September 2021. There was substantial concern about traffic safety at junctions on the A151, adequacy of cycling/pedestrian routes into the village, and the likely increase in congestion in the village centre.

### 10.8 Summary

- a) Whilst the A151 provides a convenient transport link to and from the village, residents are increasingly worried about vehicle and pedestrian safety as the volume of through traffic on this road increases year by year. The new Bourne Rd/Swinstead Rd development will result in much additional traffic joining and crossing the A151, especially at peak times, and residents have highlighted the importance of appropriate traffic management.
- b) All agree that provision of safe routes for walking and cycling into the village from the new Bourne Rd/Swinstead Rd is essential. However, residents are concerned that the safety issues posed by the A151 are not fully recognized by all stakeholders.
- c) Residents have raised concerns about the current lack of parking, speeding traffic and inadequate footpaths in the centre of the village. Use of public transport is limited and car ownership is high. It seems likely that these concerns will increase as the village expands.

## **Appendix 1**

### **Additional document entitled “Musson’s Close Corby Glen - The compelling case for designation as Local Green Space”.**

#### **Preamble:**

Owing to its amenity value and historical significance, the status of land at Musson’s Close has been a long-standing subject of concern not only for Musson’s Close residents, but for the wider community.

The following report was assembled for the Parish Council and approved at an Extraordinary General Meeting on October 6<sup>th</sup> 2020, which formally requested SKDC to consider LGS Designation.

The timing of the adoption of the SKDC Local Plan and the (Covid related) delays on progressing the NP until 2021/22 meant that progress was held-up.

This report is appended in order to provide additional information that may be helpful to the Examiner.

## The Compelling case for Local Green Space designation – Mussons Close, Corby Glen

### Foreword

Corby Glen Parish Council has consistently held the view that the open land within the development of Mussons Close was always intended to be adopted by South Kesteven District Council and designated as public open space for the enjoyment of the local community, as evidenced through numerous pieces of correspondence and public meetings held on completion of the development. Until 2015 SKDC ensured the land was maintained and several planning decisions referred to the land being a 'public open space', giving local residents the understandable impression that the adoption had been completed. In 2015, it became apparent that the land had remained in private ownership, had changed hands and maintenance ceased, causing the residents, supported by the Parish Council, to embark on a campaign to preserve the land as public open space, as it was always intended to be. To date, all subsequent planning applications to develop the land have been refused. On 10 August 2020, an appeal decision once again upheld the view that the latest proposed development on the land would result in significant harm to the character and appearance of the area and would be contrary to the National Planning Policy Framework. However, the appeal decision also exposed the lack of formal management or maintenance arrangements for the land and concluded that the land could not be included under the definition of Open Space in the Framework or Policy OS1 within the Local Plan and therefore cannot contribute to the quality or quantity of open space in the area. In 2009, 'A study of Open Space, Sport and Recreation in South Kesteven' concluded that, like many of the South Kesteven rural villages and service centres, Corby Glen is deficient in provision of open space by some margin against the National Standard. The report was refreshed in 2017, noting an increase in population of Corby Glen of approximately 300 people but with no additional provision of open space, thus a worsening of the open space provision. The Parish Council have become even more concerned now that the Planning Inspectorate has concluded that the open land at Mussons Close cannot be included in the quantity of Open Space calculation. The absence of a formal designation also places greater threat on the potential loss of this land that has been so important in supporting the wellbeing of residents in our community. It has been enjoyed by the local community for many years as open space for recreation and is crossed by a well-used public right of way (footpath 7). This application, endorsed by the Parish Council<sup>1</sup>, sets out the unequivocal case as to why the land at Mussons Close meets the Local Green Space criteria within the National Planning Policy Framework.

As Chair of the Parish Council and on behalf of the community we represent, we implore the Local Planning Authority to reconsider the application from Corby Glen Parish Council, first applied for in November 2015, to formally designate the land at Mussons Close as Local Green Space within the South Kesteven Local Plan.

Tracey Lamming

Chair

Corby Glen Parish Council

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<sup>1</sup> Corby Glen Parish Council EGM held on Tuesday 6 October 2020.

## 1. The Importance of Green Space

1.1 We have never needed nature more than we do now. There is a growing body of research that sets out the irrefutable evidence of the mental and physical benefits of green spaces around the community. Being outside helps reduce stress levels in the brain and the body, with exposure to green space being associated with wide ranging health benefits. These benefits are becoming so well understood that they now hold a key place in national and local planning policy which recognises the significant contribution made by accessible green spaces to the sustainability, connectivity, character and environmental quality of the community which they serve.

1.2 SKDC commissioned a report<sup>2</sup> that highlighted the numerous benefits of open space. Its primary objective aimed to meet the requirements of Planning Policy Guidance Note 17 to provide local people with networks of high-quality open space, sports and recreation facilities in both urban and rural areas, that meet the needs of residents and visitors and are in sustainable locations. Further, the objective of the report, refreshed again in 2017 to support the SKDC Local Plan, was to prepare a local strategy for the provision or improvement of open space. Both the 2009 report and the refreshed report in 2017 found Corby Glen to be woefully deficient in the provision of open space; therefore, SKDC should have given careful consideration to the added importance of the vital contribution played by the limited areas of green space that exist in the village.

### Local Green Space designation criteria<sup>3</sup>

2.1 The National Planning Policy Framework is very clear regarding the importance of high quality open spaces for the health and wellbeing of communities and states that having made an assessment of the need for open space, Local Planning Authority plans should then seek to accommodate those needs.<sup>4</sup> For Local Green Space, the designation should be used where the green space is:

- A) in reasonably close proximity to the community it serves;
- B) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- C) local in character and is not an extensive tract of land.

**This application explains how that the open land at Mussons Close (see Figure 1) fully satisfies these criteria.**

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<sup>2</sup> A Study of Open Space, Sport and Recreation in South Kesteven District, Final Report – April 2009 <sup>3</sup> National Planning Policy Framework, 27 Mar 12. Ch 8. Promoting healthy and safe communities - para 100 <sup>4</sup> Ibid; para 96.



Figure 1 – Overhead view of Mussons Close Open Space (© Google)

### Applicability of Local Green Space criteria to the land at Mussons Close, Corby Glen

3.1 SKDC's written response<sup>3</sup> to Corby Glen Parish Council's previous application noted that the 'area of land was to be a **public open space** for the use of the community' but that 'the area has never been officially designated as such.' The reply did however confirm that the land is within a small housing development (criteria A) and is not an extensive tract of land (criteria C) and therefore 'meets two of the criteria in the NPPF'. This application therefore provides additional evidence to satisfy the single remaining issue, that the land can be said to be demonstrably special to the local community. In any scenario where a community is seeking Local Green Space designation it is recognised that criteria B will always be the most subjective of the three to establish and it is therefore important to place greatest weight behind the assessment from the local community, who best understand the historical background, recreational value and tranquillity of the area in close proximity to their homes.

3.2 **Historic Significance** – The earliest written reference to the village of Corby Glen was in the Domesday book, although its original name 'Corby' originates from the Danes. Walkers on the Danelaw Way, especially if walking the route from Swayfield, tend to enter the village via footpath 7 which crosses the open space in Mussons Close. Most of the houses in

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the centre of the village are stone built with pantile roofs. Early maps of the village record the presence of a stone quarry and the Stone Pit Farm that still exists at the end of Mussons Close. Stone from the quarry was

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<sup>3</sup> Letter dated 14 Dec 2015 – 'Open Space within Mussons Close', Corby Glen – Roger Ranson

used to construct the village houses and remained open until it was filled-in during the development of Mussons Close in the 1990s. The site of this former quarry is therefore intrinsically linked to the very fabric of the village itself.<sup>4</sup>

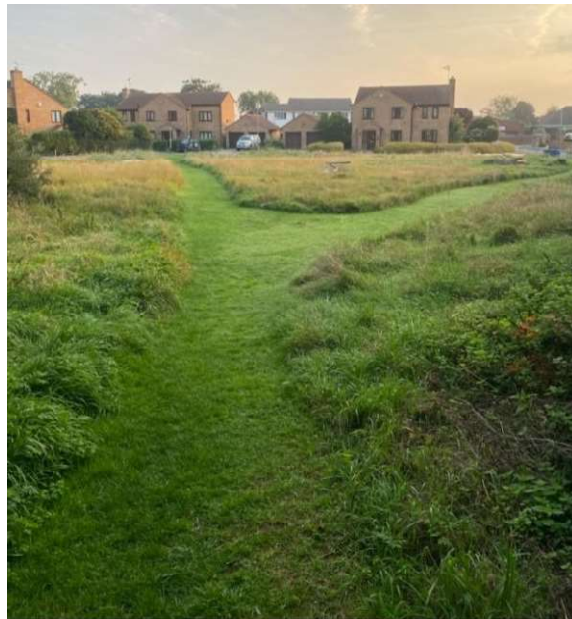
3.3 An extract from Corby Glen: A changing rural scene, published privately by The Corby Glen Local History Society in 1999, records the childhood memories of Sidney Harry Adams who was one of 10 children living at 'The Stonepits' in 1912. This extract confirms the supply of stone and that the site has long been important for children's recreation:

*The children — four boys and six girls — arrived at two-year intervals. Three girls first, ... and then I arrived ... [then Kathleen, then another boy, then a girl, then twin boys]. The last baby, Joan, completed the family at "The Stonepits". ...*

*The house where we lived was outside the main village. It was called "The Stonepits" and was a fascinating place for any child. It was a stone farmhouse, built within the boundary of an enormous old quarry which over the centuries had supplied stone for the churches and farms of the district, perhaps even for a castle, now only a grassy mound with a moat around it. The farmhouse and buildings were in the shallow part of the disused quarry (known as the "Pit"), by then a grass field about twelve feet below the surrounding country.*

*Near the Swinstead Road was the deeper part of the pit where all our childhood games were played. The massive stone of the pit wall dropped a sheer thirty feet from the road above, which was protected only by a thin hawthorn hedge. To our parents' intense fury some villagers would toss their rubbish over the hedge, but this did provide us with useful material for our games. We even made a "push" bike with the emphasis on the word "push", by cannibalising various wrecks. It had no pedals or chain, but we learnt to ride by being pushed to the top of the various mounds and careering down until we fell off."*

3.4 **Beauty / Tranquillity** – It may be pushing subjectivity a little far to suggest that a small tract of open green land within Mussons Close be classed as 'beautiful' but when mowed and tidy, as it was between 2000 and 2015 the land is certainly an attractive addition to the character and appearance of the area. That is why it was always intended to be a public open space and its qualities in this regard have been recognised repeatedly in numerous Local Planning Authority and Planning Inspectorate statements when either refusing planning or dismissing an appeal. Furthermore, the land is situated



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sufficiently far away from the busy A151 and Swinstead Road (B1176) to be a place that offers its users a sense of calm, especially when experienced in the early morning or a summer's evening. Originally the residents had set out to landscape the site<sup>5</sup> with the addition of trees and seating areas. However, having been promised by SKDC that the land would be adopted they assumed it had been left as open grassland to allow for easy grounds maintenance. It is a

<sup>4</sup> 'A Lincolnshire Village – The parish of Corby Glen in its historical context', David I.A Steel (1979, Longman)

<sup>5</sup> Agreement made at a public meeting held on the site, with SKDC officials present, on 6th Dec 1999.

long-term ambition of the Parish Council to see this land formally adopted at which point the PC and local residents are keen to develop a landscaping plan that would add to the existing feeling of tranquillity and sense of nature for the community.

**3.5 Recreational use** - Childhood obesity and excess weight are significant health issues for children and their families. There can be serious implications for a child's physical and mental health, which can continue into adulthood. The number of children with an unhealthy and potentially dangerous weight is a national public health concern.<sup>6</sup> Senior Strategic Leaders are encouraged by Public Health England to work with communities to facilitate active lifestyles through safe neighbourhoods, StreetPlay and outdoor play. A key factor in the 'whole systems approach to obesity' is access to high quality open spaces.

3.6 Up until 2015, the land at Mussons Close was one of only two open spaces in Corby Glen that were fully accessible to the local community at all times for recreation. On completion of the Mussons Close development the grassed area came into immediate use by local children for play and was the single safe area for games on the south side of the busy A151. To give an idea of the frequency of use, two planning application attempts were made by the occupant of no. 14 Mussons Close for a change of use from public open space to private garden<sup>7</sup>. The key reason for wishing to extend the property's front garden, which looks on to the green space, was to provide a buffer for the numerous footballs that were arriving over the fence. Both applications were refused by SKDC Planning authority because:

*'The proposal relates to the change of use of a substantial part of land **designated as public open space** and the erection of a post and rail fence. The **public open space** was originally allocated in order to create a visually pleasing feature within the immediate locality. It is considered that the loss of this area of land and its enclosure with fencing will seriously erode the character and be detrimental to the amenities and enjoyment of local residents.'*

3.6 The applicant took the case to appeal<sup>8</sup>; however, having visited the site on 9<sup>th</sup> April 2001, the Planning Inspector upheld the refusal decision and dismissed the appeal for the following reasons:

*'...this filled former stone pit will offer a very pleasant amenity to people living nearby....'*

*'The Council has given no details of other open space nearby, but a local resident says this is the only children's play area on this side of the A151. It seems unlikely that a public open*

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*space would have been so designated, with its likely associated maintenance obligations on the public purse, if it was not judged necessary for amenity and/or recreation nearby.'*

*'It would reduce the opportunities for safe public playspace close to home.'*

*'It seems to me that some limited and judicious planting elsewhere within the appeal site would help deflect more vigorous play activities from near the house.....'*

Following this appeal decision, the entirety of the land remained in constant use for the numerous children within Mussons Close itself and the local community. An elderly lady (now 86), occupying a house looking directly on to the green, gained immense pleasure from watching the children play from her window which overlooks the green space – a pleasure she has sadly lost for the last 5 years. The green area provided a

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<sup>6</sup> Public Health England – Childhood Obesity: applying All Our Health.

<sup>7</sup> See S00/0524/23 dated 17 May 2000 and S00/0770/23 dated 25 July 2000.

<sup>8</sup> Appeal Ref: APP/E2530/A/01/1057464

perfect setting and freedom for children to play football, rounders and cricket in safety; away from busy roads and in sight of local residents. The loss of this recreation facility following the lack of maintenance and denial of access by the current owner has had a significant and detrimental impact on the wellbeing of residents and the local community, which should not be understated.

**3.7 Wildlife** – The Wildlife Trust is very focused on land use and has a vision of getting people closer to nature through promoting abundant and thriving natural habitats, recognising the concomitant benefits to human health and the sustainability of wildlife around us. The green space at Mussons Close and hedgerows that surround it offer a safe habitat for wildlife within the community, protected from the intensively farmed arable land around the village. The single benefit of the lack of land maintenance over the last 5 years has been to encourage the biodiversity of insects supporting an increase in wildlife within the taller grasses that have been left to grow. The land and hedgerows accommodate a flourishing community of wild birds, hedgehogs and field mice. Common pipistrelle bats are also often seen flying around the green space and surrounding houses at dusk.



**3.8. The Open Spaces Society** – Since February 2016, the Mussons Close Group have been members of the Open Spaces Society, which was founded in 1865 and is Britain’s oldest national conservation body. It campaigns to protect common land, village greens, open spaces and public paths, and people’s right to enjoy them. The Open Space Society have shown a deep interest in the land at Mussons Close and have supported the case to protect it throughout by lodging objections to planning applications and supporting residents with planning and legal advice. In their most recent objection<sup>9</sup> they agree that *‘the loss of the open space is not acceptable’* and the residents continue to enjoy their full support in efforts to protect this important space.

**3.9 Importance to the local community** – All the above factors serve to demonstrate the special nature of the green space at Mussons Close. The importance to the local community has been further demonstrated over the last 5 years through the unrelenting efforts of local residents in attempting to preserve the open space since the change of ownership triggered the ‘loss’ of the open space in February 2015. At that time, local residents and members of the wider community immediately raised their concerns with the Parish Council and have subsequently met with SKDC officials on a number of occasions to voice their fear that a vital piece of community public open space is now under threat. Since 15 March 2016, the land at Mussons Close has been included on the SKDC List of Assets of Community Value<sup>10</sup> and the Parish Council feel it is imperative that the ACV status is renewed for a further 5 years beyond 15 March 2021. The whole community has strongly objected to three separate planning applications, including a robust representation at appeal. The Parish Council firmly believe that the unswerving efforts of the local community, supported throughout by the Parish Council serve to further demonstrate how special the land at Mussons Close is to the community it serves.

### **Historical designations, planning decisions and enforcement all support LGS designation**

**4.1** When reassessing the planning history regarding the land at Mussons Close it is apparent that from the outset, local residents, the Parish Council, the Local Planning Authority and the Planning Inspectorate have always supported a policy to preserve this area of green open space for the amenity and enjoyment of the community. Note a selection of the historical decision statements for the site:

<sup>9</sup> Comments on planning application S19/1299, The Open Spaces Society dated 14 August 2019.

<sup>10</sup> SKDC ACV Reference CRB 23013



- **20 April 1993 – Permission refused.** *‘The application site forms an area of land approved for landscaping/open space under planning application no SK.23/1295/87. The proposals, if permitted, would result in the loss of the feature to the detriment of the visual attractiveness of the overall development of Mussons Close. The land slopes away from Mussons Close and if landscaped as approved would form an attractive feature in the locality, positively contributing to the character of the area.’*
- **6 July 1993 - Appeal dismissed.**
- **1 September 1999** – Letter to Lincolnshire County Council – ‘Area N1 [referring to the open space at Mussons Close] *is intended to be public open space.*<sup>11</sup>
- **17 May 2000 and 25 July 2000** (two identical applications) – **Permission refused.** *‘The proposal relates to the change of use of a substantial part of land designated as public open space.....’* (see para 3.5 for full decision statement).
- **10 May 2001 - Appeal dismissed** (see para 3.6).

Following a resident’s letter to the Chief Executive of SKDC:

- **20 May 2002** – Letter to resident - *‘As the matter has been passed for my attention, I can advise as follows:-*
  - *That the land was designated as public open space, when the plans were first approved as part of the planning process.....’*

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- *On completion of the legal process of adoption, the District Council will become responsible for all aspects of grounds maintenance.*<sup>12</sup>

- **21 May 2002** – Letter to resident - *‘It is acknowledged that at a public meeting on 6<sup>th</sup> December 1999 the developer of the site confirmed that on completion of the development he would be prepared to hand over the public space land for adoption by the Council. The Council has therefore, proceeded on this basis and as the development of Mussons Close is now largely complete, a formal approach has now been made to the developer requesting him to enter into an Adoption Agreement with the Council in respect of the open space. When an Adoption Agreement has been completed, the Council will then become responsible for the future maintenance of the open space land.’*<sup>13</sup>
- **28 May 2002** – Letter to resident - *‘I am however able to further confirm that the developer has now telephoned that he is prepared to enter into an adoption agreement with the Council. Therefore matters will now proceed and responsibility for the future maintenance of the land will be taken over by the Council’s Leisure and Cultural Services section.’*<sup>14</sup>

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<sup>11</sup> SKDC Planning & Building Control Services Ref PAR/23/AJH/CAT dated 1 September 1999.

<sup>12</sup> SKDC Leisure & Cultural Services Ref SF/CY/B06 dated 20 May 2002.

<sup>13</sup> SKDC Legal Services Ref NWG/G/0.5 dated 21 May 2002.

<sup>14</sup> SKDC Legal Services Ref NWG/R/GEN 4744 dated 28 May 2002.

**2002 – 2015 - SKDC Leisure and Cultural Services maintained the open space at Mussons Close until 2010. SKDC then enforced the maintenance of the open space until February 2015.**

- **15 July 2015** – formal response to resident’s request for information – *‘The land covered by Title No LL160448 “Land lying on the south west side of Swinstead Road, Corby Glen” on the Land Registry has a lawful existing use as ‘Public Open Space’.*<sup>15</sup>
- **29 January 2016 – Injunction Order**<sup>16</sup> served forbidding the landowner from carrying out any operational development of the land or using the land for any purpose other than amenity land without first obtaining planning permission.
- **23 September 2016 – Permission refused.** *‘Having regard to the established pattern of development in the area and the prominent location of the site, it is considered that the proposal would lead to an adverse impact on the character of the area, would be visually obtrusive and would be contrary to the provisions of Core Strategy Policy EN1 criteria 2, 4, 5, 8 and 10, Policy SAP H1 and SAP10 which seek to protect all form of open space including informal open space which in this instance*

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*clearly adds to the physical attractiveness of the overall development of Mussons Close.*<sup>17</sup>

- **June 2019 – Community Protection Notice**<sup>18</sup> served requiring the landowner to clear dumped debris from the land, mow the grass to between 10 and 25mm and maintain the land as such. To date, this CPN has been ignored by the landowner and a delayed court case is now (re)scheduled for 30 Nov 20.
- **11 September 2019 – Permission refused.** *‘The proposal would detract from the quality and quantity of the area’s open space provision and with no demonstrable public benefit to justify such loss of public open space, would be contrary to relevant provisions of SAP DPD Policy SAP10 and Section 8 of the NPPF which seek to protect all forms of open space including informal open space which in this instance clearly adds to the physical attractiveness of the overall development of Mussons Close.*

*‘Having regard to the established pattern of development in the area and the prominent location of the site, it is considered that the proposal would lead to an adverse impact on the character of the area through the introduction of a new dwelling into an informal open space which is overlooked by existing dwellings and thus altering the character of the area. Furthermore, the proposed development would be visually obtrusive due to the prominent location of the site and would thus be*

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<sup>15</sup> Formal Response to SKDC Ref S15/1927/INFO – Alan Harvey, SKDC Development Management Planner – Wed, 8 Jul 2015 15:11

<sup>16</sup> Injunction Order between persons unknown, defendant and SKDC – Claim No: C00LN055

<sup>17</sup> S16/1717 – Refusal of Planning Permission dated 23 September 2016.

<sup>18</sup> Community Protection Notice served in accordance with Section 43 of the ASB Crime and Policing Act 2014. <sup>21</sup> S19/1299 – Refusal of Outline Planning Permission dated 11 September 2019.

contrary to the relevant provisions of Core Strategy Policy EN1 and Section 12 of the National Planning Policy Framework.<sup>21</sup>

- **10 August 2020 – Appeal dismissed.** *‘I conclude that the development would result in significant harm to the character and appearance of the area. In that regard, the development would conflict with Policy DE1 (Promoting Good Quality Design) of the LP which seeks to ensure high quality design and amongst other things requires that all proposals should reinforce local identity and not have an adverse effect on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area. The development would also be contrary to the National Planning Policy Framework (the Framework) which states that permission should be refused for development of poor design that fails to take the opportunities available for improving character and quality of an area and the way it functions.’*

**4.2 Conclusions from planning decisions** – In reviewing the last 25 years of planning history related to this site it can be seen that all of it strongly indicates the Local Planning Authority’s intent to retain this land as an open space. Whether that be public, private, informal, amenity open land or otherwise, it is axiomatic that the crux of the issue is that for a variety of reasons and owing to former failings on the part of the local authority, the land has never been suitably designated to afford it the long-term protection for public use that was originally intended. In the past, the assumption amongst all parties that the land had been adopted and its apparent ‘designation’ as public open space has actually served as a material planning consideration and thankfully has, thus far, helped protect the land from development.

**4.3** However, since the 10 August appeal decision note exposed the fact that *‘there are no formal management or maintenance arrangements for the land’* and that *‘no evidence has been provided to demonstrate that the land is protected as open space’*, there is now an urgent need to re-address the formal designation of the land before it is lost as a community asset forever. It is hoped that other avenues of activity may eventually lead to a change in ownership and formal adoption; however, there are still several difficult hurdles to overcome in that regard. Crucially the findings of the Planning Inspectorate indicate that the land cannot be included in contributions towards the quality and quantity of open space in the area and consequently the Parish Council are deeply concerned that the provision of open space in our community has in effect been further reduced, even against the deficiency highlighted in the 2009 and 2017 reviews. The activities and use of the land by the current owner are regrettable, although it is hoped that these will be addressed via other means.

**4.4** It is accepted that designation as Local Green Space does not confer any rights of public access, nonetheless land can be considered for designation even if there is no public access. The Parish Council are aware that any additional rights would have to be negotiated with the owner and his legal rights respected. However, it is within the power of the local authority to be proactive and act upon this application to formally designate the land at Mussons Close as Local Green Space within the SKDC Local Plan. This was originally requested by the Parish Council in November 2015. Although the Corby Glen Neighbourhood Plan Committee has been formed, the amount of work involved in developing the Neighbourhood Plan (NP) is hugely challenging and has recently been significantly delayed due to COVID-19 restrictions. However, the NP submission will include a Local Green Space designation proposal for the land at Mussons Close in accordance with this application. In the meantime, it is extremely important that the designation is applied within the Local Plan in order to rightfully recognise its importance to the local community and therefore afford it a degree of protection against future development.

## Summary

5.1 The provision of high-quality green space is a fundamental element of sound local planning. The positive impact on the community from access to good quality open green spaces is well recorded; therefore, the potential loss of an open space should be a matter of grave concern for any local authority. The Corby Glen Parish Council are alarmed that the recent appeal decision introduces a further reduction of the recordable quantity of open space in our community and increases the risk of the loss of a recognised and valuable community asset. Building on the previous application, and when considering all the evidence presented in this application, the Parish Council firmly believe there is now irrefutable evidence for the land at Mussons Close to now be formally designated as Local Green Space by the Local Planning Authority.