

South Kesteven District Council

Development Management

Council Offices, The Picture House,
St Catherine's Road, Grantham, NG31 6TT

Tel: 01476 406080

E-mail: planning@southkesteven.gov.uk

Web: www.southkesteven.gov.uk



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Mr Simon Rees
AddisonRees Planning Consultancy
Open Space
Chequers Lane
Enigma Park
Malvern
WR14 1GP

REFUSAL OF OUTLINE PLANNING PERMISSION

Town and Country Planning Act 1990

Part I – Particulars of application

Application No:	S26/0979
Date Received:	16th June 2026
Applicant:	Mr Benjamin Bell
Proposal:	Outline application for up to 144 dwellings with all associated access, open space, landscaping and drainage attenuation (access for approval only)
Location:	Land Off The Green Corby Glen Lincolnshire
Decision/Date	15th September 2026

Part II – Particulars of decision

The South Kesteven District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been refused** for the carrying out of the development referred to in Part I hereof, for the following reason(s):

- 1 As a matter of principle, the proposed development would result in a major adverse impact on the character and appearance of the area and key views designated within the made Corby Glen Neighbourhood Plan. The proposed development of the site is inappropriate for the site's context, and the application has failed to provide sufficient evidence to justify the site's development. As such, the application proposals would be contrary to Local Plan Policy DE1 and EN1, Neighbourhood Plan Policy CG4 and CG5 and NDMP DP3. The material considerations in this case do not outweigh the identified harm.
- 2 The proposed development would result in less than substantial harm to the character and appearance of the Corby Glen Conservation Area. The identified harm would not be outweighed by the public benefits associated with the proposal, including the provision of housing which is a significant benefit attributed substantial weight as required by NDMP HO7. The proposed development would therefore be contrary to Local Plan Policy EN6 and NDMP HE6.
- 3 The Applicant has failed to enter into a Section 106 Agreement to secure the necessary affordable housing and open space, together with contributions to education, healthcare

and highways improvements. As such, the application would be contrary to Policy H2, OS1, ID1 and ID2 of the adopted Local Plan

Note(s) to Applicant:

1. Your attention is drawn to the attached notes explaining your rights of appeal regarding this decision.
2. There is a fundamental objection to the proposal and it is considered that this cannot be overcome. Consideration has not been delayed by discussions which cannot resolve the reasons for refusal. The decision therefore accords with Policy DM3 of the National Planning Policy Framework (August 2026).

Emma Whittaker
Assistant Director Of Planning
15th September 2026

GENERAL DEVELOPMENT PROCEDURE ORDER 2015 TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same, or substantially the same, land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same, or substantially the same, land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of the service of the enforcement notice **or** within six months of the date of this notice (whichever period expires earlier).

If you want to appeal against other decisions, except for Householders which are 12 weeks, then you must do so within 6 months of the date of this notice. Appeals should be submitted using a form that you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Tel: 0303 444 5000

Email: enquiries@planning-inspectorate.gsi.gov.uk

Website: <https://www.gov.uk/planning-inspectorate>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.