



Land South Of Brooke West Academy, Off Lewin Road, Corby, Northamptonshire

Phasing Plan Statement

April 2025

Prepared by Thrive Architects on behalf of Great Oakley Estate

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Great Oakley Estate



Architects:
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GRE240726 Phase 8, Oakley Vale, Corby - Design Code				
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1 Introduction

The following statement has been prepared in support of an application to discharge the requirements of condition 3 attached to outline planning permission 15/00138/OUT at Land south of Brooke Weston Academy, off Lewin Road, Corby, Northamptonshire.

Outline Planning Permission 15/00138/OUT was granted on the 7th June 2018 for: 'New residential development comprising up to 530 dwellings, a local centre (to include uses within Use Classes C3, A1, A2, A3, A4, A5, B1 and D1), a primary school/ community facility site, informal open space, multi-use games area, playing fields, revised access and car parking at Great Oakley Community Hall, together with landscaping, pedestrian/cycle and vehicular routes including access onto Lewin Road, Bennett Road, Mill Hill and Chepstow Road, diversion of Footpath UB30, and other infrastructure and associated works'.

The development is commonly known as 'Phase 8 and Phase 9' of Oakley Vale.

The permission was granted subject to a Section 106 agreement which secured relevant contributions and secured the provision of land for a Primary School. The Section 106 agreement has recently been varied (Reference number NC/23/00264/RVC106) to address minor plan consistency errors and to alter the location of the land provided for the Primary School from the edge of the site to move to be part of the local centre.

Condition 3 of the permission states the following:

"Prior to the commencement of development, details of a Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall not proceed except in accordance with the agreed Phasing Plan unless otherwise agreed in writing with the Local Planning Authority"

The reason given for the condition, is "To ensure that the development is satisfactorily phased and co-ordinated"

Separately, Condition 5 of the consent requires the submission and approval of a 'Design Code' to guide the reserved matters applications.

In December 2024 a Non-Material Amendment application was made to the council (Reference number NC/24/00400/NMA) to amend Condition 5 so that rather than there being a single Design Code for the whole development, that one would be prepared for each phase which would provide flexibility in bringing forward the development sites for sale, which as the Council knows, has been problematic with two aborted sale attempts to national housebuilders due to the ongoing poor housing market conditions since 2022.

However, the Council highlighted an understandable desire to retain a degree of 'consistency' across the site which could be threatened by the preparation of three wholly separate, un-coordinated codes. As part of discussion with Officers it was therefore agreed that the NMA application would be held in abeyance so that this matter could be addressed as part of the Phasing Plan to be agreed under Condition 3. The Phasing Plan could include elements of an overarching, high level code that would provide consistency and certainty across the development.

The purpose of this submission is therefore to provide the details required under Condition 3 of the outline planning permission 15/00138/OUT (the Phasing Plan) which incorporates an overarching and Strategic Design Code to be adopted for all phases of the development.

This statement is organised as follows:

1. Introduction
2. The Phases
3. Phase 8
4. Local Centre and 30 Dwellings
5. Phase 9
6. Strategic Design Guide



2 The Phases

The development is to be split into three phases, namely:

- Phase 8
- Local Centre, school and 30 Dwellinghouses
- Phase 9

Each phase is discussed in turn in the subsequent sections of this statement.



▲ Phasing Plan.

3 Phase 8

Phase 8 is located on the eastern side of the site (excluding the school site, local centre, community facilities and 30 dwellings).

This phase is Residential and comprises the construction of 270 dwellinghouses.

The Phase will be accessed through connection to the Bennett Road Roundabout and a connection to the western end of Chepstow Road. Provision of connection through to Phase 9 will also be provided.

Condition 27 requires the completion and opening of the Bennett Road access prior to the occupation of the first dwelling and the Chepstow Road access to be complete and open prior to the occupation of 201st dwelling within the development.

The construction of the 270 dwellinghouses will involve the provision of all necessary infrastructure to serve them, including pedestrian, cycle and vehicle routes (including a bus route through phase 8 as per the S106 agreement) and the provision of informal and formal open space and play space and landscaping including tree planting. The open spaces will incorporate suitable drainage features and measures as required.

It is currently envisioned that this Phase will be enacted and constructed by a small medium enterprise (SME) or regional housebuilder. It is envisaged that Phase 8 will be developed over a 5 to 6 year period from start of site following receipt of the Reserved Matters approval.

If the current sale process can not be achieved in 2025, then the land will be widely remarketed in 2026 when it is expected that market conditions will be better. This will still enable Phase 8 reserved matters application(s) to be submitted before June 2028 to comply with outline planning permission condition 2.



▲ Phasing Plan - Phase 8 Highlighted.

▲ Phase 8.

4 Local Centre Including 30 Dwellinghouses

This Phase is located within the eastern side of the site, adjacent to Chepstow Road (e.g. it is located within but excluded from within the site of Phase 8)

This Phase involves the construction of the Local Centre including 30 dwellinghouses and associated vehicular parking.

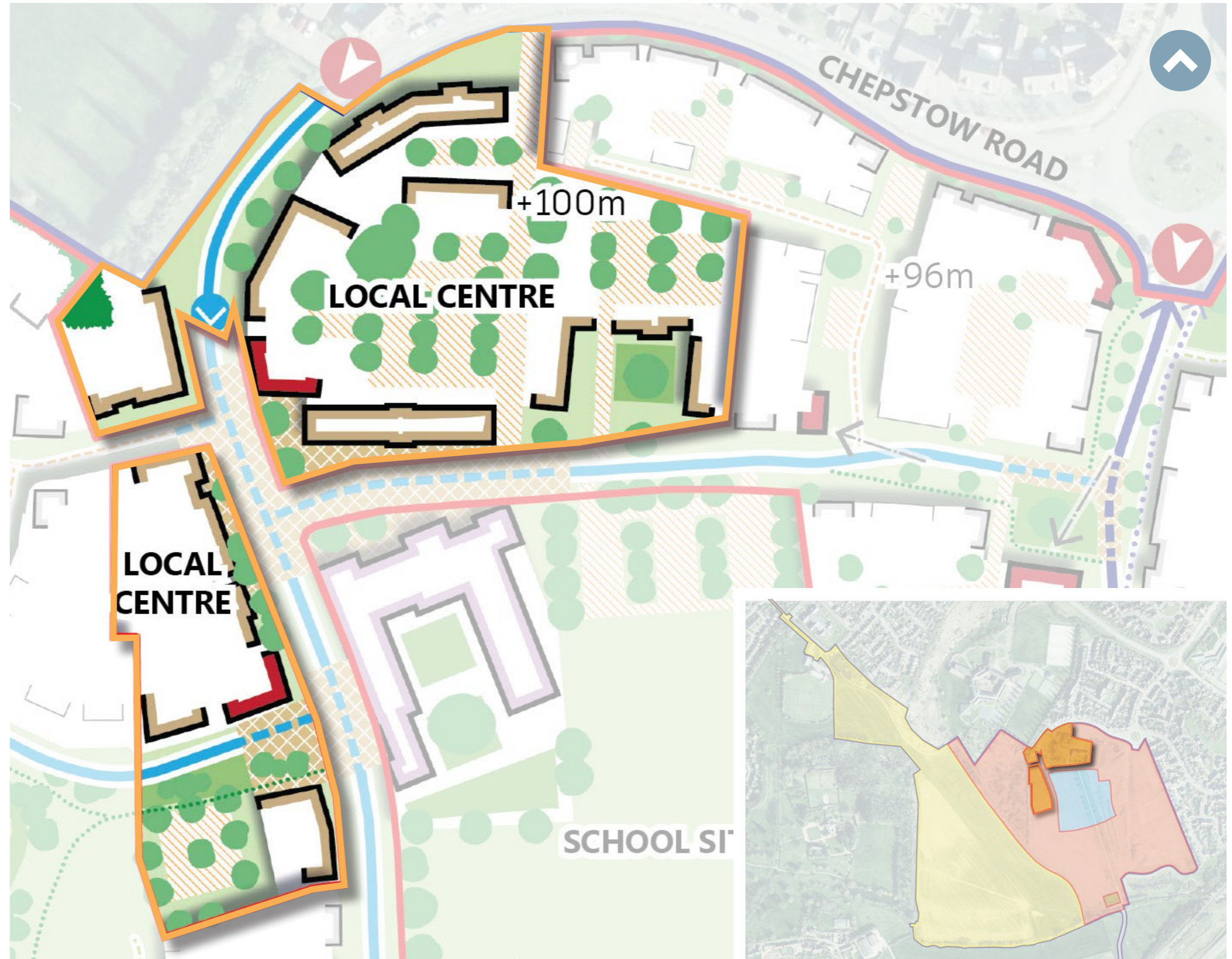
The permission sets out that the Local Centre is to be comprised of uses within C3, A1, A2, A3, A4, A5, B1 and D1 use classes.

The former A1, A2, A3, B1 and some D1 uses now fall within the E use class. Other D1 uses fall within the F.1 use class and A4 and A5 uses are now 'sui generis' (public house/drinking establishments and takeaways).

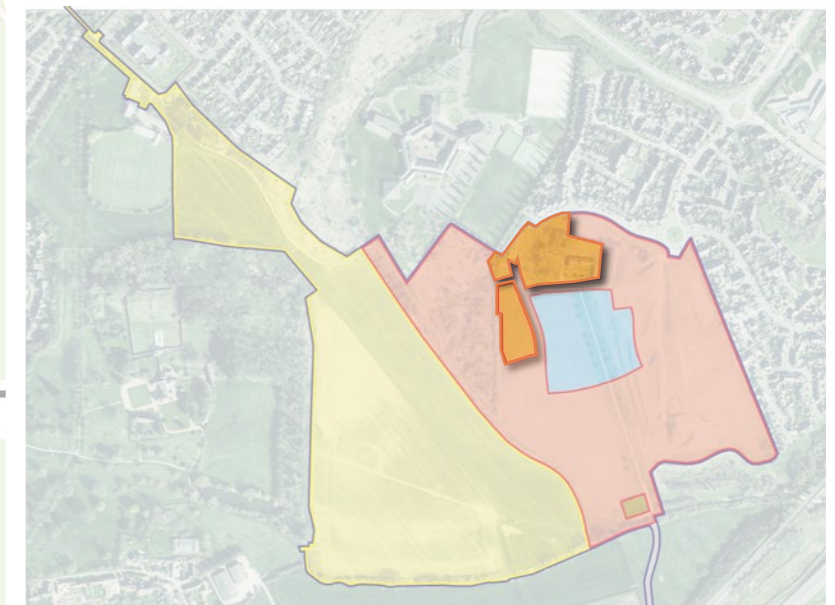
Condition 8 of the consent requires submissions related to the quantum of development within the Local Centre and to confirm the minimum area of 'retail' use (former A1 use class now E.a) within the centre. The condition also requires the following:

- No more than 1,000 sqm of A1 (now E.a) use class gross floorspace (of which no more than 500sqm is convenience floor space and no more than 500sqm is comparison floorspace)
- No more than 500 sqm of A4 (now sui generis) use class gross floorspace
- Not more than 1,000sqm of other A use classes (now E.b, E.c and takeaway (sui generis))
- No more than 1,000 sqm D1/D2 (excluding school) Community Facility gross floor space (now E.e, , E.f, , F.1b, F.1c, F.1d, F.1e, F.1f, E.d and specific sui generis uses)
- Not more than 500 sqm B1 use (now E.g) gross floor space
- Not more than 30 dwellinghouses (use class C3)

The Phase will be accessed through the pedestrian, cycle and vehicular routes provided through Phase 8. It is envisaged that the Local Centre will be progressed during the life of Phase 8. This will enable the Local Centre reserved matters application(s) to be submitted before June 2028 to comply with outline planning permission condition 2.



▲ Local Centre Including 30 Dwellinghouses



▲ Phasing Plan - Local Centre Highlighted.

5 Phase 9

Phase 9 is located on the western side of the site. The Phase involves the residential development 230 dwellinghouses and the revised access and parking to Great Oakley Community Hall.

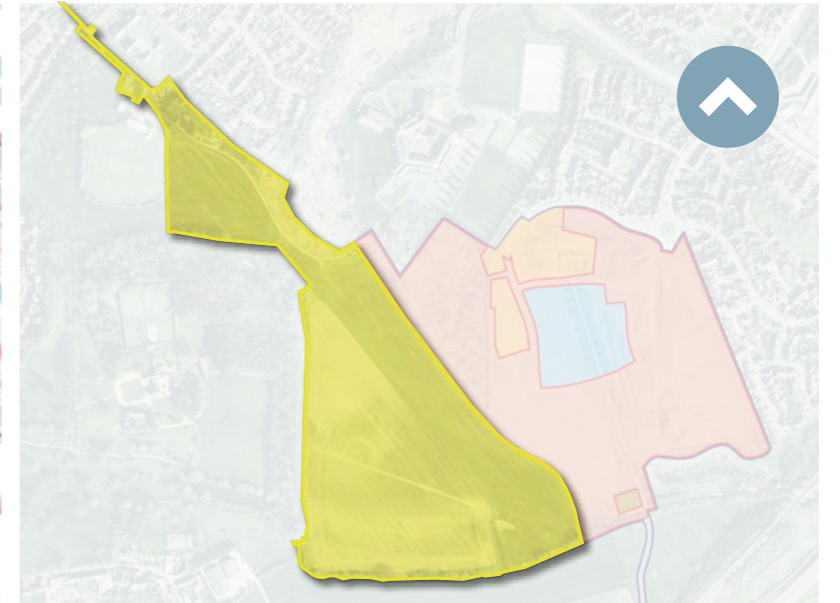
The Phase will be accessed through connection from Phase 8 and Lewin Road (a 'spine road' will run through the development between Bennett Road and Lewin Road).

Condition 27 requires the completion of the Lewin Road priority access prior to the occupation of the 301st dwelling, which will be during the Phase 9 development as Phase 8 and the Local Centre Phase together only provide 300 dwellings as a maximum.

The construction of the 230 dwellings will involve the provision of all necessary infrastructure to serve them, including pedestrian, cycle and vehicle routes (including bus route as per the S106 agreement) and the provision of informal and formal open space (including sports provision, open space and landscaping including tree planting. The open spaces will incorporate suitable drainage features and measures as required

It is envisioned that this phase will be enacted and reserved matters progressed by Great Oakley Estate in order to ensure that this Phase of development fully and comprehensively considers the implications of the development upon the setting of Great Oakley Hall.

This will enable the Phase 9 reserved matters application(s) to be submitted before June 2028 in compliance with outline planning permission condition 2.



▲ Phasing Plan - Phase 9 Highlighted.

▲ Phase 9.

6 Strategic Design Guide

This section of the submitted Phasing Strategy provides a high level strategic design guide which must be followed across the phases and inform site specific design codes for each phase is provided. The overarching vision and objective of Phases 8 and 9 of Oakley Vale development area is to provide a sustainable extension to Corby. The following section is organised into key strategic topics as follows:

- Land Use
- Streets
- Green Infrastructure
- Building Heights
- Building Densities
- Building Character

Land Use

The Land Uses proposed for each phase are set out at Sections 3, 4 and 5 of this submitted Phasing Plan.

Please see also the plan to the right, which indicatively sets out the land uses envisaged.

- 15/00138/OUT
- Phase 8
- Phase 9
- Residential
- Local Centre + 30 Dwellinghouses
- Land for Primary School
- Pumping Station
- Existing Infrastructure
- Green Infrastructure and Open Space
- SuDS
- Local Greens
- Primary Street
- Cycle/Pedestrian Route
- Link to Local Centre
- Gate Lodges Buildings



▲ Land Use Plan.



6 Strategic Design Guide

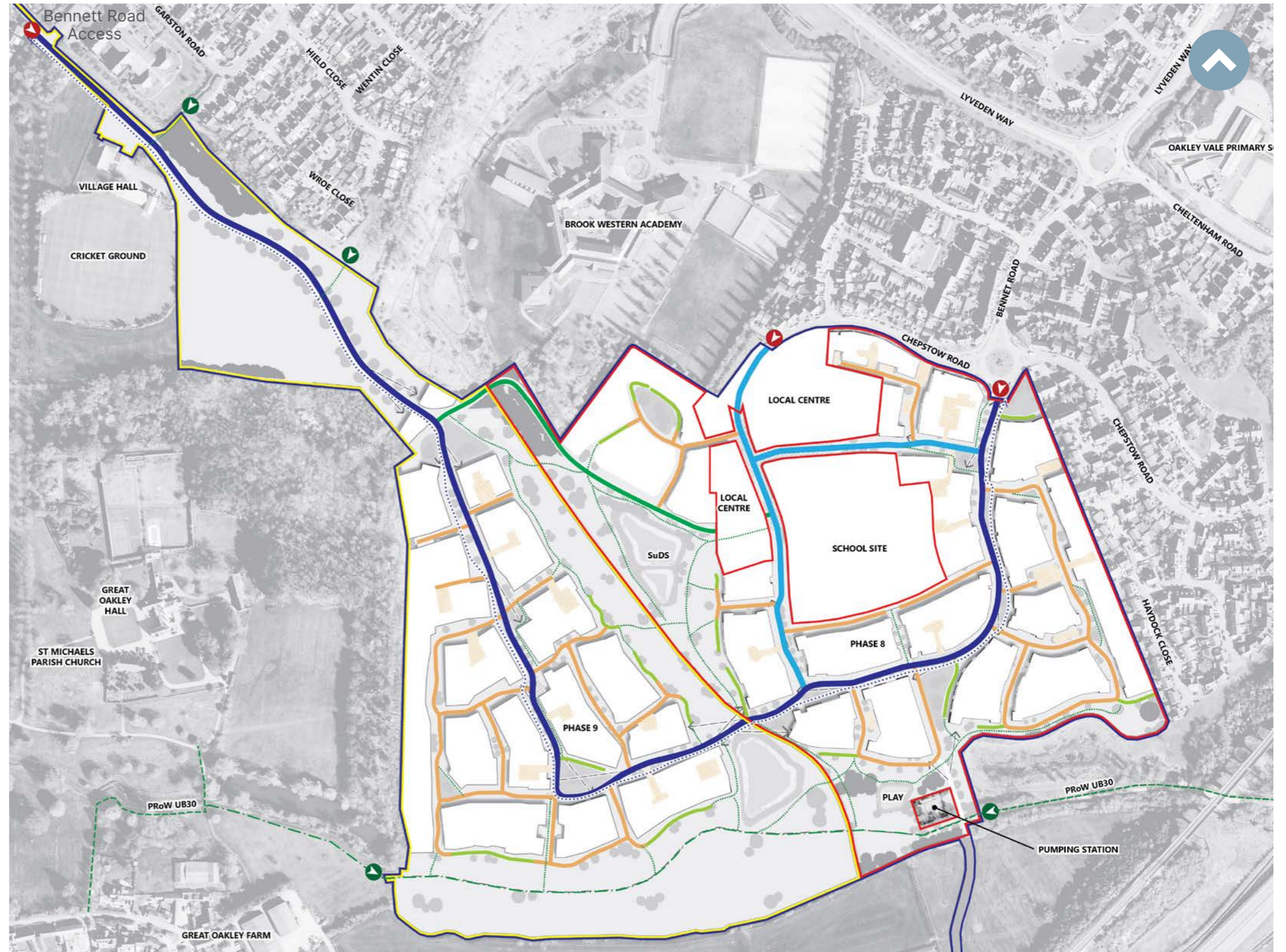
Streets

The phases will include a key primary route linking Bennett Road and Lewin Road and provide strong pedestrian, cycling and vehicular access to the Local Centre, School and open spaces

Secondary routes will be provided within each phase providing for localised movements with clear and strong connections to pedestrian and cycling routes.

Please also see the plan to the right indicatively illustrating how the street hierarchies are envisaged across the development.

-  Primary Street
-  Secondary Street
-  Link to Local Centre
-  Tertiary Streets / Shared surface
-  Edge Street
-  Cycle/Pedestrian Route
-  Pedestrian link
-  Public Right of Way (PRoW)
-  Diverted PRoW
-  15/00138/OUT
-  Oakley Vale - Phase 8
-  Oakley Vale - Phase 9



▲ Street Hierarchy Plan.

6 Strategic Design Guide

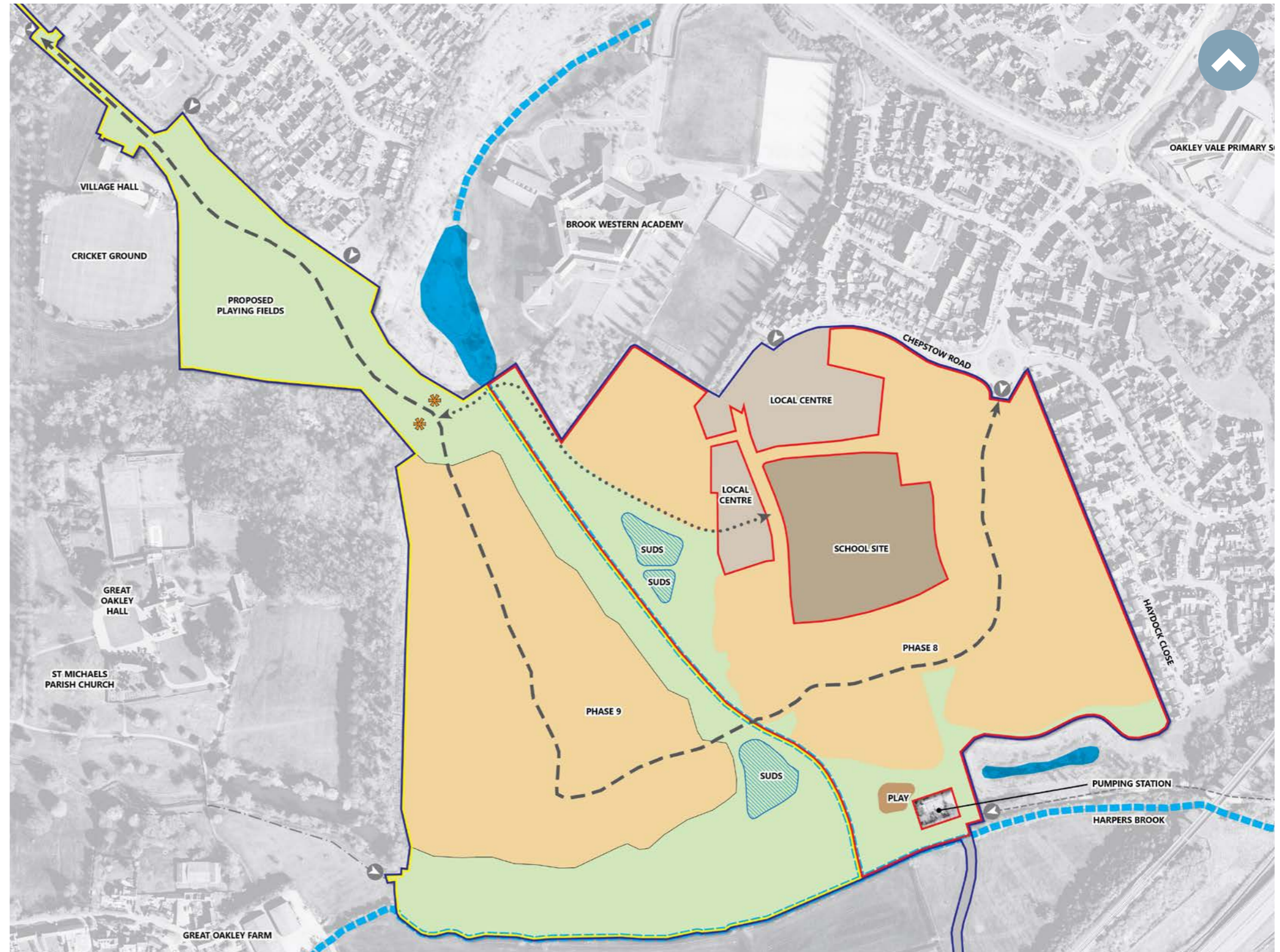
Green Infrastructure

The Phases will include formal and informal open spaces, play space, sport facilities and landscaping as appropriate. These are indicatively illustrated on the Phasing Plan and Masterplan with the specification and layout of open spaces reserved by the requirements of condition 25 of the outline consent. The spaces must be designed and function in a manner to achieve their purpose (e.g. for recreational enjoyment, for wildlife, for amenity value etc).

The open spaces will benefit from clear and strong connectivity to and within the spaces, provide strong accessibility to formal spaces including play space and sports facilities as well as all necessary infrastructure including benches and bins.

Any required drainage features within open spaces (e.g. such as attenuation basins) must take into account the context of the landscaping in which they are located and be designed appropriately for these locations.

- Green Infrastructure / Public Open Space
- Existing ditch / waterbodies
- SuDS Basins
- Play Area
- Residential
- Local Centre
- School
- Primary Route
- Link to Local Centre
- Gate Lodges Buildings
- 15/00138/OUT
- Oakley Vale - Phase 8
- Oakley Vale - Phase 9



▲ Green Infrastructure Plan.













6 Strategic Design Guide

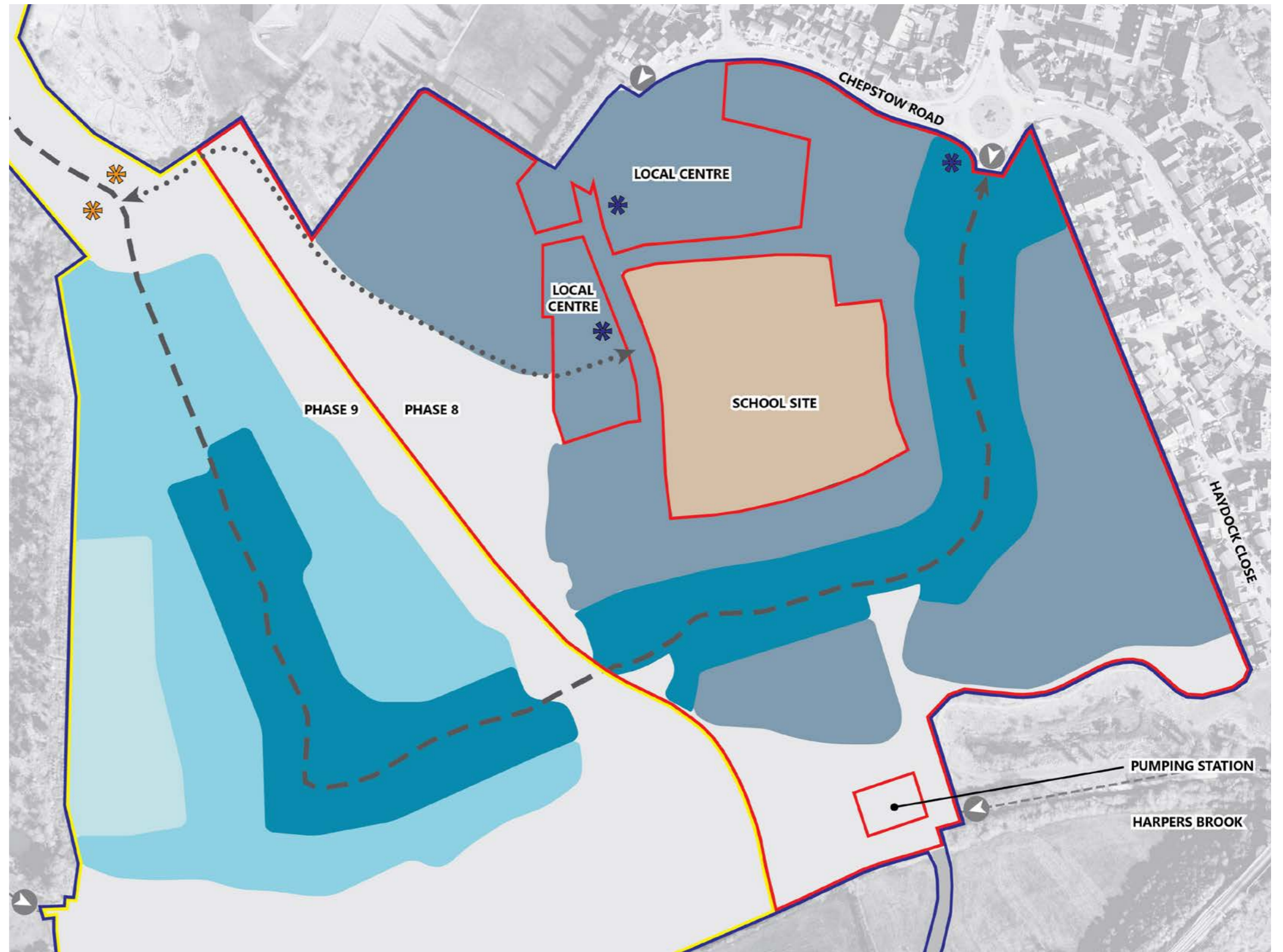
Building Heights

The height, scale and massing within each phase must respond to the character and context of Oakley Vale and the existing development within the immediately vicinity of each phase.

The heights of buildings will range between 1.5, 2, 2.5 and 3 stories.

Please also see the plan to the right which indicatively illustrates the storey heights across the development to be provided.

-  Up to 3 storey
-  Up to 2.5 storey - (Maximum 35% 2.5 storey)
-  Up to 2.5 storey - (Maximum 15% 2.5 storey)
-  Up to 2 storey
-  Up to 1.5 storey
-  School
-  Gate Lodges Buildings - Up to 2.5 storey
-  Primary Route
-  Link to Local Centre
-  15/00138/OUT
-  Oakley Vale - Phase 8
-  Oakley Vale - Phase 9



▲ Building Heights Plan.

Strategic Design Guide













Building Densities

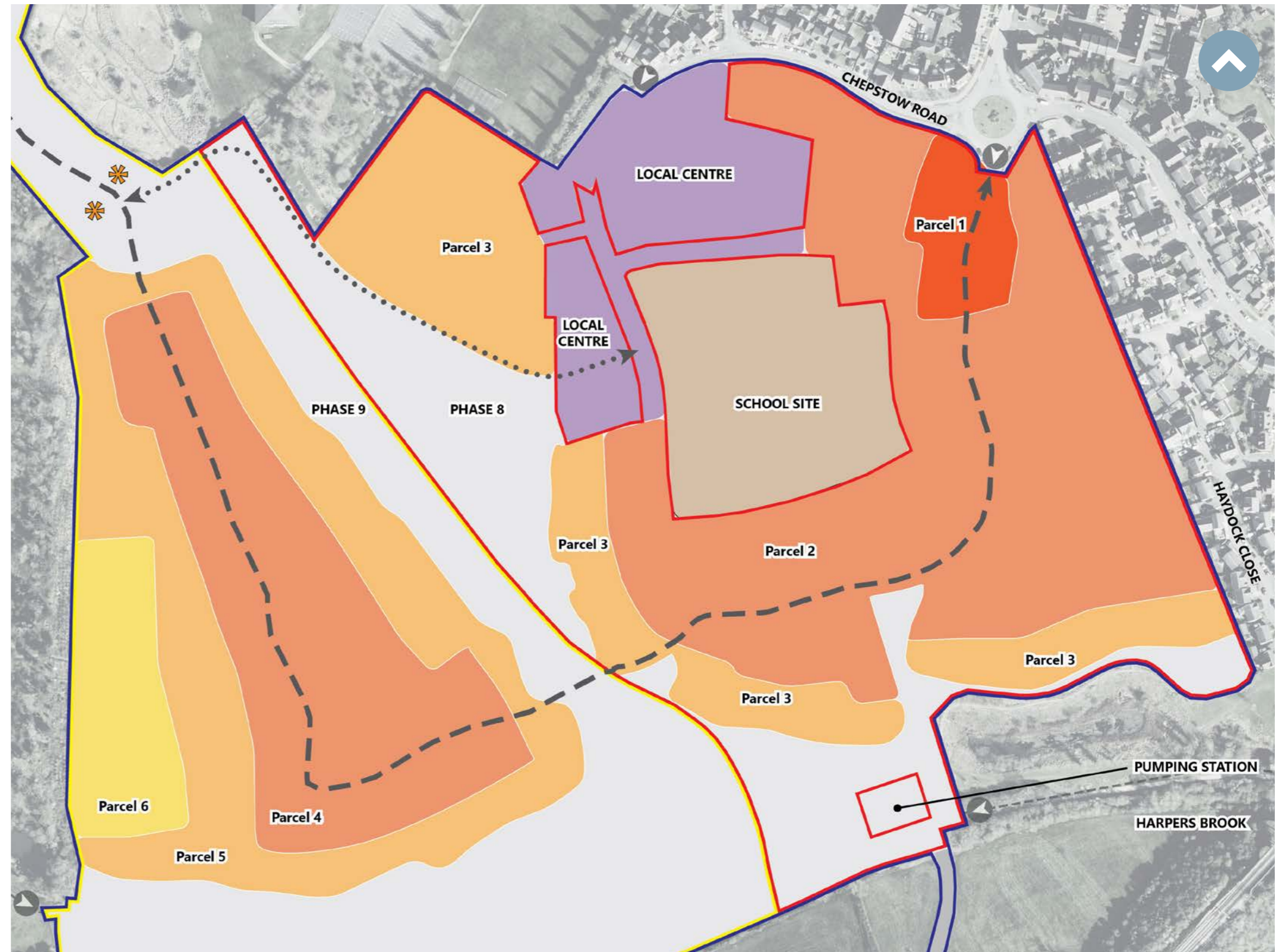
The density of each phase must respond and reflect the character and context of Oakley Vale and the existing development within the immediately vicinity of each phase.

Higher density development is to be provided towards the core of each phase with lower densities generally provided to the peripheral edges of each phase.

The overall and average density of the entire development will be between 29-30 dwellings per hectare.

Please also see the plan to the right which indicatively illustrates the densities across the development to be provided.

-  Local Centre - 30 dwellings
-  35-40 DPH
-  30-35 DPH
-  20-30 DPH
-  15-25 DPH
-  Gate Lodges Buildings
-  School
-  Primary Route
-  Link to Local Centre
-  15/00138/OUT
-  Oakley Vale - Phase 8
-  Oakley Vale - Phase 9



▲ Densities Plan.

6 Strategic Design Guide







Building Character

The character of buildings must respond to and reflect the character and context of Oakley Vale and the existing development within the immediate vicinity of each phase.

The appearance of buildings and associated palette of materials should take account their position and location on the site within the phase including where these are key buildings informing the public realm and public spaces as well as responding to key heritage and landscaping features in the vicinity of each part of each phase.

Please also see the table below which indicatively indicates 'primary' materials to be used across the development.

Primary Wall Materials

- | | | | |
|---|------------------------------|---|------------------------|
|  | • Reconstituted Rubble Stone |  | • Stock Red Brick |
|  | • Render |  | • Stock Pale Red Brick |
|  | • Stock Brick Ironstone Buff |  | • Painted Brick |

Primary Roof Materials

- | | |
|---|---|
|  | • Forticrete Hardrow Duets |
|  | • Forticrete Slate Grey Plain Tile |
|  | • Forticrete Slate Mock Clay Plain Tile |

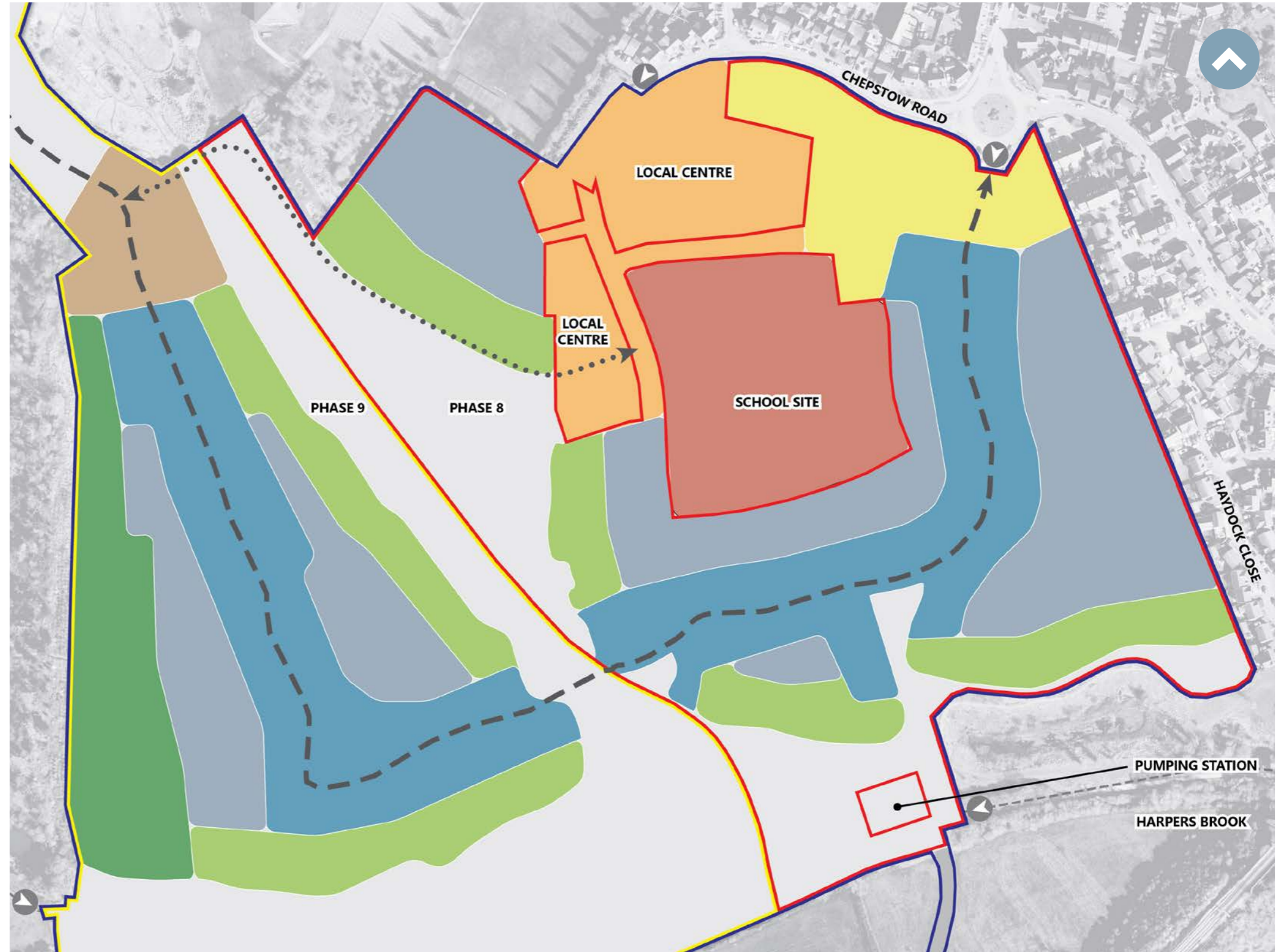


Character Areas

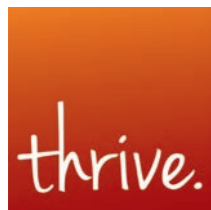
The design will be centred around the creation of distinctive character areas that harmonise with their immediate surroundings.

A simple palette of materials will be identified for each character area to reinforce their role within the scheme whilst maintaining a visual harmony across the site.

- Local Centre
- Chepstow Row and Local Centre Interface
- The Loop
- Inner Streets
- Oakley Vale Valley and Harper's Brook
- Northern Gateway
- Estate Cottages
- School
- Primary Route
- Link to Local Centre
- 15/00138/OUT
- Oakley Vale - Phase 8
- Oakley Vale - Phase 9



▲ Primary Building Materials.



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