Part 2 Local Plan for Corby

Scoping Consultation incorporating Issues and Options

Public consultation in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012
How to comment on the Document

The North Northamptonshire Joint Core Strategy, which is the Part 1 of the new Local Plan, was adopted in July 2016. The Council is now preparing the second part of the Local Plan which is the Part 2 Local Plan for Corby. This consultation document is the first formal stage in the production of that plan. At this stage of consultation we are primarily seeking representations about what the Plan ought to contain. Additionally, existing research and evidence, including consultation with the public and stakeholders over the last few years, has been used to identify a number of policy options within this consultation document which we are also seeking your initial views on.

Throughout this consultation document we have included specific questions for different policy areas to focus the consultation. If you would like to provide comments not addressed by these specific questions we welcome comments on any aspect of this document or other supporting information. If you feel that there are other options that have not been considered at this stage, we welcome your views.

There are a number of ways you can respond:

- By using the interactive response form, which can be downloaded from Planning Policy Consultations | Corby Borough Council This allows you to type your comments next to the question that you want to comment on
- By email or post:
  - Localplans.consultation@corby.gov.uk
  - Part 2 Local Plan for Corby consultation, Local Plans, Corby Borough Council, Deene House. New Post Office Square, Corby, Northamptonshire NN17 1GD

There are a series of exhibitions and staffed drop in sessions planned during the consultation period which will run between 7th November and 20th December 2016. Please check the local press and our website for further details.

All representation must be received by 5pm on Tuesday 20th December 2016

The consultation will be undertaken in accordance with the North Northamptonshire Statement of Community Involvement. This will involve:

- Copies being made available for public viewing at the Corby Cube, mobile library and the Councils website
- Email to stakeholders informing them of the document and publicity on social media
- A series of public consultation events

All comments received during the six weeks period of consultation will be considered carefully by the Council and used to inform the next stage in the process which will be the publication of Emerging Draft Plan. Public consultation on the Emerging Draft Plan will take place towards the end of 2017. This will be followed by the development of a Draft Plan which will be subject to a period of representation in 2018. The finalised document will be submitted to the Secretary of State for examination by an independent Planning Inspectorate.

Call for Sites

Since August 2010, the Council in partnership with the North Northamptonshire Joint Planning Unit has collected information about potential development sites through a ‘Call for Sites’. This includes requests for land that is available (or likely to become available) for development.
All sites have been mapped and can be viewed on the North Northamptonshire Joint Planning Unit website at http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1329.

If there are any additional sites, which you believe should be considered for inclusion within the Part 2 Local Plan for Corby, please identify them in your comments at this consultation stage. Sites should be submitted to the Council preferably using the Call for Sites form which may be viewed and downloaded from Planning Policy Consultations | Corby Borough Council

Please note that the submission of a site through the ‘Call for Sites’ process only places the site before the Council for consideration as a potential site for future allocation. It does not guarantee its allocation, nor does it prejudice any decision the Council may wish to take should an application for any site be forthcoming.

Data Protection

All comments and observations received will be used in the plan making process. Please note that response cannot be treated as confidential and will be made available for public inspection. All responses will be able to be viewed at the Council's offices and online. By sending the Council your details you will automatically be informed of future consultations on planning policy documents unless you indicate otherwise.

If you have any questions, please contact us by email at Localplans.consultation@corby.gov.uk or by telephone 01536 464158.
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1. Introduction

Background

1.1 Work is underway on a new Local Plan for Corby which will set out policies and proposals to guide future development in our Borough up to 2031. It will comprise two parts. The first part is the Joint Core Strategy for North Northamptonshire (the ‘Part 1’, strategic part of the Local Plan) adopted by the Joint Planning Committee on behalf of Corby, Kettering, Wellingborough and East Northamptonshire councils in July 2016. It sets out a long term vision for the area and establishes the overall spatial strategy for growth including key strategic issues such as the amount of new housing and jobs, infrastructure priorities, proposals for enhancing the environment and the policy framework for development control. The Joint Core Strategy also includes strategic site allocations including the West Corby Sustainable Urban Extension and Rockingham Motor Racing Circuit Enterprise Area and provides the framework for all subsequent planning documents, including Part 2 Local Plans and Neighbourhood Plans.

1.2 The second part of the Local Plan (Part 2 Local Plan for Corby) will contain policies that elaborate and provide more detail on how the Joint Core Strategy will be implemented within Corby Borough including where more local guidance is required. It is emphasised that the Part 2 Local Plan will NOT review, introduce or revoke strategic policies within the Joint Core Strategy. Therefore, this consultation document is not asking for views on

- The overall requirements for new housing, employment and other forms of development
- The choice of Sustainable Urban Extensions and Strategic Employment Sites
- Strategic sites that have already been considered and discounted through the Joint Core Strategy.

1.3 Preparation of the Part 2 Local Plan for Corby must follow a number of stages to ensure that local people and other stakeholders are fully engaged in the process and that its contents are based on robust evidence, testing of alternatives and then external examination by an Inspector. These stages are summarised in Figure 1 with the current stage shaded. The timetable for preparing the Plan will be reviewed immediately after this consultation and then considered by councillors but it is currently anticipated that the Plan will be adopted by the end of 2019. For more details on the timetable please see the latest Local Development Scheme which is available on the Council’s website.
1.4 This consultation document represents a scoping stage to determine what should be included in the Part 2 Local Plan for Corby. Regulation 18 of the Town and Country Planning (Local Planning) Regulations 2012 requires that representations be invited “about what a local plan [with that subject] ought to contain”. Given the extensive work that has taken place previously on the Local Plan and the need to speed up plan making, the Council is able to identify a number of options for consultation within this scoping document.

1.5 Before the plan can be adopted the Council must satisfy an independent planning inspector that it has been prepared in accordance with legal and procedural requirements and it is sound, namely that it is:

- **Positively prepared** based on a strategy that seeks to meet objectively assessed development and infrastructure requirements for Corby, including unmet requirements from neighbouring authorities where it is practical to do so consistently with the presumption in favour of sustainable development;
- **Justified** in terms of being the most appropriate development management strategy for Corby, when considered against the reasonable alternatives and based on proportionate evidence
- **Effective** that the plan should be deliverable over its period (in this case the period up to 2031) and be based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** as it should enable the delivery of sustainable development in accordance with the policies in the National Framework.

1.6 The following aspects of the plan preparation are outlined below:
Public Involvement

1.7 The Council encourages the involvement of local people and businesses in the development of the Local Plan. The adopted ‘Statement of Community Involvement’ sets out how we will involve the public and interested persons in the preparation of plans.

1.8 Several consultations have been carried out over the past few years to provide background to the Local Plan. The results of the consultation have informed the issues identified within this document. Previous local consultations include:

- Issues and Options Consultation 2005
- Preferred Options Consultations 2006/2007
- Site Specific Allocations Development Plan Document Proposed Alternatives Consultation 2009

1.9 Importantly views expressed in response to earlier consultations cannot be taken into account for the Part 2 Local Plan for Corby and so if considered relevant will need to be re-submitted as part of this consultation.

Environmental Assessments

1.10 A Sustainability Appraisal will be undertaken throughout the preparation of the Part 2 Local Plan. This will incorporate the requirements of the Strategic Environmental Assessment. A Sustainability Appraisal will assess the social, environmental and economic effects of the plan to ensure that any decisions made helps support the principle of sustainable development. A Sustainability Appraisal was undertaken for the Joint Core Strategy which forms the basis for subsequent production of sustainability appraisal reports for Part 2 Local Plans.

1.11 The Scoping report is the first stage of the sustainability appraisal process and sets the context and scope of the Sustainability Appraisal which will be used to test how well the emerging Local Plan aligns with sustainability objectives.

1.12 Under European legislation the Council is also required to assess the potential impacts of land use plans on Natura 2000 and Ramsar sites to determine whether there will be any likely significant effects as a result of the plan’s implementation. This process is known as Habitats Regulations Assessment.

1.13 The Sustainability Appraisal Scoping Report is being published alongside this scoping document for a six week consultation period and can be viewed on the Council’s website. The Habitats Regulations Assessment screening exercise will be undertaken following the close of consultation.

1.14 An Equalities Impact Assessment will also be undertaken on the Plan. The Equalities Impact Assessment will look at how the plan promotes, monitors and consults in respect of equalities, in the light of the requirements of the Equality Standard for Local Government and the Race Relations and Disability Discrimination Acts.
Preparation of the Part 2 Local Plan for Corby will draw on a variety of data and information sources. This evidence base comprises a wide range of documents that will in turn also provide a source of baseline data for preparation of the environmental assessments. The National Planning Policy Framework is clear that evidence should be proportionate to the scope and complexity of the Plan and therefore the evidence required needs to be considered in the context of the Joint Core Strategy evidence base.

Evidence

1.16 The Council and partners continue to assemble a range of information to inform and underpin the preparation of the Local Plan. This will ensure that the Part 2 Local Plan for Corby will be based on up-to-date understanding of the economic, social and environmental characteristics and prospects of the area.

1.17 Key evidence base documents to be considered alongside this document include:

- North Northamptonshire Retail Capacity 2014 Update
- North Northamptonshire Gypsy and Traveller Accommodation Assessment Update 2011
- North Northamptonshire Urban Structure Study, January 2015
- North Northamptonshire Strategic Sports Facilities Framework Update, September 2014
- North Northamptonshire Cultural Investment Framework, October 2014
- North Northamptonshire Joint Core Strategy 2011-2031 Pre-Submission Plan Employment Background Paper, January 2015
- Background Paper on Strategic Housing and Employment Sites, January 2015
- Draft Viability Study Update, January 2015
- North Northamptonshire Joint Core Strategy Viability Study Update Addendum, July 2015
- North Northamptonshire Infrastructure Delivery Plan, January 2015
- North Northamptonshire Infrastructure Delivery Plan Update Addendum, November 2015
- Strategic Flood Risk Assessment Update, September 2011
- Corby Flood Risk Management Study, January 2015

1.18 All the evidence based documents that will inform the Local Plan are available on the Council’s website or the North Northamptonshire Joint Planning Unit website.

1.19 The evidence base will constantly evolve as fresh information comes to light and the plan is developed. The draft plan is expected to use the following extra evidence base:

- Detailed assessment of non-strategic potential development sites
- Employment land review
- Financial viability assessment of policies
- Updated assessment of open space, sport and recreational facilities
- Rural housing needs assessment
- Assessment of Older Persons Accommodation

Q1. More evidence will need to be prepared as the Plan progresses. What other evidence do you think need to be prepared, or taken into account, to ensure the Plan is sound?

Strategic Cooperation

1.20 The Local Plan must also satisfy the Duty to Co-operate which means taking into account relevant cross-boundary issues with neighbouring authorities and other public bodies.
1.21 Work on the Joint Core Strategy has helped to identify what is going on beyond the boundaries of the Borough and what other public bodies are proposing in their plans. The Inspector who examined the Joint Core Strategy concluded that work on the Joint Core Strategy satisfied the Duty to Co-operate.

1.22 There are some important cross boundary issues that may affect the Borough which are addressed in the Joint Core Strategy, including:

- Improvements to the A14
- Electrification of the Midland Main Line
- Development of Priors Hall and Rockingham Enterprise Area
- Creation of a new community or Garden Village at Deenethorpe Airfield

1.23 Amongst the neighbouring authorities preparing key plans are Rutland County Council, Harborough District Council, East Northamptonshire Council and Kettering Borough Council. These plans are planning for homes, jobs and infrastructure like Corby’s new plan.

1.24 In addition:

- The South East Midlands Local Enterprise Partnership published a Strategic Economic Plan in March 2014
- The Government published a Road Investment Strategy in December 2014 which committed funding to improve strategic connections in North Northamptonshire
- The Economic Heartland Alliance has been formed between eight local authorities, including Northamptonshire County Council, to work strategically on developing a transport strategy for the area
- Midland Connect is a collaboration comprising local authorities and Local Enterprise Partnerships across the Midlands which is developing a transport strategy that identifies the major infrastructure projects needed to improve connectivity of the region.

1.25 We will continue to liaise with neighbouring authorities and public bodies, where necessary to ensure that our policies and proposals remain compatible although it is not considered necessary to repeat work on strategic issues that informed the Joint Core Strategy.

Q2. Are you aware of any strategic issues that are not covered by the Joint Core Strategy and should be addressed in the Part 2 Local Plan for Corby?

Format and Structure

1.26 Following this introduction, the remainder of this document is structured as follows:

- Section 2 introduces the Part 2 Local Plan for Corby and looks at the wider context for the Plan.

The remainder of the document is broken down into the following sections:

- Section 3 highlights the issues affecting environmental assets, in particular locally designated conservation assets, open space, sport and recreational facilities, strategic gaps and green infrastructure corridors
- Section 4 explores issues for the historic environment including the need to protect historic assets and the development of a local list
• Section 5 covers high quality development, in particular ensuring high quality design
• Section 6 discusses the provision of infrastructure including education and training, transport, emergency services, health and wellbeing and utility services
• Section 7 examines the issues for delivering economic prosperity including the approach to non-strategic land allocations and the Rockingham Motor Racing Circuit Enterprise Area
• Section 8 tackles housing issues including how much land to be allocated, identification of development sites, sustainability and accessibility standards, self build and custom house building, affordable housing and starter homes and meeting the accommodation needs for gypsies and travellers
• Section 9 considers the issues for the villages and rural areas including identification of settlement boundaries and designation of Restraint Villages
• Section 10 looks at the issues for the town centre and town centre uses including a strategy for regeneration of the town centre, development opportunities, threshold for impact testing and the extent of town centre boundaries and primary and secondary shopping frontages
• Section 11 is concerned with monitoring and implementation
• Appendix A sets out a review of the saved policies from the 1997 Corby Borough Local Plan
• Appendix B sets out the mapping
• Appendix C sets out the housing trajectory
• Appendix D provides a summary of the consultation questions.
2. Part 2 Local Plan for Corby

Introduction

2.1 The Government requires councils to prepare local development plans to guide development in a strategic way. These plans should set out the general policies to deliver its strategy and specific policies relating to particular parts of the Borough.

2.2 Corby’s Local Plan is made up of two main documents:

- The Joint Core Strategy for North Northamptonshire, which was formally adopted by the North Northamptonshire Joint Planning Committee on 14th July 2016; and
- The Part 2 Local Plan for Corby, which we are now currently working on.

What is the Part 2 Local Plan for Corby?

2.3 The Part 2 Local Plan for Corby follows on from and supports the Joint Core Strategy for North Northamptonshire. It will set out the non-strategic development allocations and a number of detailed policies to manage development in line with the vision and outcomes of the Joint Core Strategy.

2.4 The Part 2 Local Plan for Corby will relate to the entire area of the Borough of Corby as shown on the map below and cover the same plan period at the Joint Core Strategy which runs from 2011 to 2031.

Figure 2 – Corby Borough Context Diagram
Alongside the Joint Core Strategy, the Part 2 Local Plan for Corby will review and replace the saved policies from the Corby Borough Local Plan adopted in 1997. However, this does not mean that all the policies will change, as some may remain up to date and relevant. Appendix A of this consultation document considers each of the saved Local Plan proposals and policies in turn to identify which need to be replaced; which need only minor amendments; and which can simply be rolled forward in their existing form.

Once it is adopted the Part 2 Local Plan for Corby will be used together with national planning policy and the Joint Core Strategy to inform decisions on planning applications, in conjunction with the Minerals and Waste Local Plan prepared by Northamptonshire County Council, and any neighbourhood plans made by the local community.

National Planning Context

National planning context is provided by the National Planning Policy Framework and the Planning Practice Guidance. This has helped shape the production of the scoping document and will inform the Part 2 Local Plan for Corby as it progresses through later stages. At the heart of the National Framework is a presumption in favour of sustainable development. This presumption guides local planning authorities when they are writing Local Plans and making decisions on planning applications.

The National Planning Policy Framework states that local planning authorities should set out the strategic priorities for the area in the Local Plan (some of which are already covered in the Joint Core Strategy or Minerals and Waste Local Plan) including:

- the homes and jobs needed
- the provision of retail, leisure and other commercial development
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and the provision of minerals and energy
- the provision of health, security, community and cultural infrastructure and other local facilities
- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape

Joint Core Strategy

The context for preparing the Part 2 Local Plan for Corby is set by the Joint Core Strategy. This outlines the big picture for North Northamptonshire, including housing and job targets and provides a framework for the Part 2 Plan for Corby and any Neighbourhood Plans. The Joint Core Strategy is based on the vision below.

By 2031, North Northamptonshire will be a showpiece for modern green living and well managed sustainable development: a resilient area where local choices have increased the ability to adapt to the impacts of climate change and to global economic changes. The special mixed urban-rural character of North Northamptonshire will have been maintained through urban-focused growth supporting a strong network of vibrant and regenerated settlements within an enhanced green framework of living, working countryside.

North Northamptonshire will be outward looking, taking advantage of its excellent strategic transport connectivity to be a nationally important growth area and focus for inward investment. Plan led change will have made North Northamptonshire, its northern and
southern sub-areas and individual settlements more self reliant, with more choices available locally. Investment in infrastructure, services and facilities and growth in high quality jobs will have led to less need to travel and will have shaped places in a way that meets the needs and aspirations of local people. A strong focus on growing investment in tourism, leisure and green infrastructure will be balanced with the protection and enhancement of the area’s landscape character and its valuable built and natural environment.

North Northamptonshire will be an exemplar for construction based innovation and the delivery of low carbon growth. Its high quality environment and prosperous economy will ensure it has a stronger profile within the UK and Europe; widely recognised as a safe, healthy, affordable and attractive area for residents and visitors, and an excellent place for business to invest in.

The Rockingham Forest will be re-invigorated through major new tree planting, providing carbon storage and a focus for tourism, recreation and sustainable wood fuel production. Restored and newly created habitats in the Nene Valley Nature Improvement Area and in the ISE corridor, will deliver improvements for both wildlife and people and a step change in nature conservation whilst recognising its tourism potential.

Contributing to this overall vision:

Corby will be well on the way to doubling its population and will offer international class culture and sport facilities. Enterprise areas will have promoted the town as a base for businesses leading the way in high performance technologies, creative industries and the green economy. Smart and innovative regeneration and growth will have delivered a transformed and vibrant town centre and sustainable urban extensions; together with a network of accessible natural green spaces forming the urban gateway to the wider Rockingham Forest.

2.10 The Joint Core Strategy includes the following outcomes that must be successfully delivered to achieve the vision by 2031:

1. Empowered and proactive communities
2. Adaptability to future climate change
3. Distinctive environments that enhance and respect local character and enhance biodiversity
4. Excellent services and facilities easily accessed by local communities and businesses
5. A sustainable balance between local jobs and workers and a more diverse economy
6. Transformed connectivity
7. More walkable places and an excellent choice of ways to travel
8. Vibrant, well connected town and a productive countryside
9. Stronger, more self reliant towns with thriving markets
10. Enhanced quality of life for all residents

Corporate Plan

2.9 The strategic vision and outcomes in the Joint Core Strategy build upon, and in many respects develop, the approach outlined in the Corporate Plan for Corby Borough Council. The Corporate Plan 2015-2020 sets out the following vision:
“To regenerate through growth and to double the population toward 100,000 people by 2030 with a complementary increase in jobs, prosperity and public services that rank with the very best.”

2.10 It contains a series of priorities ordered around five corporate themes. As a check, the questions in this document have been matched to the corporate themes and this is set out below:

- Promoting healthier, safer and stronger communities – 7, 8, 11,
- Regeneration and Economic Growth – 17, 18, 19, 20 to 32, 34 to 37, 43 to 50
- Inspiring a Future
- Delivering Excellence
- Environment and Climate Change – 4, 5, 6, 9, 10, 13, 14, 16, 33, 39 to 41

2.11 The Council needs to consider whether the vision and outcomes set out in the Joint Core Strategy form a reasonable basis for the Part 2 Local Plan for Corby.

2.12 The Council has two options it is considering:

a) Include an additional more locally distinctive vision or further outcomes to supplement those in the Joint Core Strategy.

b) Do not include an additional more locally distinctive vision or any further outcomes to supplement those in the Joint Core Strategy.

Q3.

(a) Do you have any comments on the options suggested? (b) Are there any other options we should consider?

Neighbourhood Planning

2.13 Neighbourhood planning is a new element of the planning system introduced in 2011 through the Localism Act. A fundamental principle of neighbourhood planning is that it is community-led, with the local community establishing planning policies for development and use of land within its neighbourhood. Neighbourhood planning enables local people to play a leading role in responding to the needs and priorities of the local community. Neighbourhood plans need to conform to national planning policies and the strategic policies of the Local Plan.

2.14 Four Neighbourhood Plans are being progressed within the Borough, they are

- Central Corby – CENTARA Neighbourhood Association
- Cottingham – Cottingham Parish Council
- Stanion – Stanion Parish Council
- Gretton – Gretton Parish Council

2.15 We are working with those community groups preparing neighbourhood plans to make sure that our respective plans are aligned, as far as possible. For the time being therefore, the potential options presented in this consultation paper are only a contingency approach in the event that the respective neighbourhood plans are not progressed or fail referendum. By taking this interim approach, it will make sure no ‘policy gaps’ occur that leave the Borough vulnerable to speculative development proposals.
3. Protecting and Enhancing Environmental Assets

Background

3.1 The National Planning Policy Framework asserts the importance of protecting and enhancing our natural and local environment, which includes valued landscapes, open spaces and related green infrastructure. Protecting and enhancing these environmental assets is a key priority for Corby to balance and complement the high levels of growth planned in the Borough.

3.2 The issues and options we are considering to support or add clarity to the Joint Core Strategy are discussed below.

Discussion of the Issues and Possible Options

NATURE CONSERVATION

3.3 The Joint Core Strategy recognises the value of nature conservation assets in supporting ecosystem services, particularly as these assets are under increased pressure from new development, recreation, impacts of climate change and the introduction of non-native invasive species. The Joint Core Strategy seeks a net gain in biodiversity and the protection and enhancement of features of geological interest. It is backed by Policy 21 that identifies the Rockingham Forest as a special policy area for increasing tree planting alongside enhancing tourism, linking fragmented habitats and protecting ancient woodlands.

3.4 The Joint Core Strategy sets out different types of designation for nature conservation sites, covering statutory and locally designated sites. There are three Sites of Special Scientific Interest within the Borough which carry protection at both an international and national level, comprising Cowthick Quarry, Weldon Park and Geddington Chase (largely in Kettering). These sites are statutory designations that will be identified on the Policies Map.

3.5 The importance of non-statutory sites to the ecological network is recognised in the Joint Core Strategy. These can be designated at a local level, including Local Wildlife Sites, Local Geological Sites, Pocket Parks and Ancient Woodland. New development is expected to take account of existing biodiversity resources on individual sites and contribute to the links between them.

3.6 It is proposed that the following locally designated sites come under the protection afforded by the Joint Core Strategy and could be identified on the Policies Map. These sites and boundaries are reviewed by the responsible organisations from time to time. Sites identified on the Policies Map would be based on the latest available information. The Policies Map would be updated where necessary over the plan period to reflect any such decisions.

Local Wildlife Sites

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1 The NPPF defines ecosystem services as: “The benefits people obtain from ecosystems such as, food, water, flood and disease control and recreation” (Annex 2)

The Wildlife Trust records and assesses all Local Wildlife Sites\(^2\) based on their conservation value which are assessed against a county-based set of criteria. There are fifty Local Wildlife Sites in the Borough and also a number of proposed Local Wildlife Sites.

Local Geological Sites

Local Geological Sites are considered the most important places for geology and geomorphology outside the statutory Sites of Special Scientific Interest. These sites are assessed by the local geological group against a set of locally developed criteria. There are no existing or proposed sites in the Borough.

Pocket Parks

Pocket Parks are natural areas of countryside that are owned, maintained and used by the local community for recreation, the protection of wildlife and to provide access to the countryside. There are four pocket parks within the Borough, comprising Gretton Pocket Park, The Dale Cottingham, Stanion Pocket Park and Weldon Pocket Park.

Ancient Woodland

Natural England maintains the Ancient Woodland Inventory\(^3\) for England, which identifies woodlands that have had a continuous woodland cover for centuries. These woodlands are typically more ecologically diverse and of high nature conservation value, as well as being culturally important.

3.7 The Council has two options it is considering. The first option would give little clarity to the Joint Core Strategy. The second option offers opportunity to recognise the Borough’s major environmental assets and make clear what and where these are.

a) Do not identify locally designated sites on the Policies Map.

b) Include locally designated sites on the Policies Map.

Q4. (a) Do you have any comments on the options suggested? (b) Are there any other options we should consider?

Q5. Are there any additional areas of land that you think should be identified as a locally designated site for protection?

Yes or No, if yes, please provide details of the site(s) and your reasons for inclusion

STRATEGIC GAPS

3.8 National policy makes it clear that the intrinsic character and beauty of the countryside should be protected. It also states that the different roles and character of different areas should be taken into account in preparing a Local Plan. At a more local level, the Joint Core Strategy seeks to protect the open countryside and maintain distinctive and separate settlements in North Northamptonshire.

\(^2\) Further information is available from the Wildlife Trust http://www.wildlifebcn.org/wildlife-sites-northamptonshire

\(^3\) http://www.gis.naturalengland.org.uk/pubs/gis/tech_aw.htm
3.9 The original 1997 Local Plan identified a green wedge between Corby and Kettering as strategically important countryside to be maintained and protected from unsuitable development. However this approach was essentially superseded by more detailed character assessments that provided an objective description of the landscape between the towns as well as setting out how character assessment information should be used to determine planning applications.

3.10 Landscape Character Assessment is a tool advocated by national policy and is an approach maintained in the Joint Core Strategy to conserve and enhance the landscape. Nonetheless the Joint Core Strategy also provides scope for the Part 2 Local Plan for Corby to identify areas of particular sensitivity to coalescence which could be defined as strategic gaps.

3.11 It appears that there are two different options for protecting the countryside around settlements that are particularly sensitive to coalescence.

   a) Follow the approach set out in the 1997 Local Plan with green wedges or strategic gaps identified and relatively large areas of countryside defined on the accompanying Policies Map.

   b) Rely on the restrictive policies of the National Planning Policy Framework and adopted Joint Core Strategy to prevent coalescence instead of identifying strategic gaps.

3.12 The benefit of the first option would be to allow a more flexible approach based on local circumstances. The benefit of the second option would be the use of a standardised approach to the protection of the countryside and the provision of a streamlined Local Plan.

Q6. Is there a need to include a locally specific policy within the Part 2 Local Plan for Corby to prevent coalescence in addition to the policies in the National Planning Policy Framework and Joint Core Strategy?

Yes or No, if you answered yes, please give your reasons and identify the specific areas to be designated

OPEN SPACE, SPORT AND RECREATIONAL FACILITIES

3.13 Settlements within the Borough are interspersed with a wide range of open space, sport and recreation facilities which are essential elements of sustainable communities and make an important contribution to the natural and local environment.

3.14 In 2005, the Council commissioned an audit and assessment of open space, sport and recreation provision in the Borough in order to provide an evidence base for use in shaping open space policies and determining planning applications and developer contributions. The table below describes the different site categories identified by the assessment. The descriptions are a guide because it can be argued that some sites fall into more than one category.

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parks and Gardens</td>
<td>Includes urban parks and formal gardens. Usually contain a variety of facilities, and may have one or more of the other types of open space within them.</td>
<td>151.34 hectares</td>
</tr>
<tr>
<td>Natural and Semi-natural</td>
<td>Includes woodlands, forestry, scrub, grasslands, wetlands and wastelands.</td>
<td>97.80 hectares</td>
</tr>
</tbody>
</table>
## Open Space

<table>
<thead>
<tr>
<th>Green Corridors</th>
<th>Includes towpaths along canals and riverbanks, cycle ways, rights of way and disused railway lines.</th>
<th>No data available</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outdoor Sports Facilities</td>
<td>Natural or artificial surfaces either publicly or privately owned used for sport and recreation. Examples include playing pitches, athletics tracks and bowling greens</td>
<td>141.40 hectares</td>
</tr>
<tr>
<td>Amenity Green Space</td>
<td>Green spaces for informal recreation set around housing areas</td>
<td>74.28 hectares</td>
</tr>
<tr>
<td>Provision for Children</td>
<td>Usually described as playgrounds or play parks. Areas designed with equipment primarily for play and social interaction involving children below aged 12.</td>
<td>2.53 hectares</td>
</tr>
<tr>
<td>Provision for Young People</td>
<td>Areas designed with equipment primarily for play and social interaction involving young people aged 12 and above. Examples include teenage shelters, skateboard parks, BMX tracks and Multi Use Games Areas.</td>
<td>2.44 hectares</td>
</tr>
<tr>
<td>Allotments and Community Gardens</td>
<td>Opportunities for residents to grow their own produce. Does not include private gardens.</td>
<td>8.58 hectares</td>
</tr>
<tr>
<td>Churchyards and Cemeteries</td>
<td>Includes disused churchyards and other burial grounds</td>
<td>No data available</td>
</tr>
</tbody>
</table>

3.15 A limited number of spaces and facilities are identified in the 1997 Local Plan which are described as environment and nature conservation proposals and include open spaces from across the categories described above.

3.16 National policies and the Joint Core Strategy relate to the need for open space, sport and recreation facilities to be provided in connection with new developments, and the protection of existing spaces and facilities unless special circumstances arise. These go on to recommend that policies are developed based on robust and up-to-date assessments of the needs for open space, sport and recreational facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sport and recreation facilities in the local area.

3.17 It is recognised that the audit and assessment of open space, sports and recreational facilities is now over a decade old and the Council will need to update the earlier evidence to ensure that the Part 2 Local Plan for Corby is informed by up-to-date and accurate information. The updated study will provide up-to-date and accurate information on all types of open space. It will also provide the evidence to set local provision standards for the provision of both formal and informal open space, sport and recreational facilities in the area.

3.18 In the meantime, comments are invited on the possible approach to identifying spaces and facilities that should be afforded protective designations.

3.19 Three distinct options are being considered at this stage. However the first option would severely limit the amount and types of existing spaces and facilities designated.
a) Designate and protect sites identified in the original 1997 Local Plan described as environment and nature conservation proposals

b) Designate and protect sites which are identified in the updated audit and assessment of open space, sport and recreation facilities (with the exception of Natural and Semi-natural open space outside settlements which are protected by other policies of the Local Plan).

c) Provide no additional policy within the Part 2 Local Plan for Corby and instead rely on the Joint Core Strategy and National Planning Policy Framework to determine planning applications.

Q7. (a) Do you have any comments on the options suggested? (b) Are there any other options we should consider?

LOCAL GREEN SPACES

3.20 In addition to the above, national policy and the Joint Core Strategy provide scope for the designation of Local Green Spaces. Designating local green space would mean that these areas would be afforded the same protection as green belts, ruling out development in all but very exceptional circumstances. Designations can be made through Local Plans or Neighbourhood Plans. However there are a number of criteria which must be fulfilled in order to justify the designation:

- the green space is in reasonably close proximity to the community it serves, and
- the green area is 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
- the green area concerned is local in character and is not an extensive tract of land.

3.21 It is anticipated that most eligible green and open spaces in the Borough will already benefit from protective planning designations; including for example designations such as Local Wildlife Sites, Pocket Parks and Ancient Woodland but also Sites of Special Scientific Interest (covered in Policy 4 of the Joint Core Strategy) or Policy 7 of the Joint Core Strategy which covers community services and facilities, including open space, allotments and sports and recreation buildings. Promoting the designation of Local Green Space is not a way of preventing development that already has planning permission. Thus, the Local Green Space designation will only be appropriate where it adds value to existing designations. Therefore, for us to be able to identify any green spaces for specific protection, we will need to show how it meets any of the above criteria. It would be extremely helpful therefore, if your comments could state which, if any, of these criteria the area meets.

Q8. Should the Council introduce a new policy for ‘local green spaces’? If so, are there any areas within the Borough that are suitable for designation as a Local Green Space in line with the criteria set out in the National Framework? Please provide justification.

LINKING IT ALL TOGETHER - GREEN INFRASTRUCTURE CORRIDORS

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3.22 Green Infrastructure is a catch all term applied to the network of multi-functional green or water spaces and other environmental features. It includes a wide variety of linked blue and green assets such as parks, open spaces, playing fields, open countryside, woodlands, wildlife sites, lakes and river corridors as well as street trees, allotments and private gardens.

3.23 The National Framework stresses that Green Infrastructure should be a core consideration in the preparation of Local Plans and specifically states that local planning authorities should set out a strategic approach, planning positively for the creation, protection, enhancement and management of networks of Green Infrastructure. This is reflected in the Joint Core Strategy which supports the protection, delivery and enhancement of the Green Infrastructure network and sets out sub-regional and local networks across North Northamptonshire (Policy 19).

3.24 The Joint Core Strategy sets out the following strategic green corridors linking into Corby

**Sub Regional Corridors**
- Jurassic Way
- Willow Brook
- Harpers Brook

**Local Corridors**
- Stoke Albany – Little Oakley
- Geddington – Stanion
- Stanion - Deene Park
- Gretton – Harringworth (Jurassic Way)
- Wellend Valley

3.25 Paragraph 7.6 of the Joint Core Strategy states that local corridors are indicative and their alignment and extent can be defined further through Part 2 Plans. Another issue for the Part 2 Plan for Corby to consider is whether there is a need to develop the strategic network of green infrastructure corridors through the identification of additional corridors.

3.26 The [Local Framework Study for Corby](#) provides a starting point for testing additional corridors and the location of the local corridors. The Local Framework Study for Corby identified the following:

**Local Corridors**
- Harpers Brook – Weldon Park
- Priors Hall – Harringworth
- Corby – Cottingham
- Southern Gateway – Rockingham

**Neighbourhood Corridors**
- Cottingham Road
- Weldon Road
- Oakley Road
- Rockingham Road
- Corby Railway Line

3.27 Mapping produced by Northamptonshire County Council and more detailed Master Plans prepared for the Sustainable Urban Extensions has been used to test and refine the above corridors. It is suggested that refinement and identification of additional corridors on the Policies Map will aid decision making and help highlight where Green Infrastructure
investment is most likely needed. Figure 3 below shows these updated local and neighbourhood corridors and how they link in to the sub-regional corridors.

**Figure 3 – Green Infrastructure Corridors**

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3.28 The Council has two options it is considering in planning for a network of green infrastructure corridors.

   a) Identify and protect local and neighbourhood corridors. Developing the strategic network of green infrastructure corridors through refinement of the local corridors and the identification of additional corridors to ensure more robust and comprehensive coverage than the Joint Core Strategy.

   b) No additional policy required as we could rely on the Joint Core Strategy that supports the protection, delivery and enhancement of the Green Infrastructure network and sets out sub-regional and local networks across North Northamptonshire

Q9. (a) Do you have any comments on the options suggested? (b) Are there any other options we should consider?

**TRANQUILITY AREA’S**

3.29 Tranquillity is a term used to describe the relative sense of peace, quiet and ‘naturalness’ of the countryside. The importance of tranquillity is recognised in both the National Framework and Joint Core Strategy. Furthermore the Joint Core Strategy goes on to say in Policy 3 that Part 2 Local Plans may identify areas of tranquillity, where local evidence exists, in addition
to the already strategically designated Area of Tranquillity which falls within East Northamptonshire.

3.30 On the basis of current evidence, including the national tranquillity maps produced by the CPRE and other studies used to inform the Joint Core Strategy, the case for local designation of tranquillity areas is not conclusive. A review of the existing evidence revealed general areas, most significantly towards the north east of Corby which could possibly be identified as local tranquillity areas. However it recognised that the level of tranquillity in this area may be subject to disturbance from Rockingham Motor Racing Circuit and development associated with the Sustainable Urban Extensions in the future. Therefore further evidence would need to be collected to support the designation of local tranquillity areas in the Part 2 Local Plan for Corby.

3.31 The Council has two options:

a) Do not identify additional areas of tranquillity
b) Strengthen the evidence and specify additional areas of tranquillity on the Policies Map

Q10. (a) Do you have any thoughts on tranquillity areas? (b) Do you have any evidence that the Council need to address this through the Part 2 Local Plan for Corby?

WATER ENVIRONMENT, RESOURCES AND FLOOD RISK MANAGEMENT

3.32 National planning policy and the Joint Core Strategy provide the approach to reducing the risk of flooding and protecting and improving the water environment, including the application of sequential test.

3.33 Policy 5 of the Joint Core Strategy sets out a detailed approach based on an extensive evidence base including the Strategic Flood Risk Assessment published in 2011 and the Corby Flood Risk Management Study published in 2015. Under the Flood Risk Regulations 2009, Flood Risk Management Plans are also being produced by the Environment Agency. That will tackle all sources of flood risk. Under the Flood and Water Management Act 2010, the County Council has produced the Northamptonshire Local Flood Risk Management Strategy which provides a robust local framework to towards managing and communicating the risk and consequences of flooding for Northamptonshire.

3.34 Preliminary discussions with the Environment Agency suggest that there is no need for further local policy on flood risk management and land affected by contamination but there may be some potential to further consider detailed policies on water resources and water quality beyond that which is contained in the Joint Core Strategy. It is believed that it is unlikely that the Environment Agency will consider the existing evidence base to be sufficiently robust to underpin policy. This was indicated by the Environment Agency during preliminary discussions in which it was suggested that the Strategic Flood Risk Assessment is a few years old and may need to be reviewed and updated to ensure that flood mapping and modelling is up to date and the latest guidance on climate change allowances is incorporated.

3.35 It may be that once this evidence base is updated the Council will need to test more options but based on current evidence the options include:

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5 Available at [http://maps.cpre.org.uk/tranquillity_map.html?lon=-0.98253&lat=52.33510&zoom=10](http://maps.cpre.org.uk/tranquillity_map.html?lon=-0.98253&lat=52.33510&zoom=10)
a) Do not include local policy regarding water environment, resources and flood risk management in the Part 2 Local Plan for Corby.

b) Include additional local policy regarding water environment, resources and flood risk management in the Part 2 Local Plan for Corby

**Q11.** Do you think that the National Planning Policy Framework and Joint Core Strategy sufficiently cover water resources and water quality or do you think we need another local policy for this?

If you answered yes, what should these additional local policies look like and what evidence should be used?

### OTHER ISSUES

3.36 We have attempted to be as comprehensive as possible and identify all the important issues for environmental assets that need to be addressed in preparing the Part 2 Local Plan for Corby. You may, however, feel something important has been missed. If this is the case, please let us know what the issue is in as much detail as possible. It should be noted that it is not necessary to simply repeat policies in the Joint Core Strategy or National Planning Policy Framework. The policies and proposals that are included in the Part 2 Local Plan for Corby should add some local value that is particular to the Borough.

**Q12.** Are there any other local issues that you think we should cover in relation to environmental assets – if so what are they?
4. Protecting and Enhancing the Historic Environment

Background

4.1 The historic environment is a valued asset and essential to the character of the Borough. The Joint Core Strategy seeks to protect, preserve, and where appropriate, enhance the historic environment (Policy 2). Elements of the historic environment that hold significance are termed ‘heritage assets’, and include any building, monument, site, place, area and landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets may be statutorily designated or non-designated.

4.2 In Corby there are nine designated Conservation Areas. These are areas of special architectural or historic interest the character of which is desirable to preserve or enhance. The Council keeps the boundaries and management policies relating to their character under review, as resources permit. Eight out of the nine designated Conservation Areas have up to date Conservation Area Appraisals and Management Plans which form an important part of the basis on which the Council will assess planning applications.

Table 2 – Conservation Area's

<table>
<thead>
<tr>
<th>Conservation Area</th>
<th>Designation</th>
<th>Most Recent Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cottingham and Middleton</td>
<td>1975</td>
<td>2016</td>
</tr>
<tr>
<td>East Carlton</td>
<td>2008</td>
<td>2008</td>
</tr>
<tr>
<td>Great Oakley</td>
<td>1968</td>
<td></td>
</tr>
<tr>
<td>Gretton</td>
<td>1987</td>
<td></td>
</tr>
<tr>
<td>Lloyds, Corby</td>
<td>1981</td>
<td>2008</td>
</tr>
<tr>
<td>Old Village, Corby</td>
<td>2007</td>
<td></td>
</tr>
<tr>
<td>Rockingham</td>
<td>1970</td>
<td>2009</td>
</tr>
<tr>
<td>Stanion</td>
<td>2007</td>
<td></td>
</tr>
<tr>
<td>Weldon</td>
<td>1988</td>
<td>2009</td>
</tr>
</tbody>
</table>

4.3 There are 214 listed buildings, 6 scheduled monuments and 2 registered parks and gardens in Corby including Grade 1 listed Rockingham Castle.

4.4 The Council produced a Heritage Strategy in 2006 that identifies a number of projects which aim to raise awareness of heritage in Corby and provide a focus and stimulus to wider activity. A number of these projects have already been completed however the strategy continues to advocate for the highest quality of design in future developments to ensure heritage is considered in the design of new housing areas and open spaces. The design should reflect a sense of place and local heritage.

4.5 Paragraph 169 of the National Framework requires Local Planning Authorities to maintain or have access to a historic environment record. Northamptonshire County Council maintains the Historic Environment Record for the County, including Corby and can be viewed by their interactive mapping system here: http://www.northamptonshire.gov.uk/en/councilservices/community/archives/pages/historic-environment-record.aspx.

4.6 The following issues have been identified for Part 2 Local Plan for Corby to cover in terms of protecting and enhancing the historic environment.

Discussion of the possible issues and options
HERITAGE ASSETS

4.7 The Joint Core Strategy within Policy 2 seeks to protect, preserve and, where appropriate, enhance the historic environment. A distinction is made between designated and non-designated heritage assets.

4.8 Designated heritage assets include conservation areas, scheduled monuments, listed buildings, registered parks and gardens that are statutorily protected. In order to provide clarity these assets will be identified on the Policies Map and in list form as an Annex to the Part 2 Local Plan for Corby.

4.9 Non-designated heritage assets are those assets identified by the Local Planning Authority that are not statutorily recognised. The Government refers to ‘local listing’ within the National Framework and the Joint Core Strategy encourages the production of a local list as a positive way to identify non-designated heritage assets.

4.10 The local list has the capacity to include all types of heritage assets, it is however considered helpful to establish a set of criteria to substantiate the inclusion of an asset into the list. The local list will be periodically reviewed and updated and as a result additional assets may be added or removed from the list. It is therefore important to have a flexible policy approach to local listing. English Heritage guidance suggests recognition of local heritage assets may be best achieved though a Supplementary Planning Document or SPD.

4.11 Rather than identify buildings and structures of local importance in the Part 2 Local Plan for Corby, it is proposed to produce a separate local list which will be maintained on the Councils website. This will allow the flexibility to update the local list of non-designated heritage assets following reviews of the designated Conservation Areas. In order to help us assess buildings and structures for inclusion in the local list, this is an opportunity for you to comment on the criteria that should be used for inclusion on the local list of heritage assets.

4.12 The key issue is how best to embed consideration of non-designated heritage assets into the planning policy framework and detailed planning decision making. The Council has identified two options:

a) Embed non-designated heritage assets into the planning policy framework by giving them SPD status
b) Identify buildings and structures of local importance in the Part 2 Local Plan for Corby.

4.13 The second option may be considered too onerous and rigid compared to the first option which offers greater flexibility to review, quickly and easily if necessary. Government has stated in the National Planning Policy Framework that SPD is justified where it can help make successful applications.

Q13.  (a) Do you have any comments on the options suggested? (b) What criteria could we use to assess whether buildings and structures are suitable for inclusion on the local list of heritage assets?

FURTHER LOCAL GUIDANCE

4.14 A need to develop specific local policies on the historic environment to support the implementation of the Joint Core Strategy has been identified during preliminary discussions on the Part 2 Local Plan for Corby with planning officers within the Council. The following matters have been identified as possible areas that require specific guidance to assist the development management process:

- Restoration of historic building lines and street patterns
- Shopfronts and advertisements
- Protection of views, listed buildings and their settings
- Investigation and analysis of archaeological remains

4.15 This consultation provides opportunity for you to tell us if Council needs develop local policy to support implementation of the Joint Core Strategy, and if so, how.

4.16 Potential options could include:

a) Do not include further locally specific policy on the historic environment. Applications could be determined in line with the Joint Core Strategy and associated Supplementary Planning Documents, with further detail from the National Planning Policy Framework and Planning Practice Guidance.

b) Include further locally specific policy on the historic environment.

Q14. Do you have any comments or suggestions on how the Council can support the implementation of the Joint Core Strategy in protecting, preserving and, where appropriate, enhancing the historic environment?

OTHER ISSUES

4.17 We have attempted to be as comprehensive as possible and identify all the important issues for the historic environment that need to be addressed in preparing the Part 2 Local Plan for Corby. You may, however, feel something important has been missed. If this is the case, please let us know what the issue is in as much detail as possible. It should be noted that it is not necessary to simply repeat policies in the Joint Core Strategy or National Planning Policy Framework. The policies and proposals that are included in the Part 2 Local Plan for Corby should add some local value that is particular to the Borough.

Q15. Are there any other local issues relating to the historic environment that you think should be addressed through the Part 2 Local Plan for Corby or Supplementary Planning Document, if so, what are they?
5. **Ensuring High Quality Development**

**Background**

5.1 The National Planning Policy Framework attaches great importance to the design of the built environment. Good design is seen as a key part of sustainable development which should contribute positively to making places better for people.

5.2 The Joint Core Strategy emphasises the important contribution that good design can make to place making and regeneration.

**Discussion of the Issues and Possible Options**

ENSURING HIGH QUALITY DESIGN

5.3 The Joint Core Strategy through Policy 8 promotes high quality development that is compatible with the following principles:

- Create connected places
- Make safe and pleasant streets and spaces
- Ensure adaptable, diverse and flexible places
- Create strong, local character
- Ensure quality of life and safer and healthier communities

5.4 A need to develop more detailed policies to support the implementation of the Joint Core Strategy visions and outcomes has been identified by some officers within the Council during preliminary consultation on the Part 2 Local Plan for Corby. It is suggested that the following areas may require extra detailed design guidance:

- Householder extensions
- Access for refuse vehicles
- Sustainable design
- Designing out crime
- Parking

5.5 The strategic design policies in the Joint Core Strategy are supported by a significant amount of supplementary guidance relating to good design. This includes the Sustainable Design Supplementary Planning Document and the Rockingham Forest Countryside Design Summary. Further detailed guidance will be provided in the North Northamptonshire Place Shaping Supplementary Planning Document and the Northamptonshire Parking Standards document. In addition the CPRE has published the Northamptonshire Countryside Design Guide.

5.6 Additional local policy is not expected to be necessary for the Part 2 Local Plan for Corby but the National Planning Policy Framework provides scope for Supplementary Planning Documents to be produced to aid implementation of the Joint Core Strategy.

5.7 The Council has two options it is considering.

a) Rely on national policy, the Joint Core Strategy and extensive supporting documents to ensure high quality developments.

b) Include local policy on design in the Part 2 Local Plan for Corby.
5.8 The benefit of the first option would be the development of a streamlined local planning framework. The second option may be considered unnecessary bearing in mind there is already a significant amount of policy on good design which is expected to be augmented further with the publication of a Place Shaping Supplementary Planning Document in 2017.

Q16. Do you think further detailed local policy on design is required to support the Joint Core Strategy? If yes, please specify what should be included and in what format.
6. **Provision of Infrastructure**

**Background**

6.1 National policies and practice guidance require Local Plans to positively plan for development and the infrastructure required in the area to meet spatial objectives. Local Plans are required to make clear, for at least the first five years, what infrastructure is required, who is going to fund and provide it, and how it relates to anticipated rate and phasing of development. For the later stages of the plan period less detail may be provided as the position regarding the provision of infrastructure is likely to be less certain. Policy 10 of the Joint Core Strategy sets out that development must be supported by the timely delivery of infrastructure, services and facilities necessary to meet the needs arising from the development and to support the development of North Northamptonshire.

6.2 The Council has ambitious plans to double the population of Corby to support ongoing regeneration. Development growth planned through the Joint Core Strategy to achieve this ambition will need to be supported by the timely delivery of appropriate infrastructure.

6.3 The North Northamptonshire Infrastructure Delivery Plan and Update Addendum have been prepared by the North Northamptonshire Joint Planning Unit to support the Joint Core Strategy. The key infrastructure required to support the proposed growth in North Northamptonshire to 2031 is identified, including transport, sustainable travel, education, health, green infrastructure, social and cultural infrastructure, police, fire, energy, water supply and treatment, water and flood management and telecommunications. It also includes broad estimates of the likely costs, funding and timescales of infrastructure delivery. The Infrastructure Delivery Plan is a ‘live’ document that should be updated throughout the lifetime of the Local Plan.

6.4 The key issues relating to the provision of infrastructure are discussed below.

**TRANSPORT**

6.5 The National Framework states that transport policies have an important role to play to facilitate sustainable development. The Joint Core Strategy and the Northamptonshire Transportation Plan set out a sustainable transport policy framework. Upgrading of the highway network, coupled with measures to manage demand for travel, support the use of electric vehicles and to secure modal shift (from car use to public transport, walking and cycling) are seen as fundamental to the delivery of sustainable growth.

6.6 The importance of connectivity is emphasised in the Joint Core Strategy. Policy 8 sets out place shaping principles, many of which are drawn from the North Northamptonshire Urban Structures Study. This promotes well connected places, a mix of uses and streets designed to be safe, pleasant, lively and characterful.

6.7 The Northamptonshire Transportation Plan comprises a suite of documents including thematic strategies for freight, bus, walking, air quality, parking, rail, cycling, road safety, smart travel choices, transport management, highways improvement and development management. It also contains town strategies, including the Corby Town Transport Strategy.

6.8 Working with partner authorities, including Corby, the Joint Planning Unit identified a need for the following transport infrastructure interventions to support the proposed development in Corby to 2031.
- Completion of the Corby Northern Orbital Road
- Corby Walk and enhancement of Cottingham and Oakley Road
- Corby Rail bridge as part of Corby Walk
- Weldon Relief Road as part of the Weldon Park development
- Public transport improvements
- Walking and cycling improvements
- Junction and highway capacity improvements
- Smart Commuting

6.9 Further detail on specific schemes i.e. where improvements to walking and cycling routes should be made can be found in the Corby Town Transport Strategy.\(^1\) In addition to the infrastructure identified in the Infrastructure Delivery Plan, a number of other site specific infrastructure interventions may be identified that are specific to particular developments at the local level, including improvements planned as part of the delivery of the sustainable urban extensions.

6.10 The opportunity to identify locally specific policies to support the infrastructure requirements of the Joint Core Strategy or Northamptonshire Transportation Plan form part of this consultation.

6.11 The Council has two options it is considering. Policies within the Joint Core Strategy and the Northamptonshire Transportation Plan are comprehensive to the extent that it is considered that the first option is necessary at local level.

a) Include locally specific policy to support transport infrastructure within the Part 2 Local Plan for Corby
b) Do not include local policy regarding transport in the Part 2 Local Plan for Corby.

**Q17.** Is there a need for the Part 2 Local Plan for Corby to include a locally specific policy to support transport infrastructure in addition to policies in the Joint Core Strategy and Northamptonshire Transportation Plan?

**EDUCATION AND TRAINING**

6.12 The National Planning Policy Framework attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. The Joint Core Strategy supports improved opportunities for education and training, including the requirement for the West Corby Sustainable Urban Extension to incorporate new primary and secondary education facilities.

6.13 Working with partner authorities, including Tresham Institute and Northamptonshire County Council, the Joint Planning Unit identified a need for the following educational infrastructure requirements to support the proposed development in Corby to 2031

- 3 primary schools at Priors Hall
- 4 primary schools and a secondary school at West Corby
- Primary school in Weldon
- A fifth secondary school in Corby
- Improvements or extension to existing schools in the rural area

\(^1\) *Corby Town Transport Strategy*, Northamptonshire County Council, January 2015
6.14 Corby Borough Council continues to work with Northamptonshire County Council and developers at the sustainable urban extensions to ensure that much of the infrastructure described above is coordinated with the rate of housing completions both to secure pupil places for the children on the development and to avoid any detrimental impact on existing schools.

6.15 Northamptonshire County Council has plans to develop the fifth secondary school to the south of the town centre as set out in the School Organisational Plan 2016-21 published in September 2016.

6.16 What we would like to know is whether we can rely on the Joint Core Strategy and policies in the National Framework to effectively support education and training infrastructure or, whether further, more local policy is required in the Part 2 Local Plan for Corby. The Council has two options it is considering:

a) Include locally specific policy to support education and training infrastructure within the Part 2 Local Plan for Corby
b) Do not include local policy regarding education and training in the Part 2 Local Plan for Corby

Q18. Is there a need for the Part 2 Local Plan for Corby to include locally specific policy to support education and training infrastructure in addition to policies in the Joint Core Strategy?

SOCIAL AND CULTURAL

6.17 Social and cultural infrastructure can support strong, vibrant and healthy communities. They range from community facilities, leisure facilities and open space to cultural events and activities. The Joint Core Strategy recognises that social and cultural infrastructure plays a vital role in promoting the sustainability of communities and contributing towards their self-reliance. Policy 7 of the Joint Core Strategy protects community services and facilities from a net loss without an assessment which sets out the availability of alternative or replacement facilities; whether the facility is still required, or whether there may be wider community benefits associated with the new proposal. The policy also requires provision of new or enhanced community facilities and assets to meet the needs arising from any development.

6.18 The Infrastructure Delivery Plan outlines the following infrastructure requirements to support the proposed development in Corby to 2031

- Town centre public realm George Street phase 2
- Rooftop Gallery and Workshop
- Sports Hall (4 court size)
- Indoor Bowls rink – 6 rinks
- Improvement to various football pitches and pavilions

6.19 The Infrastructure Delivery Plan also identifies the need for an indoor athletics training facility and close road cycle track within North Northamptonshire.

6.20 Two options for supporting social and cultural infrastructure requirements have emerged. The second option would require the collection of further detailed evidence, including the identification of deliverable sites. It would therefore risk setting back the production of the Part 2 Local Plan for Corby.
a) Allow a flexible approach to delivering social and cultural infrastructure requirements which may include the negotiation of new or enhanced facilities as part of any relevant major planning application in accordance with Policy 7 of the Joint Core Strategy and latest evidence

b) The allocation of sites for the provision of the above requirements.

Q19. Do you have any comments on the approach to planning for social and cultural infrastructure?

EMERGENCY SERVICES

6.21 The Infrastructure Delivery Plan outlines a requirement for a second fire station and funding for police infrastructure to support the Joint Core Strategy and proposed development in Corby to 2031

6.22 To date, no land has been submitted for consideration by infrastructure or service providers to accommodate a second fire station. The opportunity to identify any specific land-use allocations to support the Joint Core Strategy forms part of this consultation.

6.23 The Council has two options it is considering:

a) Include locally specific policy to support emergency services infrastructure within the Part 2 Local Plan for Corby
b) Do not include local policy regarding emergency services in the Part 2 Local Plan for Corby

Q20. Is there a need for the Part 2 Local Plan for Corby to include locally specific policy to support emergency services infrastructure?

HEALTH AND WELLBEING

6.24 The health of the population is a major challenge in Corby. Data shows that in Corby the health indicators are significantly worse than national averages. Much of it is down to lifestyles, high levels of smoking, alcohol consumption and, the effects of an economy dominated by heavy industrial.

6.25 Planning can play an important role in creating healthy, inclusive communities. For example, positive planning can help reduce obesity by encouraging physical activity through the inclusion of open spaces and leisure facilities.

6.26 National guidance indicates that local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in planning decision making. This is reinforced by the Joint Core Strategy that states new development should retain, and, where possible, enhance existing assets, services and facilities.

6.27 QUOD Planning has been instructed by the North Northamptonshire Joint Delivery Unit to undertake a health needs assessment. This will establish what health infrastructure is needed in the future and help to understand how the needs can be met.
When determining planning applications we currently rely on national planning policy and the Joint Core Strategy. There may be a need to address health and well-being through a specific local policy.

The Council has two options it is considering:

a) Include locally specific policy to support health and wellbeing infrastructure within the Part 2 Local Plan for Corby
b) Do not include local policy regarding health and wellbeing in the Part 2 Local Plan for Corby

Q21. Is there a need for the Part 2 Local Plan for Corby to include locally specific policy to support health and wellbeing infrastructure?

UTILITY SERVICES

Utility infrastructure covers energy supply (including electricity and gas), water infrastructure (including water supply, sewage and water treatment), and telecommunications infrastructure. The Infrastructure Delivery Plan outlines the following infrastructure requirements to support the proposed development in Corby to 2031:

- Replace existing 132kv cables for approx 1km between Corby and Kettering to reinforce the electricity network
- Enlargement of Weldon reservoir by 21,000 litres plus mitigation
- River corridor improvements
- Corby Culvert
- Flood Risk improvement works at Gainsborough Road
- Flood Alleviation scheme at Harpers Brook

The evidence based prepared for the Infrastructure Delivery Plan suggests that the following policy requirements from the original 1997 Local Plan are no longer necessary and the relevant saved policies can be deleted:

- Extension of Corby Sewerage Treatment Works
- Extension of sewerage treatment works at Gretton
- Extension of sewerage treatment works at Middleton
- Extension of sewerage treatment works at Stanion
- Improvement of capacity at Weldon East Sewerage Pumping Station
- Improvement to the water distribution system in Corby
- Water main reinforcement in Weldon and Gretton

Further work will be required in partnership with relevant stakeholders, including the Environment Agency and Northamptonshire County Council, to identify opportunities to secure the utility infrastructure needed to support the development of Corby to 2031. This will be undertaken as part of the on-going work on the North Northamptonshire Infrastructure Delivery Plan to support the implementation of the Local Plan.

The Council has two options it is considering:

a) Include locally specific policy to support utility services infrastructure within the Part 2 Local Plan for Corby
b) Do not include local policy regarding utility services in the Part 2 Local Plan for Corby
Q22. Is there a need for the Part 2 Local Plan for Corby to include locally specific policy to support utility services infrastructure?

Q23. Do you agree that the saved Local Plan policies identified in paragraph 6.31 of this consultation document can be deleted, if not, why?

OTHER ISSUES

6.34 We have attempted to be as comprehensive as possible and identify all the important issues for delivering infrastructure that need to be addressed in preparing the Part 2 Local Plan for Corby. You may, however, feel something important has been missed. If this is the case, please let us know what the issue is in as much detail as possible. It should be noted that it is not necessary to simply repeat policies in the Joint Core Strategy or National Planning Policy Framework. The policies and proposals that are included in the Part 2 Local Plan for Corby should add some local value that is particular to the Borough.

Q24. Are there any other local issues relating to the provision of infrastructure that you think should be addressed through the Part 2 Local Plan for Corby, if so, what are they?
7. Delivering Economic Prosperity

Background

7.1 The National Planning Policy Framework emphasises the Government’s commitment to securing economic growth in order to create jobs. Specifically, the National Framework requires local planning authorities to set out a clear economic vision and strategy within their Local Plan, to proactively encourage sustainable economic growth.

7.2 The strategic objectives and policies of the Joint Core Strategy seek to deliver a more prosperous and diverse economy in North Northamptonshire, that is also more self-reliant in terms of achieving a better balance between homes and jobs locally. Corby is promoted as a base for businesses leading the way in high performance technologies, creative industries and the green economy. Land at Cockerell Road and Rockingham Motor Racing Circuit (referred to as Rockingham Motor Racing Circuit Enterprise Area) are allocated in the Joint Core Strategy to support the strategic objectives and policies.

7.3 The scale of this challenge is set by an economic context within the Borough that has experienced a decline in employment growth over the last decade, average wages below the national average and a local economy dominated by manufacturing and warehousing. Realising the vision will require partnership working between public and private sectors and close working with the South East Midlands Local Enterprise Partnership.

7.4 The key issues relating to economic prosperity are discussed below.

Discussion of the Issues and Possible Options

EMPLOYMENT LAND PROVISION

7.5 The Joint Core Strategy sets a target for the creation of 9,700 jobs in the Borough during the period 2011 and 2031 based on evidence provided by the employment background paper. The Joint Core Strategy is not restrictive or overly prescriptive on the type of jobs that will be created but indicates that at least 35% are likely to be generated in jobs described as non ‘B’ class which includes those in retail, leisure and professional and public services. The employment background paper provides a minimum target of 6,305 jobs that need to be delivered within the B class uses which includes offices (B1), manufacturing (B2) and warehousing and distribution (B8).

7.6 The Council monitor the availability and development of employment land in the Borough. This indicates that over 1,000,000m² of land is available for ‘B’ use class employment purposes in Corby which could deliver nearly 19,000 new jobs by 2031, as summarised below.

Table 3 – Employment land supply

<table>
<thead>
<tr>
<th>Location</th>
<th>Planning Status</th>
<th>Area (m²)</th>
<th>Use Class</th>
<th>Estimated Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seymour Plantation</td>
<td>Planning Permission</td>
<td>26,087</td>
<td>B1</td>
<td>1,449</td>
</tr>
<tr>
<td>South of Geddington Road</td>
<td>Planning</td>
<td>249,000</td>
<td>B1/B2/B8</td>
<td>2,800</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location</th>
<th>Permission</th>
<th>Employment Land</th>
<th>Land Use</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gefco, Geddington Road</td>
<td>Planning Permission</td>
<td>81,824</td>
<td>B1/B8</td>
<td>1,094</td>
</tr>
<tr>
<td>Crawley House</td>
<td>Planning permission</td>
<td>2,213</td>
<td>B2</td>
<td>63</td>
</tr>
<tr>
<td>Weldon Park</td>
<td>Planning permission</td>
<td>6,400</td>
<td>B1</td>
<td>355</td>
</tr>
<tr>
<td>Priors Hall</td>
<td>Planning Permission</td>
<td>26,031</td>
<td>B1/B2</td>
<td>808</td>
</tr>
<tr>
<td>Rockingham Motor Racing Circuit Enterprise Area</td>
<td>Strategic Allocation</td>
<td>470,485</td>
<td>B1/B2/B8</td>
<td>6,233</td>
</tr>
<tr>
<td>Cockerell Road</td>
<td>Strategic Allocation</td>
<td>36,000</td>
<td>B1/B2/B8</td>
<td>1,116</td>
</tr>
<tr>
<td>West Corby Sustainable Urban Extension</td>
<td>Strategic Allocation</td>
<td>117,125</td>
<td>B1/B2</td>
<td>1,970</td>
</tr>
<tr>
<td>Station Gateway</td>
<td>Identified in SELA study</td>
<td>4,680</td>
<td>B1</td>
<td>260</td>
</tr>
<tr>
<td>Oakley Hay, Oakley Road</td>
<td>Saved Local Plan Allocation</td>
<td>2,720</td>
<td>B1/B2</td>
<td>151</td>
</tr>
<tr>
<td>CBC, Oakley Hay</td>
<td>Saved Local Plan Allocation</td>
<td>6,000</td>
<td>B1/B2</td>
<td>212</td>
</tr>
<tr>
<td>Adjacent Astra Headway</td>
<td>Saved Local Plan Allocation</td>
<td>39,000</td>
<td>B1/B2</td>
<td>1,406</td>
</tr>
<tr>
<td>CNT Plots Oakley Hay</td>
<td>Saved Local Plan Allocation</td>
<td>17,800</td>
<td>B1/B2</td>
<td>633</td>
</tr>
<tr>
<td>Land at Former Sludgebeds</td>
<td>Saved Local Plan Allocation</td>
<td>22,000</td>
<td>B8</td>
<td>250</td>
</tr>
</tbody>
</table>

| **Total**                                    |                            | **18,800**       |         |                                            |

7.7 Paragraph 8.8 of the Joint Core Strategy sets out that “Where there is an existing over-supply of committed employment land, the partner local planning authorities will undertake employment land reviews to inform Part 2 Local Plans to ensure that where sites are safeguarded for employment use, there is a reasonable prospect of the site being brought forward for that use. Proposals for alternative uses should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.”

7.8 No up-to-date information is available, therefore, it is suggested that a review of the employment land supply will be undertaken, between now and drawing up the draft Part 2 Local Plan for Corby which will consider our existing stock of employment land and assess whether it is fit for purpose or whether there are unviable or underused sites that need to be released for alternative uses.

7.9 Potential options could include:

c) Update the existing local evidence for employment land to inform our approach to policies in the Part 2 Local Plan for Corby.

d) Do not update the existing local evidence for employment land; however this would be contrary to the National Planning Policy Framework.
Q25. Do you consider that any of the identified supply listed in Table 3 is unlikely to come forward for employment development and will not help meet the needs of the Borough? Please indicate which sites, and explain your reasons?

Q26. If you feel that any of the identified supply listed in Table 3 is not likely to come forward and should not be protected and retained, can you suggest a suitable alternative use?

NON STRATEGIC ALLOCATIONS

7.10 It is recognised that despite an apparent over supply of B use class employment land in the Borough that additional employment sites of a non-strategic scale may also be considered in Part 2 Local Plans and Neighbourhood Plans.

7.11 The employment background paper sets a site threshold for strategic sites as 5 hectares of employment land. If there are any additional sites under this threshold, which you believe should be included within the Part 2 Local Plan for Corby as a non-strategic allocation, please identify them in your comments at this consultation stage. Please refer to the Call for Sites form on the North Northamptonshire Joint Planning Unit website for the information required.

Q27. Are you aware of any non-strategic sites we could be considering for future potential development over the plan period? If yes, please provide details.

ROCKINGHAM MOTOR RACING CIRCUIT ENTERPRISE AREA

7.12 The enormous potential of land around Rockingham Motor Racing Circuit to support economic development is recognised in Policy 27 of the Joint Core Strategy. The policy seeks a mix of high quality employment uses, particularly in priority employment sectors including logistics and food and drink, in accordance with a set of place shaping principles that will ensure the development of a distinctive employment offer at this location.

7.13 In addition to Policy 27 there are a number of proposals within the area around the motor racing circuit that have planning consent. The Council is continuing to work closely with partners, including East Northamptonshire Council and Northamptonshire Enterprise Partnership to overcome any barriers to economic development.

7.14 Potential options could include:

a) Include locally specific policy to support the development of the Enterprise Area within the Part 2 Local Plan for Corby in addition to Policy 27 of the Joint Core Strategy.

b) Do not include local policy regarding Rockingham Motor Racing Circuit Enterprise Area in the Part 2 Local Plan for Corby and instead rely on the Joint Core Strategy and existing consents.

Q28. It is not considered necessary for the Part 2 Local Plan for Corby to include additional local policy on Rockingham Motor Racing Circuit Enterprise Area in addition to Policy 27 of the Joint Core Strategy and the existing consents. Do you agree? If not, please specify what should be included.

OTHER ISSUES
7.15 We have attempted to be as comprehensive as possible and identify all the important issues for the economy and employment that need to be addressed in preparing the Part 2 Local Plan for Corby. You may, however, feel something important has been missed. If this is the case, please let us know what the issue is in as much detail as possible. It should be noted that it is not necessary to simply repeat policies in the Joint Core Strategy or National Planning Policy Framework. The policies and proposals that are included in the Part 2 Local Plan for Corby should add some local value that is particular to Corby.

Q29. Are there any other local issues relating to economic prosperity that you think should be addressed through the Part 2 Local Plan for Corby, if so, what are they?
8. Delivering Housing

Background

8.1 The National Planning Policy Framework provides advice on making provision for new homes within the Local Plan. It supports a positive, plan-led approach to the delivery of homes in accordance with sustainable development, and that reflects local demand. Housing development should have realistic prospects of being developed and meet the need of different groups in the community.

8.2 Housing is a key driver for regeneration and growth in Corby and the Borough has one of the fastest growing populations in the country. The Council’s Housing and Homeless Strategy 2014–19 provides a clear direction for all housing related services during this period. The Joint Core Strategy requires the local planning authorities to identify and maintain a rolling five year supply of deliverable housing land (plus a buffer as required by national policy) and to identify developable sites or broad locations of growth for the rest of the plan period against the requirements set out below.

Table 4 – Housing Targets 2011-2031

<table>
<thead>
<tr>
<th>Share of Objectively Assessed Need in the Housing Market Area</th>
<th>Annual Dwellings 2011-2031</th>
<th>Average</th>
<th>Total 2011-2031</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corby Borough⁹ Requirement</td>
<td>460</td>
<td></td>
<td>9,200</td>
</tr>
<tr>
<td>Strategic Opportunity</td>
<td>(710)</td>
<td>(14,200)</td>
<td></td>
</tr>
</tbody>
</table>

8.3 The Joint Core Strategy is based on an overall spatial strategy that focuses development on Corby as the most sustainable location in the Borough. Distinct housing targets are provided for the urban and rural area as summarised below.

Table 5 – Housing Distribution 2011-2031

<table>
<thead>
<tr>
<th>Housing Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Area</td>
</tr>
<tr>
<td>8,290 (strategic opportunity 13,290)</td>
</tr>
<tr>
<td>Rural Area</td>
</tr>
<tr>
<td>910</td>
</tr>
<tr>
<td>Total</td>
</tr>
<tr>
<td>9,200 (strategic opportunity 14,200)</td>
</tr>
</tbody>
</table>

8.4 The issues and options we are considering to support or add clarity to the Joint Core Strategy are discussed below.

Discussion of the Issues and Possible Options

HOUSING DELIVERY AND MANAGEMENT

8.5 The following table identifies the current housing land supply relative to the requirements of the Joint Core Strategy as at 31st March 2016. A housing trajectory detailing the main

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⁹ The figures includes 700 dwellings from the Priors Hall Sustainable Urban Extension that extends into East Northamptonshire District
identified sites is set out in Appendix C to provide a snapshot of delivery assumptions about these sites within the plan period.

Table 6 – Housing Land Supply 2011-2031

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completions (net) 2011-2015</td>
<td>2,065</td>
</tr>
<tr>
<td>Sites of 10 or more dwellings with planning permission</td>
<td>6,321</td>
</tr>
<tr>
<td>Sites of less than 10 dwellings with planning permission including lapse rate</td>
<td>61</td>
</tr>
<tr>
<td>Strategic Allocations in the Joint Core Strategy</td>
<td>3,200</td>
</tr>
<tr>
<td>Potential Additional Sources of Supply</td>
<td>708</td>
</tr>
<tr>
<td>Total housing supply 2011-2031</td>
<td>12,355</td>
</tr>
<tr>
<td>Joint Core Strategy requirements 2011-2031</td>
<td>9,200</td>
</tr>
<tr>
<td>Borough wide shortfall based on delivery since 2011</td>
<td>294</td>
</tr>
<tr>
<td>Total requirement</td>
<td>9,494</td>
</tr>
<tr>
<td>20% buffer</td>
<td>1,899</td>
</tr>
<tr>
<td>Adjusted total requirement</td>
<td>11,099</td>
</tr>
<tr>
<td>Difference between supply and requirement</td>
<td>1,256</td>
</tr>
<tr>
<td>Joint Core Strategy strategic opportunity 2011-2031</td>
<td>14,200</td>
</tr>
<tr>
<td>Borough wide shortfall based on delivery since 2011</td>
<td>294</td>
</tr>
<tr>
<td>Total requirement</td>
<td>14,494</td>
</tr>
<tr>
<td>20% buffer</td>
<td>2,899</td>
</tr>
<tr>
<td>Adjusted total requirement</td>
<td>17,393</td>
</tr>
<tr>
<td>Difference between supply and requirement</td>
<td>-5,038</td>
</tr>
</tbody>
</table>

8.6 Table 6 shows sufficient housing land supply to accommodate the Joint Core Strategy requirements but indicates that it will be more of a challenge to deliver the strategic opportunity. The target described as a ‘strategic opportunity’ is based on an ambition for housing that will support ongoing regeneration of the town and contribute towards the local objective of doubling the population. Delivery is dependent on the strength of the local housing market to support this. It is, therefore, not a requirement against which five year land supply is assessed, or a basis for identifying and allocating land in the Part 2 Local Plan for Corby.

8.7 However the Part 2 Local Plan for Corby has a key role in boosting the housing land supply in terms of maintaining a five year supply of deliverable housing land relative to the Joint Core Strategy requirements and supporting housing delivery to achieve the strategic opportunity. This basically means that the Council needs to build in flexibility and contingency into the housing land supply. This is important in the context of the Joint Core Strategy that states that if the sustainable urban extensions and other sites are not developed quickly enough to maintain a deliverable five year supply of housing land, then the local planning authorities will identify additional sources of housing and that a partial review of the Joint Core Strategy will be undertaken in the event of the sustainable urban extensions delivering less than 75% of projected housing completions in three consecutive years.

8.8 Potential options to provide flexibility and contingency in terms of housing supply and delivery include the following

  a) Make provisions for, and provide a mechanism for the release of, developable reserve sites.
b) Do not make provisions for, and provide a mechanism for the release of reserve sites and plan to meet the Joint Core Strategy requirement based on objectively assessed needs.

8.9 The first option would provide a surplus of sites that offer useful contingency, to help ensure that the Council can maintain a supply of housing land and not risk under-delivery and the associated problems with speculative planning applications. The second option is not considered flexible enough and would increase the risk of under-delivery, particularly as the current housing land supply is heavily reliant on sustainable urban extensions at North East Corby (Priors Hall Park and Weldon Park) and West Corby where there are many inter-linked factors affecting delivery which can lead to delays and need for additional sources of housing.

Q30. Should additional housing sites be identified and if so how much?
If yes then please explain your response.

IDENTIFICATION OF SITES FOR HOUSING

8.10 There are options as to how the additional sources of housing can be accommodated across the Borough although the urban area will prioritised in accordance with the spatial strategy of the Joint Core Strategy that focuses development on the town.

8.11 The Joint Core Strategy defines strategic sites as large sites in excess of 500 homes. The Inspectors Report on the Joint Core Strategy confirmed that the Inspector was satisfied that appropriate strategic housing sites have been allocated within the Joint Core Strategy and that no additional strategic sites are required. Consequently the additional housing to accommodate flexibility and contingency into the housing land supply will be urban sites that will deliver less than 500 homes and so have no already been considered as strategic sites.

8.12 A catalogue of non-strategic potential development sites have been brought to the attention of the Council during background work on the Local Plan, including the North Northamptonshire Strategic Housing Land Availability Assessment.

8.13 In order to provide consistency and transparency to the plan making process in identifying sites to be allocated, a site assessment methodology has been developed based on the Joint Core Strategy assessment of strategic sites and recent work on the Brownfield Register. It is our view that this methodology takes the most comprehensive, objective and logical approach to selecting development sites for the Part 2 Local Plan for Corby. Details of the methodology and a schedule of the sites that have been identified and will be assessed can be found in the Site Selection Methodology Background Paper.

8.14 Once all sites have been assessed against the criteria in our background paper, we will be in a position to consider what development could be delivered on the best performing sites.

8.15 If there are any additional housing sites within the Borough, which you believe should be included within the Part 2 Local Plan for Corby, please identify them in your comments at this consultation stage. Please refer to the Call for Sites form on the North Northamptonshire Joint Planning Unit website for the information required.

Q31. Are you aware of any non-strategic sites within the Borough we could be considering for
The Local Plan’s approach to rural housing should support rural vitality and the economic viability of existing communities. The National Planning Policy Framework states that housing in rural areas should reflect local needs and should be focused on where it will enhance and maintain rural communities.

The Joint Core Strategy sets out a broad approach towards the provision of housing in the rural area and thus outlines the approach that will be followed by the Part 2 Local Plan for Corby and Neighbourhood Plans in meeting locally identified needs. The overall housing requirement for the rural area is provided by the Joint Core Strategy. This is set as 910 dwellings, of which 790 dwellings are the committed development at Little Stanion.

The following table illustrates what has been built in the rural area since 2011 and what further sites have planning permission as of 31st March 2016.

<table>
<thead>
<tr>
<th>Rural Housing Supply</th>
<th>Little Stanion</th>
<th>Rural Area</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing completions between 1st April 2011 and 31st March 2016</td>
<td>479</td>
<td>96</td>
<td>575</td>
</tr>
<tr>
<td>Homes granted planning permission</td>
<td>315</td>
<td>82</td>
<td>397</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>794</strong></td>
<td><strong>178</strong></td>
<td><strong>972</strong></td>
</tr>
</tbody>
</table>

From the information above, it is clear that the Council has effectively met the rural area’s overall housing requirement. Therefore one option open to the Council is not to allocate any additional sites for housing in the rural areas. The presumption in favour of sustainable development in the National Planning Policy Framework and policies in the Joint Core Strategy that support small scale infill development, conversions and exceptions on the edge of villages means that developments in the rural area are expected to continue to come forward for development during the plan period with or without additional allocations. Significantly higher levels of development than envisaged through the Joint Core Strategy would seriously undermine the overall spatial strategy of directing greater levels of growth to the urban area. That said, the Joint Core Strategy states that local housing needs will be identified through site specific assessments and that Part 2 Local Plans or Neighbourhood Plans may identify sites within or adjoining villages to meet a particular local need or opportunity. An alternative option therefore would be to allow some land to be allocated to meet a particular local need or opportunity. This approach would require clear and robust evidence.

This consultation identifies two potential options. You may have some alternative suggestions for options which you feel we have not yet identified.

a) No further sites allocated for housing development in the rural area. Rely on existing policy provided by the National Planning Policy Framework and Joint Core Strategy to support sustainable housing development.

b) Undertake further work to better understand the local need or opportunities for housing within the rural area.
Q32. (a) Which of the options do you think provides the best approach to supporting sustainable rural development? (b) Are there any other options we should consider?

SUSTAINABLE BUILDINGS

8.21 National Planning Policy Framework highlights the important role of the planning system in supporting energy efficiency and reduction in carbon emissions which is central to sustainable development.

8.22 The Government has created Building Regulations which set national standards on key aspects of sustainable design including the reduction in carbon emissions and the efficient use of water. Those relating to carbon have been progressively strengthened in response to legally binding targets for the UK to reduce greenhouse gas emissions from 1990 levels by 25% by 2020 and 80% by 2050.

8.23 Policy 9 of the Joint Core Strategy encourages high standards of sustainable design and requires applicants to demonstrate how issues have been addressed, where appropriate, through Design and Access Statements. Paragraph 4.16 of the Joint Core Strategy provides scope for Part 2 Local Plans to set out targets for on-site energy generation from renewable and from low carbon energy sources, in the context of local priorities and the viability of development within the area.

8.24 This consultation identifies two options for sustainable buildings.

a) No local policy. Use Policy 9 of the Joint Core Strategy and Building Regulations to ensure sustainable buildings
b) Adopt a locally specific target.

8.25 Sustainability standards need to be applied flexibly to ensure that developments are viable. For this reason the second option is not considered necessary or appropriate.

Q33 (a) Do you have any comments on the suggested options? (b) Are there any other options we should consider?

SELF BUILD AND CUSTOM HOUSE BUILDING

8.26 The terms ‘self build’ and ‘custom build’ are used to describe instances where individuals or groups are involved in creating their own home. This covers a wider range of projects including a traditional DIY self build to working with a developer to deliver custom built homes tailored to match individual requirements.

8.27 Policy 30 of the Joint Core Strategy encourages this sector through support for custom build developments at the Sustainable Urban Extensions and other strategic developments. Based on local demand, Part 2 Local Plans may identify specific sites to enable custom built housing to play a greater role in the delivery of housing requirements.

8.28 We have created a self build and custom register where people can register interest in these types of homes to help build a picture of local demand. According to that register (checked 29th September 2016) there were twelve expression of interest in the Borough.
8.29 It is noted that generally plots for self-builders tend to be on very small sites that are not likely to be identified in the Part 2 Plan for Corby. Other policies of the Local Plan will be in place to determine such planning applications.

8.30 The Council has three options it is considering. However self-builders and custom house builders are generally looking to develop on very small plots that are most likely to be below the threshold for site identification in the Part 2 Local Plan for Corby which rules out the third option.

a) No local policy. Use the National Planning Policy Framework and Joint Core Strategy to encourage self build and custom house building on a site by site basis.

b) A unit threshold, over which a proportion of self-build and custom build plots should be provided as part of the development.

c) Identify specific opportunities in the Part 2 Local Plan for Corby

Q34. (a) Which of the options do you think provides the best approach to supporting self build and custom house building? (b) Are there any other options we should consider?

AFFORDABLE HOUSING AND STARTER HOMES

8.31 The Joint Core Strategy sets out targets and thresholds for affordable housing provision. The Housing and Planning Act 2016 provides the statutory framework for the introduction of Starter homes. Starter homes are available for first time buyers under 40 years old at a minimum 20% discount on the open market value with an initial price cap at £250,000 outside Greater London. Further information on this issue is awaited from the Government. Until more information is available, it is not clear whether there is a need for further local policy beyond that contained in the Joint Core Strategy.

Q35. Do we need to identify sites or develop further local guidance?

ACCESSIBLE STANDARDS IN HOUSING

8.32 The Government has created an approach for the setting of technical standards for new housing which involves the following levels of accessibility.

- Accessibility Category 1 (visitable dwelling – mandatory minimum standard)
- Accessibility Category 2 (accessible and adaptable homes – optional standard)
- Accessibility Category 3 (wheelchair user dwellings – optional standard)

8.33 In response to the ageing population in North Northamptonshire, the Joint Core Strategy requires all housing developments to meet Category 2 of the proposed National Space Standards as a minimum. Paragraph 9.46 of the Joint Core Strategy provides scope for Part 2 Local Plans and/or Neighbourhood Plans to identify the proportion of new development that should comply with Category 3 standards. This should be based on local evidence taking account of:

- The likely future need for people with disabilities
- Whether particular sizes and types of houses are needed to meet specifically evidenced needs
- The accessibility and adaptability of existing stock
Overall impact on viability

The costs of meeting Category 2 are limited and have been taken into account in the build costs used in the viability assessment of the Joint Core Strategy. Achieving Category 3 is more expensive. As of April 2016 1.3% of people on the Keyways housing waiting list require wheelchair access. This is a live system and will therefore vary over time depending on who is registered. It is difficult to predict whether this may change in the future.

This consultation identifies two potential options:

a) No local policy. Use Policy 30 of the Joint Core Strategy to negotiate for a proportion of Category 3 housing on a site by site basis based on local needs.

b) Adopt a locally specific target.

Needs are likely to vary over time and viability will vary with individual sites, so a flexible approach is therefore considered more appropriate. For this reason the second option to adopt a locally specific target in the Part 2 Local Plan for Corby is not considered necessary or appropriate.

Q36. (a) Do you have any comments on the suggested options? (b) Are there any other options we should consider?

Gypsies and Travellers

The Government expects the Local Plan to identify a supply of gypsy and traveller sites sufficient to meet five years worth of need and to identify a supply of sites or broad locations for growth beyond that.

Working with partners, including Corby Borough Council, the Joint Planning Unit updated the North Northamptonshire Gypsy and Traveller Accommodation Assessment in 2011, in order to understand the accommodation needs of the travelling community. The assessment identified a need for one additional permanent residential pitch by 2022, to provide a total of 19 pitches in the Borough at 2022. The need identified in the assessment was translated into the Joint Core Strategy which sets out the requirement for one pitch in the period up to 2022.

A total of 22 pitches have been delivered in the Borough since 2011. This provides an adequate supply of sites to meet defined needs as identified in the Joint Core Strategy. Policy 31 of the Joint Core Strategy sets criteria for considering planning applications for any further sites that come forward.

It is recognised that the pitch targets for gypsies and travellers and plot targets for travelling show people do not currently run up to the end of the plan period and that the Government published new Gypsy and Traveller Planning Policy Guidance in August 2015. This will need to be considered at a strategic level as part of a future Joint Core Strategy review and not through the Part 2 Local Plan for Corby.

This consultation offers landowners and anyone else from across the area to submit details of sites in the Borough that they feel would be suitable for gypsy and traveller accommodation in order to inform future reviews of the Joint Core Strategy and updates to
the evidence. Potential allocations should satisfy the criteria set out in Policy 31 of the Joint Core Strategy that expects sites to be closely linked to an existing settlement, having a functional relationship to ensure reasonable access to services and facilities.

8.42 The Council has two options it is considering:

a) Do not include a policy regarding gypsies and travellers in the Part 2 Local Plan for Corby
b) Include a policy on gypsies and travellers in the Part 2 Local Plan for Corby

Q37. (a) Do you have any comments on the options suggested? (b) Can you identify any sites that would be suitable for provision of gypsies and travellers?

OTHER ISSUES

8.43 We have attempted to be as comprehensive as possible and identify all the important issues for housing that need to be addressed in preparing the Part 2 Local Plan for Corby. You may, however, feel something important has been missed. If this is the case, please let us know what the issue is in as much detail as possible. It should be noted that it is not necessary to simply repeat policies in the Joint Core Strategy or National Planning Policy Framework, and the Part 2 Local Plan for Corby will not be reviewing the number of new homes that is already identified in the adopted Joint Core Strategy. The policies and proposals that are included in the Part 2 Local Plan for Corby should add some local value that is particular to Corby.

Q38. Are there any other local issues relating to housing that you think should be addressed through the Part 2 Local Plan for Corby, if so, what are they?
9. **Villages and Rural Areas**

**Background**

9.1 The rural parts of the Borough are rich in environmental and landscape quality and contain a diverse range of settlements that surround the town. The local circumstances in Corby are very specific in that the Borough has a relatively small rural hinterland and the limited numbers of villages have a close relationship with the town. There is considerable contrast between the built environment within the town and the countryside surrounding Corby. About 10% of the Borough’s population live in the seven rural parishes. Population figures from the 2011 Census are given below:

<table>
<thead>
<tr>
<th>Village</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cottingham</td>
<td>906</td>
</tr>
<tr>
<td>East Carlton</td>
<td>259</td>
</tr>
<tr>
<td>Gretton</td>
<td>1,285</td>
</tr>
<tr>
<td>Middleton</td>
<td>414</td>
</tr>
<tr>
<td>Rockingham</td>
<td>113</td>
</tr>
<tr>
<td>Stanion</td>
<td>1,252</td>
</tr>
<tr>
<td>Weldon</td>
<td>2,099</td>
</tr>
</tbody>
</table>

9.2 The National Planning Policy Framework states that in rural areas local planning authorities should be responsive to local circumstances and plan development to reflect local needs. It goes on to promote sustainable development in rural areas. This means locating development where it will respond to local circumstances and need and where it will enhance or maintain the vitality of rural communities.

9.3 Since 2011 local communities have been able to produce neighbourhood plans for their area, putting in place a vision and policies for the use and development of land. The following parishes have committed to the development of neighbourhood plans:

- Cottingham has a designated plan area
- Stanion has a designated plan area
- Gretton has a designated plan area

9.4 The neighbourhood planning groups preparing neighbourhood plans may choose to address some of the issues identified below within their plans, as well as addressing other policy areas. We will continue to work with those community groups preparing neighbourhood plans to make sure that our respective plans are aligned, as far as possible. For the time being therefore, the potential options presented in this consultation paper are only a contingency approach in the event that the respective neighbourhood plans are not progressed or fail referendum. By taking this interim approach, it will make sure no ‘policy gaps’ occur that leave the Borough vulnerable to speculative development proposals.

**RESTRAINT VILLAGES**

9.5 The Joint Core Strategy sets out a strategic spatial strategy (Policy 11) which defines the role that various settlements will play in building a more, sustainable, self-reliant North Northamptonshire in a way that maintains the area’s distinctive mixed urban-rural character. In this Borough the strategy comprises the town of Corby which is identified as a Growth Town that is the focus for the majority of growth; and the rest of the settlements which fall under the ‘Villages’ category.
9.6 The Joint Core Strategy seeks to treat the majority of the settlements under the ‘Villages’ category the same with development limited to meeting locally arising needs. However the Joint Core Strategy also allows the Part 2 Local Plan for Corby to identify settlements that have a sensitive character or conservation interest, in which new development will be more strictly controlled. In these villages, unless the community wish to accommodate new development to meet specific local needs through the preparation of a Neighbourhood Plan or Community Right to Build Orders, then development opportunities will be strictly managed e.g. limited to the re-use and conversion of buildings of suitable buildings.

9.7 Previous work on the Local Plan identified Rockingham and East Carlton as possible Restraint Villages due to the particular scale, form and character of the settlements as confirmed by their Conservation Area status. Given the nature of these settlements and the rural housing land supply position, it is rather surprising that some objections were received to this approach claiming that a more flexible policy would be required to sustain rural communities.

9.8 Accordingly, the question is raised as to whether the Part 2 Local Plan for Corby should identify individual Restraint Villages? Options include:

a) To include Rockingham and East Carlton within a Restraint Villages category
b) To include different villages in the Restraint Village category
c) Have no Restraint Villages category

Q39. Do you have any comments on the options suggested? Please give a detailed answer and expand on any reasoning.

DESIGNATION OF SETTLEMENT BOUNDARIES

9.9 Distinguishing between where open countryside and settlement policies apply is an important issue for the second part of the Local Plan or Neighbourhood Plans and will help retain the Borough’s distinctive environment.

9.10 The Joint Core Strategy indicates that Part 2 Local Plans may define settlement boundaries to clarify the extent of settlements. Previous work on the Local Plan demonstrated strong local support for the delineation of settlement boundaries as a useful tool to provide clarity about whether or not land falls within the main built up area of the settlement.

9.11 It is important that settlement boundaries are based on clear, consistently applied and easily understandable criteria that identifies the main build up area of the settlement. Proposed criteria for reviewing settlement boundaries for the urban area of Corby and the villages have been prepared and form part of this consultation as set out in the tables below.

9.12 The Council has three options it is considering. The first is to identify settlement boundaries on the Policies Map with the exception of Restraint Villages. The advantage of this approach is that the ‘black line’ is easy to understand and identify and provides a clear policy position. The second option under consideration is to remove settlement boundaries and introduce a criteria-based policy to allow each application to be assessed on a case by case basis and greater flexibility for Neighbourhood Plans. The final option is to maintain existing settlement boundaries; however this may not reflect the current situation.
Policy options for distinguishing between where open countryside and settlement policies apply include:

a) Identify settlement boundaries and show on the Policies Map. Settlement boundaries will not be identified for Restraint Villages.

b) Set out a series of criteria against which the settlement boundary is to be judged on a case by case basis or developed further through Neighbourhood Plans

c) Maintain existing settlement boundaries

Q40. Which of the options do you think provides the best approach to distinguish between where open countryside and settlement policies apply?

If the option of showing settlement boundaries on the Policies Map is taken we would have to develop a consistent approach to defining the boundary. Draft settlement boundaries based on the criteria below are shown on the maps in Appendix B in this document.

Table 9 – Proposed Criteria for Defining Village Boundaries

<table>
<thead>
<tr>
<th>Proposed Criteria for Defining Village Boundaries</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Boundaries are drawn on the side of the road furthest from development;</td>
</tr>
<tr>
<td>• Village boundaries need not be contiguous. It may be appropriate given the nature and form of a settlement to define two or more separate elements;</td>
</tr>
<tr>
<td>• Existing employment uses, caravan sites or leisure uses on the edge of villages which are obviously detached from, or peripheral to, the main built up area are excluded;</td>
</tr>
<tr>
<td>• Free standing, individual or groups of less than ten dwellings, nearby farm buildings or other structures which are obviously detached from, or peripheral to the main built up area are excluded;</td>
</tr>
<tr>
<td>• Public open spaces and undeveloped land on the edge of villages are excluded;</td>
</tr>
<tr>
<td>• The curtilages of dwellings are included unless the land has the capacity to extend the built form of the village;</td>
</tr>
<tr>
<td>• Areas of land currently with planning permission which adjoin the built up area are included; and</td>
</tr>
<tr>
<td>• Local Plan allocations are included</td>
</tr>
</tbody>
</table>

Table 10 - Proposed Criteria for Defining the Urban Boundary

<table>
<thead>
<tr>
<th>Proposed Criteria for Defining the Urban Boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Only permanent structures will be included, those of a temporary nature will not be included within the boundary;</td>
</tr>
<tr>
<td>• Land-uses that are on the periphery and have the characteristics of open countryside and large areas of the following land-uses and associated structures should normally be excluded from the development boundary; agriculture, paddock land/glasshouse, forestry, water, open recreation (e.g. golf courses and equestrian activities), open space (e.g. parks and play areas, sports facilities), mineral extraction and landfill or other activities requiring significant open areas such as allotments. Exceptions will be made on small areas of open landscape on the fringe of the built-up area, where the presence of buildings/infrastructure give an area of land a distinct urban character or where the plots are clearly bounded by strong physical boundary features;</td>
</tr>
<tr>
<td>• The development boundary will include land that has planning permission for development i.e. planning consent for built development as long as it is directly related</td>
</tr>
</tbody>
</table>
to the urban edge;
- Transportation corridors (roads and railways) which serve the built-up area and which themselves have built-up sites on one or both sides will be included;
- Transportation related features, such as railway yards, service areas and car parks will also be included;
- Development boundaries should generally follow the curtilage of properties, residential or otherwise, except where such are situated in large grounds or other open areas on the edge of settlements which do not follow the other principles;
- Mineral workings sites which blend into the landscape and where its contribution to nature conservation or an amenity use outweighs the reuse of the site, will be excluded from the boundary;
- Free-standing, individual, isolated or sporadic structures which are obviously detached from the main built-up area should be excluded from the development boundary. However clusters of building that are related to the urban edge will be included;
- Development boundaries should where possible relate to distinct physical features such as roads and railway lines; and
- Land allocated for development within the Local Plan will be included as long as it directly relates to the urban edge and is urban in nature. Land allocated for a land use that has the characteristics of open countryside will be excluded from the boundary.

**Q41.** Are the criteria listed above appropriate for assessing settlement boundaries or do you think we need to change the criteria, and if so what changes should we make?

**9.15** It is noted that this issue, in particular, may be overtaken in some villages by the Neighbourhood Plan process in which case, comments received on this consultation document will be forwarded to the relevant Parish Council to help with their Neighbourhood Plan preparation.

**OTHER ISSUES**

**9.16** We have attempted to be as comprehensive as possible and identify all the important issues for the villages and rural area that need to be addressed in preparing the Part 2 Local Plan for Corby. You may, however, feel something important has been missed. If this is the case, please let us know what the issue is in as much detail as possible. It should be noted that it is not necessary to simply repeat policies in the Joint Core Strategy or National Planning Policy Framework. The policies and proposals that are included in the Part 2 Local Plan for Corby should add some local value that is particular to the Borough.

**Q42.** Are there any other local issues relating to villages and the rural area that you think should be addressed, if so, what are they?
10. Town Centre and Town Centre Uses

Background

10.1 Major regeneration projects over the last decade have turned Corby town centre into a vibrant and exciting place. The town centre now boosts the iconic Corby Cube, international sized swimming pool, Willow Place shopping centre, brand new multiplex cinema and land has been cleared to make way for further redevelopment opportunities. A retail report published in February 2011 confirms that Corby town centre is healthy and performing well. In particular the positive influence of Willow Place Shopping Centre is observed\(^\text{10}\). Further expansion of attractions and the retail offer continue to be promoted by the Council and Policy 12 of the Joint Core Strategy to capitalise on improvements and support the vitality and economy of the town.

10.2 Within the Borough there is also a wide range of other centres that form an essential part of the network of shopping and service provision. The fundamental emphasis of the National Planning Policy Framework is that local planning authorities should prepare positive policies that promote competitive centres, recognising that they lie at the heart of the community. Maintaining and enhancing the existing centres as focal points for local communities, as places to work, shop and spend leisure time, is an important objective of the Joint Core Strategy. The network of centres should continue to contribute positively to maintaining and developing sustainable communities.

10.3 Neighbourhood Plans are prepared by designated bodies in collaboration with the local community. CENTARA Neighbourhood Forum is working on a Neighbourhood Plan that will cover the central area of Corby, including the town centre. It is not our intention that the emerging Part 2 Local Plan for Corby hinders the progression of the Neighbourhood Plan. Hence the issues identified in this consultation document for the town centre and town centre uses are only put forward as contingency in the event that the matter is not covered by the neighbourhood plan or it does not come forward as anticipated or fails the examination/referendum stage. This will ensure that policy gaps do not occur and sites are not left vulnerable to speculative development proposals.

10.4 Taking into account the current evidence available, the identified issues for town centre and town centre uses are set out below.

Discussion of the Issues and Possible Options

RETAIL NETWORK AND HIERARCHY

10.5 In drawing up Local Plans, the National Planning Policy Framework requires local planning authorities to define a network and hierarchy of centres that is resilient to anticipated future economic changes. The Joint Core Strategy sets out a strategic retail hierarchy that reaffirms Corby town centres position at the top of retail hierarchy for the Borough and outlines a strategy for future enhancement of this role. The Joint Core Strategy also recognises that the sustainable urban extensions will incorporate district centres.

\(^{10}\) North Northamptonshire Retail Capacity Update available at http://www.nnjpu.org.uk/docs/FINAL%20REPORT%20-%20ISSUED%202011%2002%2011.pdf
Previous work on the Local Plan identified a network of centres functioning below the strategic retail hierarchy. This ranged from small groups of shops with less than four units to larger groups of shops with over thirty-five individual units that provide for local shopping needs across the Borough. Identification of the centres was derived from analysis provided by the LDF Background Paper – Assessment of Retail Hierarchy which defined twenty local centres largely based on the presence of small shops.

The National Planning Policy Framework provides limited guidance on how to define the network of centres. It is clear that references to centres exclude small parades of shops or purely neighbourhood significance.

An issue for this consultation to address is which of the twenty local centres identified previously should be afforded status in the retail hierarchy below the strategic retail hierarchy. An update of the previous assessment has been undertaken and is subject to consultation in parallel to this document. The Assessment of Retail Network and Hierarchy published in August 2016 reviews the network of centres and drafts potential centre boundaries, primary shopping areas, primary frontages and secondary frontages for each. We would like your comments on whether, for each centre, these boundaries and frontages are in the right position or not and if the designations are correct. If you think that any alterations are required, it would be helpful to know what changes you think are necessary.

The identification of up-to-date town centre boundaries is required by national and strategic policy. Options include:

a) Review the town centre boundaries and include updated boundaries on the Policies Map
b) Retain town centre boundaries identified in the 1997 Local Plan.

Do you agree with the proposed changes to the retail hierarchy and hierarchy set out in Assessment of Retail Network and Hierarchy? If not, what changes do you suggest?

TOWN CENTRE REGENERATION

The Regeneration Strategy for Corby was launched in January 2003 providing a visionary programme for the physical transformation of the town. The strategy was centred on a vision to deliver a bold and confident new Corby for the 21st Century. One in which the town would become a vibrant and successful place where people will want to shop, work, visit and do business.

Part of the strategy comprised a central area framework which was produced to guide the revitalisation of, and establish a strategic vision for the town centre. This was encapsulated in the master planning of the town centre and Parkland Gateway that was articulated in the Corby Town Centre Area Master Plan issued as a draft in 2006. This was taken forward by Corby Borough Council through various planning consultation documents, most recently the Proposed Alternatives for the Site Specific Allocations Development Plan Document.

The Master Plan is now over thirteen years old which is beyond the accepted standard for reviews of master plans. Significant change in circumstances since the Master Plan was published reinforces the need for a review.
10.13 The neighbourhood plan being prepared by CENTARA will explore connectivity between the town centre and its estates, preservation of green spaces and history, community assets and parking. It could be argued that the Part 2 Plan for Corby should avoid duplicating the work of the neighbourhood planning group and allow the local community the widest opportunity to refresh the master plan. However we believe this would most likely undermine efforts to secure the comprehensive regeneration of the town centre that is both complementary and cohesive to the redevelopment that has taken place over the last decade. The approach we are looking to take forward is to set out key development principles for the town centre within the Part 2 Local Plan for Corby which will provide a framework within which the Neighbourhood Plan can be prepared and will be used by the Council to determine future planning applications in the town centre. This can help bridge the gap between the Master Plan and neighbourhood planning process.

10.14 It is suggested that the following development principles supersede the original Master Plan and are included in the Part 2 Local Plan for Corby for which development proposals within the town centre and the Neighbourhood Plan should be compatible.

- Encourage innovative and contemporary design solutions where it would complement the existing town centre
- Opportunities should be identified and implemented to improve connectivity, particularly to the east, including the railway station and Old Village area
- Opportunities should be identified and implemented to enhance the entrance to the railway station
- Opportunities should be identified and implemented to create gateway features, particularly on Elizabeth Street to give a sense of arrival to the town centre
- Opportunities should be identified and implemented to improve frontages to Westcott Way
- Promote and encourage activities that support the evening economy and business uses.
- Opportunities should be identified and implemented to strengthen the relationship between West Glebe and Coronation Park to create linked green space
- Opportunities should be identified and implemented to improve public transport provision, in particular to serve the railway station and enhance evening and Sunday service provision to meet the increased demand as a result of the improved retail and leisure offer.
- Opportunities should be identified and implemented to continue to improve the quality, character and pedestrian experience along George Street
- Opportunities should be investigated to improve pedestrian signing and walking routes from/to car parks to/from the town centre
- Additional disabled parking spaces should be encouraged in the town centre.

10.15 The Council is giving consideration to the collection of further evidence relating to connectivity within the town. The responses to this consultation along with other available evidence and information will inform the next iteration of the Part 2 Local Plan for Corby. It is anticipated that the development principles will be summarised graphically in the next iteration.

10.16 Potential policy options include:

a) Include development principles to guide regeneration of the town centre
b) No development principles within the Part 2 Local Plan. This option would rely on national and strategic policy, which does not provide local context.
(a) Do you have any comments on the options suggested? (b) Have all the key development principles been identified that should continue to be supported and carried through into policy designations?

CORBY TOWN CENTRE RETAIL BOUNDARIES

10.17 The National Planning Policy Framework requires local planning authorities to define the extent of town centres and primary shopping areas. This is echoed by the Joint Core Strategy which requires the second part of the Local Plan to identify the extent of town centre and, within that, the primary shopping areas where retention of retail uses is most important.

10.18 The boundaries are used during the preparation and determination of planning applications to ensure that uses such as retail, leisure and hotels are located within the town centre to help sustain and regenerate the town centres and to show where the Council wants to keep a high concentration of shops.

10.19 Previous work on the Local Plan defined the Primary Shopping Area and shopping frontages for the town centre. However the Retail Background Paper – Redefining the Primary Shopping Area and shopping frontage designations, produced in December 2008 represents a ‘snapshot’ only and there have been significant changes in the town centre over the past eight years, specifically demolition of Crown House and development of the multiplex cinema.

10.20 It is crucial that the town centre retail boundaries are up to date and appropriate. This is important for adopting a sequential approach to development which will guide how planning applications are determined.

10.21 A review of the retail boundaries and some adjustments to take account of latest circumstances has been undertaken to ensure an up to date and robust evidence base. Draft town centre boundaries based on the latest evidence are mapped within the Retail Background Paper – Redefining the Primary Shopping Area and shopping frontage designations which is published for consultation in parallel with this consultation document. Further details can be found on the Councils website.

10.22 The identification of up-to-date boundaries is required by national and strategic policy. It appears there are two different options:

a) Review the retail boundaries and include updated boundaries on the Policies Map
b) Do not identify up-to-date retail boundaries and retain those identified in the 1997 Local Plan

Are the updated draft retail boundaries correct? If not, please indicate how the boundaries should be changed.

PRIMARY AND SECONDARY RETAIL FRONTAGES

10.23 Frontage designations are an important mechanism for ensuring retail uses are both maintained and allowed maximum opportunity to develop within specific areas of the shopping centres.
10.24 The National Planning Policy Framework defines primary and secondary frontages as follows: “Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinema’s and businesses.”

10.25 The saved 1997 Local Plan is very restrictive about the uses permitted within the primary shopping area of the town centre and seeks to prevent excessive breaks in the shopping frontage within the secondary shopping area.

10.26 Retailing is dynamic and planning policy must respond to trends and growths. It is recognised that existing policies are restrictive and discourage night time activity and that there is expected to be a large growth in food and beverage outlets possibly at the expense of A1 retail and the internet is expected to reduce the number of shops overall.

10.27 Potential policy options include:

**Primary Frontages**

a) We could ensure that development within the primary retail frontage maintains or increases provision of shops (A1 uses)
b) We could increase provision of shops (A1 uses) by only allowing development of retail use in the primary retail frontage on the ground floor
c) We could introduce greater flexibility by only allowing proposals for change of use of redevelopment if the proposal adds to the attractiveness of the centre and does not lead to the predominance of A1 retail use being critically undermined.

**Secondary Frontages**

a) We could support an increase in shops (A1 uses) in these areas to provide more retail spaces for the town centre
b) We could manage other uses in the secondary frontages to encourage particular mixes of uses relevant to the particular town centre where they contribute to its vitality e.g. night time activities
c) We could allow loss of shops (A1 uses) in these areas.
d) We could allow changes of uses between A1/A2/A3/A4 provided that retail uses were still the main use

**Q46. Do you have any comments on the options suggested?**

**KEY DEVELOPMENT OPPORTUNITIES**

10.28 The National Framework makes clear that local planning authorities should take account of the identified need for additional retail, residential, commercial and community facilities over the plan period and allocate a suitable range of sites to meet this need and strengthen the vitality and viability of town centre.

10.29 In considering this issue, the Council note the findings of the North Northamptonshire Retail Capacity 2014 Update that found for convenience goods (e.g. food and drink), there is no immediate quantitative need for new retail space in the Northern Sub-Area of North Northamptonshire (which covers Corby, Kettering, and the northern parts of East Northamptonshire). Over the Plan period until 2031, the study found that there will be a need for up to 24,900m² net of new comparison retail space (non food, such as clothing,
furniture and electrical appliances) in the Northern Sub-Area although the majority of this needs does not arise until the end of the plan period. The Joint Core Strategy splits the requirements equally between Corby and Kettering. Policy 12 identifies a minimum increase of 12,500m² net comparison retail floorspace in both towns by 2031.

10.30 There is a number of opportunity sites located within the town centre. These sites are, or may in the future become, available for development. The Town Centre Master Plan identified these sites as being important for the transformation of the town centre. The Part 2 Local Plan for Corby provides opportunity for the sites to be allocated for development. It also provides a chance to set out development principles for these areas that embrace the key objectives of the Master Plan and take forward the place shaping principles set out in the Joint Core Strategy. It is recognised that future detailed discussions need to be undertaken with landowners and operators to identify viability and establish deliverability.

10.31 The following outlines the key development opportunities that exist in the town centre and set out key principles of development.

Oasis Car Park

The area on the northern periphery of the town between Alexandra Road and Everest Lane is currently in use for retail and car parking. It is marked on the Town Centre Master Plan as a later phase of the retail-led mixed use regeneration of the town centre. The saved Local Plan estimates that comprehensive development of this site and the adjoining Alexandra Road site could accommodate up to 15,000m³ of retail floor space. Further evidence would need to be developed to support an allocation in the Part 2 Local Plan for Corby. Importantly, there are no known plans currently to pursue this and the retail units and car parking are successful and well used. In the meantime this consultation offers us the opportunity to consult on the proposed development principles for a retail-led mixed use regeneration scheme at this location.

Redevelopment must be carefully integrated with the existing shopping areas in the town. Proposed development principles could include the following:
• Establish retail led mixed use destination
• Create landmark building at corner of Alexandra Road and George Street
• Improve connections to Everest Lane and New Post Office Square
• Establish urban edge and ensure that Alexandra Road and George Street are overlooked and animated by active frontages
• Create commercial frontage onto George Street to complement the character on the opposite side of the street
• Development massing used to create strong edge to Alexandra Road

South Eastern Gateway

Land located to the south east of the town centre and is defined by Elizabeth Street, Anne Street and Westcott Way to the east and south road boundaries and Willow Place Shopping Centre to the west and north. The site forms a gateway to the town and high quality architecture is a key requirement for development at this location. Planning permission has been granted for an eight screen cinema and restaurants. However, it is understood that this scheme is unlikely to be implemented and a planning application for car parking and further retail and leisure uses is imminent. It is therefore proposed that the site could be identified as both a site with permission and also a site suitable for future development

Development must be carefully managed at this important gateway to the town centre. Proposed development principles could include the following:

• Establish activity hub based on mixed use development
• Create landmark feature to denote entrance to the town centre, particularly on Elizabeth Street
• Create active frontages on Market Walk
• Provide key walking and cycling routes to the development from the wider residential areas, ensuring routes are attractive, legible and safe
• Enhance connections to Market Walk and Willow Place Shopping Centre
• Improvements to the southern boundary along Westcott Way to create a definitive urban edge
• Create a high quality landscape setting including a network of connected/focal/arrival spaces
Alexandra Road

The area on the north-eastern corner of the town centre provides a regeneration opportunity. Currently the area consists of an uncorrelated mix of uses, including Everest House, the former TA centres, now used by community and charity groups, and retail units forming part of Oasis Retail Park. The Town Centre Master Plan proposed a mixed use development with car parking enveloped at ground level by retail and above by residential apartments. Further evidence would need to be developed to support an allocation in the Part 2 Local Plan for Corby. However it is clear that design of buildings in this location is important to create a strong entrance to the town centre and improve the relationship between the town and Coronation Park.

Proposed development principles could include the following:

- Establish activity hub based on mixed use development
- Create animated frontage onto Alexandra Road and Elizabeth Street
• Create active frontages onto New Post Office Square
• Development massing at the north-east corner of the site to create a strong landmark feature from the north at the junction with Alexandra Road and Elizabeth Street
• Strengthen connections to New Post Office Square

Former Tresham College Site

Land off George Street has been cleared and offers a major town centre regeneration opportunity for residential development. Vacant land adjacent is currently being promoted for hotel development.

Proposed development principles could include the following:
• Create active frontages and urban edge onto George Street
• Development massing to create a strong edge
• Provide natural surveillance to ancient woodland
• Protect important boundary trees

Q47. (a) Do you have any comments on the proposed approach to the key town centre development opportunities? (b) Are there any particular issues the Council should know about these sites?

10.31 No further sites have been identified that may be able to provide land allocations within the town centre. However, any further sites that become available and are considered suitable can still be considered through the planning application process.

Q48. Are you aware of any other potential development sites within or adjacent to the town centre that are available and which are not identified? If so, please supply further details

THRESHOLD FOR IMPACT TESTING

10.32 The scale of some retail, leisure and office development proposals outside existing centres have the potential to affect the vitality and viability of existing centres, potentially diverting investment away from these important areas. To help understand what the effects of new development outside town centres might have and guide application decisions, the government requires impact assessments to be provided for developments over 2,500m² or a proportionately locally set floor space threshold. Where an application is likely to have significant adverse impacts on these criteria above applications should be refused.
10.33 The Core Spatial Strategy adopted in 2008 established a threshold of 1,000m² for development proposals outside of defined centres, above which an impact assessment will be required. The Joint Core Strategy adopted in June 2016 does not set any locally defined threshold, reflecting instead the National Planning Policy Framework but allows this to be considered in the part 2 Local Plans if necessary.

To give you a sense of scale the former Co-op store on Alexandra Road offers 3,334m² of space.

10.34 Preparation of the Part 2 Local Plan for Corby provides opportunity to set a proportionate locally defined threshold above which impact assessments will be required.

10.35 In the case of Corby, for the period up to 2031, latest information estimates that there is limited short-term spending capacity for additional retail space. It is therefore considered that even developments below 1,000m² could have a significant impact on designated centres in the Borough. The important point to note is that the threshold is not one that determines whether or not an application should be refused, but whether an application should be subject to an impact assessment.

10.36 The context described above suggests a number of options the Council is considering:

a) Adopt a locally set threshold based on local evidence
b) Do not adopt a locally set threshold in the Part 2 Local Plan for Corby and use the national default threshold of 2,500m² in the National Planning Policy Framework

Q49. Which of the options do you think provides the best approach to protect the vitality and viability of existing centres?

If you preferred the first option, please state what they should be and/or how should they be calculated?

OTHER ISSUES

10.37 We have attempted to be as comprehensive as possible and identify all the important issues for the town centre and town centre uses that need to be addressed in preparing the Part 2 Local Plan for Corby. You may, however, feel something important has been missed. If this is the case, please let us know what the issue is in as much detail as possible. It should be noted that it is not necessary to simply repeat policies in the Joint Core Strategy or National Planning Policy Framework. The policies and proposals that are included in the Part 2 Local Plan for Corby should add some local value that is particular to the Borough.

Q50. Are there any other local issues that you think we should cover in relation to the town centre and town centre uses – if so what are they?
11. Monitoring and Implementation

1.11 It will be important to monitor the implementation of the policies within the Local Plan to ensure that the intended outcomes are achieved. Table 9 of the Joint Core Strategy sets out a detailed approach to how its objectives and policies are to be monitored.

11.2 The monitoring of policies and proposals in the Part 2 Local Plan for Corby is expected to be assessed in relation to monitoring of the strategic policies in the Joint Core Strategy.

11.3 The main mechanism for publishing the results of monitoring is the North Northamptonshire Authorities Monitoring Report. It reviews performance against Joint Core Strategy objectives and targets and considers whether there might be a need to review policies as a consequence. This approach accords with the plan, monitor and manage regime which is a fundamental element of the planning system.
Appendix A – Review of Saved 1997 Corby Borough Local Plan Policies

REVIEW OF SAVED 1997 CORBY BOROUGH LOCAL PLAN POLICIES

Saved policies from the Corby Borough Local Plan adopted in 1997 retain development plan status. We’d like to know whether you think the policies we have saved are still relevant and can be retained in their current state; whether they need minor amending or whether they need deleting or replacing. Copies of the Local Plan policies are available on the Council’s website at http://www.corby.gov.uk/planning-and-building-control/planning-policy/plan-making/saved-local-plan-policies/corby-borough

The final column in the table below indicates the following:

- Green (G) – Retain policy in existing form and incorporate within the Part 2 Local Plan for Corby
- Amber (A) – Minor amendments to policy only required
- Red (R) – Replace/Delete policy

Protecting and Enhancing Environmental Assets

<table>
<thead>
<tr>
<th>Policy</th>
<th>Comments</th>
<th>RAG</th>
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</thead>
</table>
| P2(E)  | When seeking to protect trees on development sites the Council will have particular regard to:-  
  i) the relationship between the trees and the buildings  
  ii) the location of services  
  iii) the method of construction  
  It is suggested that this policy is superfluous and should be deleted. The Joint Core Strategy makes provision for the retention, and where possible, enhancement of important landscape features such as trees. Moreover the updated Biodiversity SPD provides detailed guidance on building nature into development. | R |
| P13(E) | The Council will establish Local Nature Reserves where habitats of local significance can make a useful contribution to both nature conservation and opportunities for public access.  
  Policy 4 of the Joint Core Strategy supports the creation of non-statutory designations at a local level, therefore policy could be replaced by the Part 2 Local Plan for Corby. This issue is discussed under questions 4 and 5 of this consultation document. | R |
| P14(E) | The Council will adopt a strategic approach to nature conservation which will include:-  
  - identification and protection of sites of nature conservation interest including County Wildlife Sites;  
  - measures for the management of these sites;  
  - creation of new sites of conservation interest  
  - identification, protection and management of links between.  
  It is suggested that this policy is deleted. It appears to be have been replaced by Policy 4 of the Joint Core Strategy which sets out a strategic approach to protecting existing biodiversity and geodiversity assets, enhancing ecological links and supporting the protection and recovery of priority habitats using developer contributions or development design. | R |
Developments which conflict with this approach will not be permitted unless through the use of planning conditions or obligations the most important features of the site can be retained or compensated for nearby.

<table>
<thead>
<tr>
<th>Policy</th>
<th>Proposals for development on or in proximity to land containing known mineral resources will be considered with regard to the need to safeguard these resources</th>
<th>The saved policy clarifies that regard will be given to safeguarding mineral resources on land containing known mineral resource. It replicates the approach for safeguarding mineral resources within Northamptonshire set out through Policy 28 of the Minerals and Waste Local Plan. The Policies Map will show areas safeguarded for mineral extraction. This policy is considered unnecessary.</th>
</tr>
</thead>
<tbody>
<tr>
<td>P15(E)</td>
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</table>

P16(E) Within the Corby/Kettering Green Wedge, planning permission for development will not be granted except where

i) the development is essential for the purpose of agriculture or forestry, or

ii) the development comprises recreational facilities in accordance with Policy P9(L), and

iii) the proposed use, and the form, bulk and general design of any buildings are in keeping with their surroundings.

Matters relating to this policy are addressed under question 6 of this consultation document.

<table>
<thead>
<tr>
<th>SLA</th>
<th>The Rockingham Forest and The Lower Nene Valley, The Welland Valley</th>
<th>The Special Landscape Area designation has been superseded by policies based on the Northamptonshire Environmental Character Assessment1. Existing designations such as County Wildlife Sites, Sites of Special Scientific Interest and Local Nature Reserves are considered under questions 4 and 5 of this consultation document.</th>
</tr>
</thead>
</table>

Protecting and Enhancing the Historic Environment

<table>
<thead>
<tr>
<th>Policy</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>P3(E)</td>
<td>This policy commits the authority to prepare and implement environmental enhancement schemes in conservation</td>
</tr>
</tbody>
</table>

11 River Nene Regional Park, Northamptonshire Environmental Character Assessment
<table>
<thead>
<tr>
<th>Ref</th>
<th>Policy</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>P5(E)</td>
<td>Historic Parks and Gardens</td>
<td>This protects historic parklands and gardens. Registered parks and gardens are protected by paragraph 132 of the National Framework and Policy 2 of the Joint Core Strategy. This policy appears unnecessary.</td>
</tr>
<tr>
<td>P11(E)</td>
<td>Protection of Ancient Monuments and Archaeological Sites</td>
<td>This policy sets out criteria to protect important archaeological sites, structures and landscapes or their settings. It seems to be largely superseded by Policy 2 of the Joint Core Strategy and is superfluous.</td>
</tr>
</tbody>
</table>

**Provision of Infrastructure**

<table>
<thead>
<tr>
<th>Ref</th>
<th>Policy</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>P10(L)</td>
<td>Land adjoining the Great Oakley Cricket Club shall be reserved as green open space and used for agriculture, grazing or public open space.</td>
<td>This saved policy preserves land adjoining Great Oakley Cricket Club. It will be updated and replaced as part of overall review of open space designations.</td>
</tr>
<tr>
<td>P5(T)</td>
<td>Appropriate facilities will be provided for taxis and private hire cars where they complement bus and rail services.</td>
<td>Policies within the Northamptonshire Transportation Plan encourage a range of facilities at transport interchanges, including taxi ranks and the Joint Core Strategy promotes the development of multi modal interchanges. It is considered unnecessary to repeat this, therefore policy could be deleted.</td>
</tr>
<tr>
<td>P9(C)</td>
<td>In dealing with applications for telecommunications apparatus, the Council will take account of the technical requirements of the apparatus, the effect on the appearance of any building or structure on which the apparatus is to be installed, the effects on the visual amenity of the locality and surrounding landscape, and the following guidelines:</td>
<td>Communications infrastructure is addressed in Policy 10 of the Joint Core Strategy and some criteria and principles are included the National Planning Policy Framework. It is, however, considered necessary to retain a local policy on telecommunications but this should be updated in line with the National Framework and best practice</td>
</tr>
</tbody>
</table>

(i) Where possible apparatus will be sited on the ground, in a position which minimises its visual impact and will be screened from the street and adjoining properties by appropriate landscaping or means of enclosure.

(ii) Satellite dishes will not be permitted
if they project above the highest point of the roof of a building or structure.

(iii) Wall mounted dishes should be sited in the least obtrusive position and respect the architectural features of the building or structure.

(iv) Installations in Conservation Areas or on Listed Buildings that would adversely affect the character of the area or buildings or sites will not be permitted.

(v) Where, in order to meet technical requirements, siting of antennae would result in a breach of these guidelines, the applicant should consider siting the antennae in less obtrusive positions on adjoining buildings or sites and cabling the service to premises.

(vi) Where appropriate, the equipment will be required to be coloured or painted so as to minimise visual intrusion.

<table>
<thead>
<tr>
<th></th>
<th>Provision will be made for a Community Home and a replacement ambulance station on land at the Community Hospital subject to a decision by Rockingham Forest Trust. It should be possible to locate this development within the existing boundaries but consideration would be given to the release of adjoining land for health facilities</th>
<th>The majority of the site allocated within the Local Plan has been developed; the medical facilities have been expanded and a new Urgent Care Centre developed. Policy no longer required</th>
<th>R</th>
</tr>
</thead>
<tbody>
<tr>
<td>C4</td>
<td>A local medical centre or Doctor's Surgery will be provided to serve the Kingswood area (Canada Square)</td>
<td>Further discussion necessary with local Clinical Commissioning Groups and key personnel within the NHS to establish scope of evidence and understand justification to include local policies in the Part 2 Local Plan for Corby</td>
<td></td>
</tr>
<tr>
<td>C5</td>
<td>A local medical centre or Doctor's Surgery will be provided to serve Shire Lodge (Site to be identified)</td>
<td>Further discussion necessary with local Clinical Commissioning Groups and key personnel within the NHS to establish scope of evidence and understand justification to include local policies in the Part 2 Local Plan for Corby</td>
<td></td>
</tr>
<tr>
<td>C6</td>
<td>A local medical centre or Doctor's Surgery will be provided to serve Pen</td>
<td>Further discussion necessary with local Clinical Commissioning Groups and key</td>
<td></td>
</tr>
<tr>
<td>Code</td>
<td>Description</td>
<td>Details</td>
<td></td>
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<tr>
<td>C8</td>
<td>A site of 1.2 ha will be allocated for a primary school in the later phases of Snatchill.</td>
<td>Oakley Vale Primary School opened in 2008 and Corby Primary Academy opened in September 2013 to serve Oakley Vale. Policy no longer required.</td>
<td></td>
</tr>
<tr>
<td>C9</td>
<td>A site of 1.2ha will be allocated for a primary school at Snatchill east</td>
<td>Oakley Vale Primary School opened in 2008 and Corby Primary Academy opened in September 2013 to serve Oakley Vale. Policy no longer required.</td>
<td></td>
</tr>
<tr>
<td>C12</td>
<td>A Mental Health Resources Centre will continue to be developed at Hazelwood House</td>
<td>Site has outline planning permission for demolition of existing buildings and development of 27 dwellings. Policy no longer required.</td>
<td></td>
</tr>
<tr>
<td>C13</td>
<td>Resources centres for the elderly will be provided at Hazelwood House and Maple House</td>
<td>Maple House has been demolished and land is being promoted for residential development. Policy no longer required.</td>
<td></td>
</tr>
<tr>
<td>C14</td>
<td>The County Council is seeking locations for Group Homes for the disabled, including provision of a Group Home at 9 Minden Close</td>
<td>Further discussion necessary with Northamptonshire County Council to establish scope of evidence and understand justification to include local policies in the Part 2 Local Plan for Corby</td>
<td></td>
</tr>
<tr>
<td>C18</td>
<td>Provision will be made for a community hall in the later phases of development at Snatchill.</td>
<td>Oakley Vale Community Centre opened in July 2013. Policy no longer required.</td>
<td></td>
</tr>
<tr>
<td>C19</td>
<td>A larger, multipurpose community hall will be provided within the proposed neighbourhood centre to be located at Oldlands Road.</td>
<td>Oakley Vale Community Centre opened in July 2013. Policy no longer required.</td>
<td></td>
</tr>
<tr>
<td>C20</td>
<td>Provision will be made for a Church Centre within the proposed neighbourhood centre to be located at Oldlands Road.</td>
<td>No provision made for church centre or other worship facilities within the neighbourhood centre</td>
<td></td>
</tr>
<tr>
<td>C28</td>
<td>Provision will be made for a crematorium on land adjoining the Corby Landfill site. Access will be gained via the proposed Seymour Plantation Business Park which adjoins the site.</td>
<td>Land not available for crematorium. Policy no longer required.</td>
<td></td>
</tr>
<tr>
<td>C29</td>
<td>The existing site at Princewood Road should continue to operate as an amenity tip leading to restoration. Once restoration is completed satisfactorily, consideration will be given to redevelopment for commercial purposes subject to any requirements regarding landfill gas.</td>
<td>Formally designated closed landfill. Land will be reviewed as part of wider employment land assessment.</td>
<td></td>
</tr>
<tr>
<td>C30</td>
<td>Provision will be made for the extension of the amenity tip facility at Princewood</td>
<td>Formally designated closed landfill. Land will be reviewed as part of wider employment land assessment.</td>
<td></td>
</tr>
<tr>
<td>Ref</td>
<td>Policy</td>
<td>Comments</td>
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</tr>
<tr>
<td>T3</td>
<td>Provision of a southern distributor road linking A6014 Oakley Road with the A43/A6116 at Stanion</td>
<td>This is not included within the Northamptonshire Transportation Plan and is not planned to be delivered as part of either Oakley Vale or Little Stanion developments. Delete</td>
<td>R</td>
</tr>
<tr>
<td>T5</td>
<td>Provision of access to J35. (Rail served development)</td>
<td>Implemented. Policy no longer required.</td>
<td>R</td>
</tr>
<tr>
<td>T9</td>
<td>Changes in the road network around the town centre arising from new development proposals.</td>
<td>Not specific land use policy. Overtaken by Northamptonshire Transportation Plan, therefore policy could be deleted</td>
<td>R</td>
</tr>
<tr>
<td>T10</td>
<td>Provision of an industrial distributor road to serve the proposed employment land north of Birchington Road, including a new junction to the Birchington Road roundabout.</td>
<td>Completion of Corby Northern Orbital Road. Policy no longer required.</td>
<td>R</td>
</tr>
<tr>
<td>T11</td>
<td>An Accident Reduction Scheme will be carried out in George Street which will aim to create a strong link between the Civic Precinct and the rest of the Town Centre and may include modifications to the highway. Any scheme may incorporate new taxi and bus waiting areas.</td>
<td>Traffic calming measures introduced to George Street, incorporating new taxi and bus waiting areas, therefore policy could be deleted.</td>
<td>R</td>
</tr>
<tr>
<td>T12</td>
<td>A6003 dualling.</td>
<td>Dualling no longer included in the Northamptonshire Transportation Plan. Treatment of the A6003 to be considered as part of the planning application for West Corby Sustainable Urban Extension</td>
<td>R</td>
</tr>
<tr>
<td>T17</td>
<td>Provision of rail links to the rail served development south of St James' Industrial Estate. It is noted that the development site lies in an environmentally sensitive location and will be subject to an environmental study and integrated environmental management plan</td>
<td>No longer deliverable, therefore policy could be deleted</td>
<td>R</td>
</tr>
<tr>
<td>T18</td>
<td>Consideration will be given to the provision of a new bus station and taxi rank facilities in the Town Centre.</td>
<td>New bus stations and taxi waiting area implemented as part of George Street improvements. Policy no longer required.</td>
<td>R</td>
</tr>
</tbody>
</table>

Delivering Economic Prosperity
The Corby Sewage Treatment Works is a 'bad neighbour' and proximity to the Works, and the potential smell and associated nuisance, will be a material consideration in dealing with planning applications for development within 400m of the boundaries of the Works.

Intensive livestock units may also be 'bad neighbours' and the adverse effect of such units will be a material consideration in determining planning applications within 400m.

This is considered a useful policy that clarifies that the effects of bad neighbour uses will be a material consideration in dealing with planning applications within 400m of that use. It is suggested that this policy should be retained and rolled forward into the Part 2 Local Plan for Corby.

A number of sites are allocated for employment development within the original Local Plan. The National Framework cautions about retaining such allocations when there is no demand. All relevant sites will be reviewed as part of the updates to evidence.

**Delivering Housing**

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<th>Ref</th>
<th>Policy</th>
<th>Comments</th>
<th>RAG</th>
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<tbody>
<tr>
<td>P6(R)</td>
<td>Proposals for new dwellings on plots formed from parts of gardens of existing dwellings in built-up areas will only be permitted where there would be no adverse effects on the amenity and privacy of existing dwellings and where adequate and safe vehicular access is available. Proposals in the form of 'tandem' development will not be permitted.</td>
<td>This seeks to control development in gardens. It is considered a well used policy that is consistent with paragraph 53 of the National Framework.</td>
<td>G</td>
</tr>
<tr>
<td>P7(R)</td>
<td>Proposals for 'granny annexes' in the form of extensions, additions or separate buildings for occupation by elderly or disabled dependant relatives of the household occupying the existing dwelling, will be considered sympathetically. Where planning permission for self-contained accommodation is granted an appropriate agreement restricting occupation will be sought.</td>
<td>This supports the provision of accommodation for elderly or disabled dependent relatives of the existing household. It complements the Joint Core Strategy in terms of meeting needs of delivering a mix of housing.</td>
<td>G</td>
</tr>
<tr>
<td>P8(R)</td>
<td>Residential accommodation should be maintained in the Town Centre. If new shopping proposals necessitate the loss of residential accommodation, it should be replaced elsewhere within the Town Centre.</td>
<td>This protects and maintains town centre housing. It could be argued that it has been overtaken by Policy 12 of the Joint Core Strategy and should be deleted.</td>
<td>R</td>
</tr>
<tr>
<td>P9(R)</td>
<td>Where residential accommodation is located above shops or commercial premises. It</td>
<td>This protects town centre housing above shops or commercial premises.</td>
<td>R</td>
</tr>
</tbody>
</table>
premises, changes of use to non-residential uses will not be permitted. Could be argued that it has been overtaken by Policy 12 of the Joint Core Strategy and should be deleted.

**P10(R)**
Alterations and extensions to houses will be permitted provided that the appearance of the house and surrounding area is not adversely affected. Permission is unlikely to be granted where the siting and scale of the extension significantly affects the degree of sunlight, daylight and privacy enjoyed by the occupants of adjoining property. Pitched roofs will be preferred to flat roofs. Roof extensions which exceed ridge height will not normally be acceptable. Well used policy which is nevertheless covered in national policy, Joint Core Strategy and supporting SPD.

The following sites are allocated for housing development. All relevant sites will be reviewed as part of the updates to evidence.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Policy</th>
<th>Comments</th>
<th>RAG</th>
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<tbody>
<tr>
<td>R2</td>
<td>Pytchley Court</td>
<td>Subject to review</td>
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</tr>
<tr>
<td>R4</td>
<td>Pen Green Lane</td>
<td>Subject to review</td>
<td></td>
</tr>
<tr>
<td>R7</td>
<td>Garden Centre</td>
<td>Subject to review</td>
<td></td>
</tr>
<tr>
<td>R8</td>
<td>West of Stanion</td>
<td>Implemented. Policy no longer required</td>
<td></td>
</tr>
<tr>
<td>R9</td>
<td>Off Stanion Lane</td>
<td>Implemented. Policy no longer required</td>
<td></td>
</tr>
<tr>
<td>R10</td>
<td>Snatchill North</td>
<td>Implemented. Policy no longer required</td>
<td></td>
</tr>
<tr>
<td>R11</td>
<td>Snatchill South East</td>
<td>Implemented. Policy no longer required</td>
<td></td>
</tr>
<tr>
<td>R12</td>
<td>Snatchill South</td>
<td>Implemented. Policy no longer required</td>
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</table>

**Villages and Rural Areas**

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<th>Ref</th>
<th>Policy</th>
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<th>RAG</th>
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</thead>
<tbody>
<tr>
<td>P8(V)</td>
<td>In determining proposals for business and general industrial development, consideration will be given to:-</td>
<td>It is considered that the matters relating to this policy are addressed within the Joint Core Strategy and a separate policy cannot be warranted.</td>
<td></td>
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<tr>
<td></td>
<td>i) the impact of the proposal on the form, character and setting of the village, and on the community and its local environment;</td>
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<td></td>
<td>ii) the ability of local services to accommodate the development;</td>
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<td>iii) the requirements of agriculture and the need to protect the best and most versatile agricultural land from development which is irreversible;</td>
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<td>iv) the need to protect open land which is of particular significance to the form and character of the village;</td>
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</table>

69
v) noise emission or other forms of pollution;
vii) the amenity of adjoining dwellings.

| P12(V) | The provision of recreational and community facilities in the villages will be supported (except that proposals for built facilities at Rockingham will only be considered following careful assessment of detailed design and materials, siting and landscaping). | It is considered that the matters relating to this policy are addressed under policies 7 and 8 of the Joint Core Strategy and a separate policy is unnecessary. | R |

| P13(V) | In order to conserve the village environment development will not normally be permitted on open land which is of particular significance to the form and character of the village. | Protection of open land is consistent with the National Framework and reiterated in Policy 7 of the Joint Core Strategy. The open land identified in this policy will be subject to review as part of updates to the open space, sport and recreational facilities audit and assessment | A |

The following sites are allocated for housing development. All will be reviewed as part of the updates to the evidence.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>R11</td>
<td>Off Corby Road, Gretton</td>
<td>Implemented. Policy no longer required.</td>
</tr>
<tr>
<td>R16</td>
<td>Chapel Road, Weldon</td>
<td>Largely implemented. Residual subject to review</td>
</tr>
<tr>
<td>R17</td>
<td>Oundle Road, Weldon</td>
<td>Subject to review</td>
</tr>
<tr>
<td>R18</td>
<td>Woodlands Lane</td>
<td>Subject to review</td>
</tr>
</tbody>
</table>

**Town Centre and Town Centre Uses**

<table>
<thead>
<tr>
<th>Ref</th>
<th>Policy</th>
<th>Comments</th>
<th>RAG</th>
</tr>
</thead>
<tbody>
<tr>
<td>P2(S)</td>
<td>Within the Town Centre permission will be granted for shopping development provided that:-</td>
<td>There are policies within the Joint Core Strategy that relate to place shaping principles. In particular Policy 8b) make pleasant and safe streets ensuring satisfactory access, parking, servicing and manoeuvring; Policy d) create distinctive places ensuring that development responds to the sites context and Policy 8a) to create connected places and connect to existing services and facilities. It is considered that this policy has been superseded by the Joint Core Strategy and could be deleted.</td>
<td>R</td>
</tr>
<tr>
<td><strong>P3(S)</strong></td>
<td><strong>P4(S)</strong></td>
<td><strong>P6(S)</strong></td>
<td><strong>P7(S)</strong></td>
</tr>
<tr>
<td>---</td>
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<td>---</td>
<td>---</td>
</tr>
</tbody>
</table>
| Within the defined primary shopping core area of Corby Town Centre, permission will not normally be granted for the change of use of the ground floor of an existing shop to use other than shop (A1) or food and drink (A3). | Within the defined secondary shopping areas, changes of use involving loss of retail uses will only be considered favourably where the new use will:-  
   i) be compatible with the general shopping character of its surroundings;  
   ii) not lead to an excessive break in the retail frontage. | The market should be maintained and enhanced together with satisfactory arrangements for servicing and parking. Rationalisation, relocation or expansion of the market to another site would enable the existing facilities in Queen’s Square to be improved. Relocation or rationalisation of the market could facilitate the refurbishment or redevelopment of Queen’s Square. | Specific attention will be paid to improving advertising, lighting, hard and soft landscaping and street furniture and to upgrading shop front design. The covering in of existing streets would bring about important improvements in weather protection for shoppers, thereby making shopping in the town centre more pleasant and convenient. Corporation Street, Spencer Court, Queen’s Square and the Links/Market Walk would particularly benefit from enclosure. Development proposals embracing enclosure or covering in will therefore be permitted. | Provision of entertainment and leisure |
<p>| This seeks to retain retail uses within the primary shopping core. It is suggested policy is updated to reflect any suggested changes to the town centre retail boundaries and to reflect the National Framework | This seeks to control the loss of retail within the secondary shopping areas. It is suggested policy is updated to reflect any suggested changes to the town centre retail boundaries and to reflect the National Framework | This seeks to maintain and enhance the market. It is suggested that this policy is out of date and unnecessary. | This supports measures to enclose or cover the town centre. Out of date. More up to date plans would be used as a material consideration in the determination of a planning application where necessary. It is considered that the policy could be deleted | This encourages the provision of |</p>
<table>
<thead>
<tr>
<th>Uses</th>
<th>Entertainment and leisure uses. It is suggested that this policy is unnecessary and is not a specific land use proposal, therefore should be deleted.</th>
</tr>
</thead>
</table>
| P10(S) | Proposals for betting offices or amusement arcades will not be permitted in the defined Primary shopping core of Corby Town Centre where this would result in the loss of a shop or other service provided mainly for the use of shoppers and other Town Centre users. Proposals for betting offices or amusement arcades in the Town Centre or other shopping areas will be considered against the following criteria:-  
  
  • the creation of an excessive break in the shopping frontage;  
  • compatibility with the general shopping character of the surroundings and effect on the vitality and viability of the shopping area;  
  • potential traffic problems, in particular the frequency and timing of customers’ visits and short stay parking close to the premises;  
  • the potential for noise and disturbance both from the premises and from users entering and leaving with particular regard to operation outside normal shopping hours and the impact on nearby residences;  
  • in the case of an amusement arcade, the kinds of amusements proposed in relation to the above criteria.  
  
  This seeks to control change of use to betting offices and amusement arcades. Betting shops and amusement arcades have been made ‘sui generis’ uses, meaning a use class of their own, with the result that local authorities have new powers to control these changes of use. It is therefore considered that this policy is outdated and should be deleted. |
| S17   | Further commercial development (which may include leisure facilities) will take place at the Phoenix Centre but this should not include additional shops or retail warehouses beyond existing commitments.  
  
  Supports commercial development at Phoenix Centre. It could be argued that the National Framework and Joint Core Strategy provide sufficient flexibility to consider such proposals. |
| S21   | Community and sporting facilities will be made necessary by the Snatchill housing development and the Council  
  
  Supports the provision of neighbourhood shops to serve Land to the West of Stanion. Superseded by the |
will seek to enter into planning obligations with developers for the provision of these facilities at or adjacent to the Neighbourhood Centre to serve other housing land to the west of Stanion.

| S24 | Provision of a petrol filling station and restaurant on land south of Banggrave Road. | planning permission. Policy no longer required |

Q51. Do you agree with the approach to saved Local Plan policies, if not, why?
Appendix B – Scoping Consultation Incorporating Issues and Options Mapping
Appendix C – Housing Trajectory

| Location                                      | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 | Total |
|-----------------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Alexandra Road                                | 0     | 0     | 0     | 0     | 0     | 0     | 7     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 7     |
| Arran Way                                     | 4     | 0     | 28    | 23    | 0     | 0     | 4     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 59    |
| Canada Square                                 | 0     | 0     | 0     | 0     | -16   | 9     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 7     |
| Cardigan House                                | 0     | 0     | 0     | 0     | 0     | 6     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 6     |
| Church Piece, Stanion                         | 0     | 0     | 0     | 0     | 0     | 11    | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 11    |
| Club 2000, Counts Farm Road                   | 0     | 0     | 0     | 0     | 0     | 0     | 14    | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 14    |
| Corby Road, Weldon                            | 0     | 0     | 0     | 0     | 0     | 0     | 18    | 19    | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 37    |
| Corby West                                    | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 50    | 150   | 200   | 350   | 350   | 350   | 350   | 350   | 350   | 350   | 3,200 |
| Former Beanfield School                       | 0     | 0     | 0     | 0     | 0     | 26    | 12    | 42    | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 90    |
| Former Kingswood School                       | 0     | 0     | 0     | 0     | 0     | 24    | 36    | 47    | 24    | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 131   |
| Former Rangers Club                           | 0     | 0     | 0     | 0     | 13    | 11    | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 24    |
| Hazelwood House                               | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 16    | 16    | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 32    |
| Lady Pope John School                         | 0     | 0     | 0     | 0     | 0     | 0     | 15    | 20    | 30    | 30    | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 95    |
| Little Colliers Field                         | 0     | 0     | 0     | 0     | 0     | 6     | 30    | 12    | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 48    |
| Little Stanion                                | 74    | 121   | 102   | 93    | 89    | 76    | 76    | 57    | 24    | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 712   |
| North of Cottingham Road                     | 0     | 12    | 21    | 38    | 0     | 0     | 3     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 74    |
| Oakley Vale                                   | 107   | 96    | 103   | 51    | 40    | 76    | 79    | 40    | 40    | 40    | 40    | 40    | 38    | 0     | 0     | 0     | 0     | 0     | 0     | 750   |
| Oakley Vale Phase 8 and 9                     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 530   |
| Off Stanion Lane                              | 0     | 0     | 0     | 0     | 11    | 19    | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 20    | 0     | 0     | 0     | 0     | 50    |
| Parkland Gateway                              | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 20    | 31    | 31    | 31    | 0     | 0     | 113   |
| Railway Station Interchange                   | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 15    | 15    | 15    | 0     | 0     | 45    |
| The Lodge, Weldon Road                        | 0     | 0     | 0     | 0     | 7     | 4     | 11    | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 22    |
| Weldon Park                                  | 0     | 0     | 0     | 0     | 0     | 0     | 40    | 60    | 60    | 60    | 60    | 60    | 60    | 60    | 60    | 60    | 60    | 60    | 60    | 820   |

**Please Note:** The above assessment is without prejudice to any decisions the Council may make in respect to the contents of the Local Plan or the determination of any planning applications.
### Appendix D – Summary of Consultation Questions

<table>
<thead>
<tr>
<th>Question</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Question 1</td>
<td>More evidence will need to be prepared as the Plan progresses. What other evidence do you think need to be prepared, or taken into account, to ensure the Plan is sound?</td>
</tr>
<tr>
<td>Question 2</td>
<td>Are you aware of any strategic issues that are not covered by the Joint Core Strategy and should be addressed in the Part 2 Local Plan for Corby?</td>
</tr>
<tr>
<td>Question 3</td>
<td>(a) Do you have any comments on the options suggested? (b) Are there any other options we should consider?</td>
</tr>
<tr>
<td>Question 4</td>
<td>(a) Do you have any comments on the options suggested? (b) Are there any other options we should consider?</td>
</tr>
<tr>
<td>Question 5</td>
<td>Are there any additional areas of land that you think should be identified as a locally designated site for protection? Yes or No, if yes, please provide details of the site(s) and your reasons for inclusion</td>
</tr>
<tr>
<td>Question 6</td>
<td>Is there a need to include a locally specific policy within the Part 2 Local Plan for Corby to prevent coalescence in addition to the policies in the National Planning Policy Framework and Joint Core Strategy? Yes or No, if you answered yes, please give your reasons and identify the specific areas to be designated</td>
</tr>
<tr>
<td>Question 7</td>
<td>(a) Do you have any comments on the options suggested? (b) Are there any other options we should consider?</td>
</tr>
<tr>
<td>Question 8</td>
<td>Should the Council introduce a new policy for ‘local green spaces’? If so, are there any areas within the Borough that are suitable for designation as a Local Green Space in line with the criteria set out in the National Framework? Please provide justification.</td>
</tr>
<tr>
<td>Question 9</td>
<td>(a) Do you have any comments on the options suggested? (b) Are there any other options we should consider?</td>
</tr>
<tr>
<td>Question 10</td>
<td>(a) Do you have any thoughts on tranquillity areas? (b) Do you have any evidence that the Council need to address this through the Part 2 Local Plan for Corby?</td>
</tr>
<tr>
<td>Question 11</td>
<td>Do you think that the National Planning Policy Framework and Joint Core Strategy sufficiently cover water resources and water quality or do you think we need another local policy for this? If you answered yes, what should these additional local policies look like and what evidence should be used?</td>
</tr>
<tr>
<td>Question 12</td>
<td>Are there any other local issues that you think we should cover in relation to environmental assets – if so what are they?</td>
</tr>
<tr>
<td>Question 13</td>
<td>(a) Do you have any comments on the options suggested? (b) What criteria could we use to assess whether buildings and structures are suitable for inclusion on the local list of heritage assets?</td>
</tr>
<tr>
<td>Question 14</td>
<td>Do you have any comments or suggestions on how the Council can support the implementation of the Joint Core Strategy in protecting, preserving and, where appropriate, enhancing the historic environment?</td>
</tr>
<tr>
<td>Question 15</td>
<td>Are there any other local issues relating to the historic environment that you think should be addressed through the Part 2 Local Plan for Corby or Supplementary Planning Document, if so, what are they?</td>
</tr>
<tr>
<td>Question 16</td>
<td>Do you think further detailed local policy on design is required to support the Joint Core Strategy? If yes, please specify what should be included and in what format.</td>
</tr>
<tr>
<td>Question 17</td>
<td>Is there a need for the Part 2 Local Plan for Corby to include a locally specific policy to...</td>
</tr>
<tr>
<td>Question</td>
<td>Text</td>
</tr>
<tr>
<td>----------</td>
<td>------</td>
</tr>
<tr>
<td>18</td>
<td>Is there a need for the Part 2 Local Plan for Corby to include a locally specific policy to support education and training infrastructure in additional to policies in the Joint Core Strategy?</td>
</tr>
<tr>
<td>19</td>
<td>Do you have any comments on the approach to planning for social and cultural infrastructure?</td>
</tr>
<tr>
<td>20</td>
<td>Is there a need for the Part 2 Local Plan for Corby to include a locally specific policy to support emergency services infrastructure?</td>
</tr>
<tr>
<td>21</td>
<td>Is there a need for the Part 2 Local Plan for Corby to include a locally specific policy to support health and wellbeing infrastructure?</td>
</tr>
<tr>
<td>22</td>
<td>Is there a need for the Part 2 Local Plan for Corby to include a locally specific policy to support utility infrastructure?</td>
</tr>
<tr>
<td>23</td>
<td>Do you agree that the saved Local Plan policies identified in paragraph 6.31 of this consultation document can be deleted, if not, why?</td>
</tr>
<tr>
<td>24</td>
<td>Are there any other local issues relating to the provision of infrastructure that you think should be addressed through the Part 2 Local Plan for Corby, if so, what are they?</td>
</tr>
<tr>
<td>25</td>
<td>Do you consider that any of the identified supply listed in Table 3 is unlikely to come forward for employment development and will not help meet the needs of the Borough? Please indicate which sites, and explain your reasons?</td>
</tr>
<tr>
<td>26</td>
<td>If you feel that any of the identified supply listed in Table 3 is not likely to come forward and should not be protected and retained, can you suggest a suitable alternative use?</td>
</tr>
<tr>
<td>27</td>
<td>Are you aware of any non-strategic sites we could be considering for future potential development over the plan period? If yes, please provide details.</td>
</tr>
<tr>
<td>28</td>
<td>It is not considered necessary for the Part 2 Local Plan for Corby to include additional local policy on Rockingham Motor Racing Circuit Enterprise Area in addition to Policy 27 of the Joint Core Strategy and the existing consents. Do you agree? If not, please specify what should be included.</td>
</tr>
<tr>
<td>29</td>
<td>Are there any other local issues relating to economic prosperity that you think should be addressed through the Part 2 Local Plan for Corby, if so, what are they?</td>
</tr>
<tr>
<td>30</td>
<td>Should additional housing sites be identified and if so how much? If yes then please explain your response.</td>
</tr>
<tr>
<td>31</td>
<td>Are you aware of any non-strategic sites within the Borough we could be considering for future potential development over the plan period?</td>
</tr>
<tr>
<td>32</td>
<td>(a) Which of the options do you think provides the best approach to supporting sustainable rural development? (b) Are there any other options we should consider?</td>
</tr>
<tr>
<td>33</td>
<td>(a) Do you have any comments on the suggested options? (b) Are there any other options we should consider?</td>
</tr>
<tr>
<td>34</td>
<td>(a) Which of the options do you think provides the best approach to supporting self build and custom house building? (b) Are there any other options we should consider?</td>
</tr>
<tr>
<td>35</td>
<td>Do we need to identify sites or develop further local guidance?</td>
</tr>
<tr>
<td>36</td>
<td>(a) Do you have any comments on the suggested options? (b) Are there any other options we should consider?</td>
</tr>
<tr>
<td>37</td>
<td>(a) Do you have any comments on the options suggested? (b) Can you identify any sites that would be suitable for provision of gypsies and travellers?</td>
</tr>
<tr>
<td>38</td>
<td>Are there any other local issues relating to housing that you think should be addressed through the Part 2 Local Plan for Corby, if so, what are they?</td>
</tr>
<tr>
<td>Question</td>
<td>Text</td>
</tr>
<tr>
<td>----------</td>
<td>------</td>
</tr>
<tr>
<td><strong>39</strong></td>
<td>Do you have any comments on the options suggested? Please give a detailed answer and expand on any reasoning.</td>
</tr>
<tr>
<td><strong>40</strong></td>
<td>Which of the options do you think provides the best approach to distinguish between where open countryside and settlement policies apply?</td>
</tr>
<tr>
<td><strong>41</strong></td>
<td>Are the criteria listed above appropriate for assessing settlement boundaries or do you think we need to change the criteria, and if so what changes should we make?</td>
</tr>
<tr>
<td><strong>42</strong></td>
<td>Are there any other local issues relating to villages and the rural area that you think should be addressed, if so, what are they?</td>
</tr>
<tr>
<td><strong>43</strong></td>
<td>Do you agree with the proposed changes to the retail hierarchy and hierarchy set out in Assessment of Retail Network and Hierarchy? If not, what changes do you suggest?</td>
</tr>
<tr>
<td><strong>44</strong></td>
<td>(a) Do you have any comments on the options suggested? (b) Have all the key development principles been identified that should continue to be supported and carried through into policy designations?</td>
</tr>
<tr>
<td><strong>45</strong></td>
<td>Are the updated draft retail boundaries correct? If not, please indicate how the boundaries should be changed.</td>
</tr>
<tr>
<td><strong>46</strong></td>
<td>Do you have any comments on the options suggested?</td>
</tr>
<tr>
<td><strong>47</strong></td>
<td>(a) Do you have any comments on the proposed approach to the key town centre development opportunities? (b) Are there any particular issues the Council should know about these sites?</td>
</tr>
<tr>
<td><strong>48</strong></td>
<td>Are you aware of any other potential development sites within or adjacent to the town centre that are available and which are not identified? If so, please supply further details</td>
</tr>
<tr>
<td><strong>49</strong></td>
<td>Which of the options do you think provides the best approach to protect the vitality and viability of existing centres? If you preferred the first option, please state what they should be and/or how should they be calculated?</td>
</tr>
<tr>
<td><strong>50</strong></td>
<td>Are there any other local issues that you think we should cover in relation to the town centre and town centre uses – if so what are they?</td>
</tr>
</tbody>
</table>