Executive Summary
June 2005
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Introduction
1.1 Roger Tym & Partners (RTP together with Innes England, were commissioned by Corby Borough Council to undertake an Urban Housing Capacity Study for the urban area of Corby as defined on the plan attached at Appendix 1.
1.2 The purpose of the study is to identify potential housing capacity from various sources especially previously-developed land and buildings. The study represents a snap-shot in time and the base date is 31 March 2004. We estimate the likely scale of housing development in the short term up to 2011 and also in the longer-term between 2011 and 2021.

Background
1.3 This section highlights the salient features of national and regional planning policy, particularly in respect of residential development and the need for all local authorities to make the best use of land that has been previously developed and buildings that have been previously used.
1.4 Targets for the re-use of land and buildings are now identified in national and regional policy and best practice guidance identifies approaches to maximizing the possible sources of potential housing sites. At the national level this guidance is known as ‘Tapping the Potential’ (published in December 2000); the ‘Regional Guidance Note on Urban Capacity Studies’ was prepared by the East Midlands Regional Local Government Association (published in February 2002).
1.5 This study takes into account, and is consistent with, the principles identified in the above guides.

Corby Development Context
1.6 The planning and development context for Corby is presented in Section 4. The future growth of Corby - introduced by Catalyst Corby’s Regeneration Framework in January 2003 - is now incorporated into the Regional Spatial Strategy for the East Midlands and therefore has statutory status as part of the development plan. The Milton Keynes and South Midlands Sub-Regional Strategy (published in March 2005) provides the finer detail of the scale of growth for Corby, including 16,800 new houses between 2001 and 2021.
1.7 Concerning development activity, it is noted that the level of housing completions has increased in the Borough in each of the last five years. New activity has been almost exclusively at Oakley Vale on the southern side of Corby.
1.8 Referring to the potential capacity sources identified in Section 3, we list those that we consider will provide limited capacity and those likely to provide the most capacity.

Methodology
1.9 We describe the boundary of the study and the overall approach of the study and its methodology. The potential sources of further housing are refined, where appropriate, into sub-sources, and these groupings are later used in tabular form to identify the scale of housing that may be expected from each.
1.10 The sites identification database referred to, is the means by which we record details of each site assessed (over 800 sites are contained in this database). These site details are linked to a map of each site. The database contains details listed under planning status; site suitability, development likelihood; and housing capacity.
Housing Commitments and Allocations

1.11 This section explains how existing sites with permission for housing or allocated, may contribute to housing supply at a higher density.

1.12 Housing completions between April 2001 and March 2004 amount to 625. Dwellings from other commitments and allocations (post March 2004) amount to 3,740 dwellings. The grand total is therefore 4,365 dwellings.

Housing Yield Assessment

1.13 We assess the potential housing capacity from each of the sources that we previously identified. We provide a reasoned justification, in each case, for the scale of housing we estimate arising from each source.

Total Housing Capacity

1.14 We summarise the total dwelling potential by source in Table 8.1 and highlight what may be expected to be developed from the UHCS area, firstly in the period up to 2011, and secondly in the period between 2011 and 2021.

1.15 Thus, for the period up to 2011, we estimate there will be a total of 4,431 new dwellings, from both commitments and allocations (3,440 dwellings) and from additional capacity from those sources assessed in the study (991 dwellings) (Table 8.2 refers).

1.16 For the period up to 2021, we estimate that there will be a total of 1,448 dwellings built within the urban area. This comprises the balance in the town centre (300 dwellings) and from additional capacity from the sources surveyed in this study (1,148 dwellings) (Table 8.3 refers).

Conclusions

1.17 Summarises the conclusions to the study and indicates the relevance of the study to the preparation of the Local Development Framework.