Habitats Regulations Assessment of the Part 2 Local Plan for Corby

Corby Borough Council

Project number: 60562112

June 2019
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1. Introduction

Background to the Project

1.1 AECOM has been appointed by the Corby Borough Council ("the Council") to assist in undertaking a Habitats Regulations Assessment (HRA) of the potential effects of the Part 2 Local Plan for Corby. The objective of the assessment was to identify any aspects of the emerging Part 2 Local Plan that would have the potential to cause a Likely Significant Effect (LSE) on Natura 2000 or European sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites), either in isolation or in combination with other plans and projects. After undertaking an HRA on the Reg. 18 draft version of the Local Plan in 2018, this document assesses the Reg. 19 pre-submission Publication Draft.

1.2 An overarching North Northamptonshire Joint Core Strategy, adopted in 2016 and effectively Part 1 of the Local Plan, sets out the vision and key policies for future development in Corby, East Northamptonshire, Kettering and Wellingborough up to 2031. Therefore, an in-combination assessment of the potential effects of development plans proposed by Corby and the key surrounding authorities was undertaken in the North Northamptonshire Core Strategy HRA. This Part 2 Local Plan contains locally specific policies and guidance for Corby Borough until 2031.

1.3 The HRA of the Joint Core Strategy established a 3km zone from the closest European site; the Upper Nene Valley Gravel Pits SPA and Ramsar site, within which a net increase in dwellings could affect the integrity of the SPA ‘in combination’ without mitigation. As the administrative boundary of Corby is approximately 9km from the SPA, there will be no new development within the 3km zone. Therefore, it is not necessary for this strategic ‘in combination’ issue to be reinvestigated and the HRA for the North Northamptonshire Joint Core Strategy and the SPA Mitigation Strategy can continue to be relied upon.

1.4 Furthermore, this report does not seek to reinvestigate the recreational pressure issue at a strategic level, nor does it seek to assess potential allocated sites that already have planning permission.

Legislation

1.5 The need for Appropriate Assessment is set out within Article 6 of the EC Habitats Directive 1992, and interpreted into British law by the Conservation of Habitats and Species Regulations 2017 (as amended). The ultimate aim of the Directive is to "maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest" (Habitats Directive, Article 2(2)). This aim relates to habitats and species, not the European sites themselves, although the sites have a significant role in delivering favourable conservation status.

1.6 The Habitats Directive applies the ‘Precautionary Principle’\(^1\) to European sites. Plans and projects can only be permitted having ascertained that there will be no adverse effect on the integrity of the European site(s) in question. Plans and projects with predicted adverse impacts on European sites may still be permitted if there are no alternatives to them and there are Imperative Reasons of Overriding Public Interest (IROPI) as to why they should go ahead. In such cases, compensation would be necessary to ensure the overall integrity of the site network.

1.7 In order to ascertain whether or not site integrity will be affected, an Appropriate Assessment should be undertaken of the plan or project in question:

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\(^1\) The Precautionary Principle, which is referenced in Article 191 of the Treaty on the Functioning of the European Union, has been defined by the United Nations Educational, Scientific and Cultural Organisation (UNESCO, 2005) as: "When human activities may lead to morally unacceptable harm [to the environment] that is scientifically plausible but uncertain, actions shall be taken to avoid or diminish that harm. The judgement of plausibility should be grounded in scientific analysis".
Box 1: The legislative basis for Appropriate Assessment

**Habitats Directive 1992**

Article 6 (3) states that:

“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives.”

**Conservation of Habitats and Species Regulations 2017 (as amended)**

The Regulations state that:

“A competent authority, before deciding to … give any consent for a plan or project which is likely to have a significant effect on a European site … shall make an appropriate assessment of the implications for the site in view of that sites conservation objectives… The authority shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site”.

1.8 Over time the phrase ‘Habitats Regulations Assessment’ (HRA) has come into wide currency to describe the overall process set out in the Habitats Directive from screening through to Imperative Reasons of Overriding Public Interest (IROPI). This has arisen in order to distinguish the process from the individual stage described in the law as an ‘Appropriate Assessment’. Throughout this report we use the term Habitats Regulations Assessment for the overall process and restrict the use of Appropriate Assessment to the specific stage of that name.

1.9 In Spring 2018 the ‘Sweetman’ European Court of Justice ruling clarified that ‘mitigation’ (i.e. measures that are specifically introduced to avoid or reduce a harmful effect on a European site that would otherwise arise) should not be taken into account when forming a view on likely significant effects. Mitigation should instead only be considered at the Appropriate Assessment stage. This HRA has been cognisant of that ruling.

**Scope of the Project**

1.10 There is no pre-defined guidance that dictates the physical scope of an HRA of a Local Plan. Therefore, in considering the physical scope of the assessment we were guided primarily by the identified impact pathways rather than by arbitrary ‘zones’. Current guidance suggests that the following European sites be included in the scope of assessment:

- All sites within the Corby Borough boundary; and
- Other sites shown to be linked to development within the Borough boundary through a known ‘pathway’ (discussed below).

1.11 Briefly defined, impact pathways are routes by which a change in activity within the Local Plan area can lead to an effect upon a European site. In terms of the second category of European site listed above, MHCLG guidance states that the AA should be ‘proportionate to the geographical scope of the [plan policy]’ and that ‘an AA need not be done in any more detail, or using more resources, than is useful for its purpose’ (CLG, 2006, p.6).

1.12 There is a single European site which is approximately 9km from Corby Borough - the Upper Nene Valley Gravel Pits SPA and Ramsar site.

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2 People Over Wind and Sweetman v Coillte Teoranta (C-323/17)
This Report

1.13 Chapter 2 of this report explains the process by which the HRA has been carried out. Chapter 3 details background on the Upper Nene Valley Gravel Pits SPA / Ramsar site including its qualifying features, conservation objectives, and the potential threats and pressures to its site integrity. Chapter 4 explores the relevant pathways of impact resulting from the draft policies and site allocations of the Part 2 Local Plan and the potential to lead to LSEs and / or adverse effects on the Upper Nene Valley Gravel Pits SPA and Ramsar site. Chapter 4 also discusses the screening exercise undertaken in Appendix B. Finally, the key findings are summarised in Chapter 5.
2. Methodology

Introduction

2.1 The HRA has been carried out in the continuing absence of formal central Government guidance, although general EC guidance on HRA does exist. The Ministry of Housing, Communities and Local Government (MHCLG) released a consultation paper on the Appropriate Assessment of Plans in 2006 (hereafter referred to as guidance). As yet, no further formal guidance has emerged. However, Natural England has produced its own internal guidance as has the RSPB. Both of these have been referred to alongside the guidance outlined in paragraph 1.4 and 1.5 in undertaking this HRA.

2.2 Figure 1 below outlines the stages of HRA according to current draft MHCLG guidance. The stages are essentially iterative, being revisited as necessary in response to more detailed information, recommendations and any relevant changes to the plan until no significant adverse effects remain.

<table>
<thead>
<tr>
<th>Evidence Gathering – collecting information on relevant European sites, their conservation objectives and characteristics and other plans or projects.</th>
</tr>
</thead>
<tbody>
<tr>
<td>HRA Task 1: Screening for Likely Significant Effects</td>
</tr>
<tr>
<td>Identifying whether a plan is 'likely to have a significant effect' on a European site</td>
</tr>
<tr>
<td>HRA Task 2: Appropriate Assessment</td>
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<tr>
<td>Ascertaining the effect on site integrity – assessing the effects of the plan on the conservation objectives of any European sites 'screened in' during HRA Task 1</td>
</tr>
<tr>
<td>HRA Task 3: Avoidance and Mitigation</td>
</tr>
<tr>
<td>Mitigation measures and alternative solutions – where adverse effects are identified at HRA Task 2, the plan should be altered until adverse effects are cancelled out fully</td>
</tr>
</tbody>
</table>

Figure 1: Four Stage Approach to Habitats Regulations Assessment. Source CLG, 2006.

HRA Task 1 – Likely Significant Effects (LSE)

2.3 Following evidence gathering, the first stage of any Habitats Regulations Assessment is a Likely Significant Effect (LSE) test - essentially a risk assessment to decide whether the full subsequent stage known as Appropriate Assessment is required. The essential question is:

"Is the project, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites?"

2.4 The objective is to 'screen out' those plans and projects that can, without any detailed appraisal, be said to be unlikely to result in significant adverse effects upon European sites, usually because there is no

mechanism for an adverse interaction with European sites. This stage is undertaken in Chapter 4 of this report and in Appendix B.

**HRA Task 2 – Appropriate Assessment (AA)**

2.5 Where it is determined that a conclusion of ‘no likely significant effect’ cannot be drawn, the analysis has proceeded to the next stage of HRA known as Appropriate Assessment. Case law has clarified that ‘appropriate assessment’ is not a technical term. In other words, there are no particular technical analyses, or level of technical analysis, that are classified by law as belonging to appropriate assessment rather than determination of likely significant effects.

2.6 As this analysis follows on from the screening process, there is a clear implication that the analysis will be more detailed than undertaken at the Screening stage and one of the key considerations during appropriate assessment is whether there is available mitigation that would entirely address the potential effect. In practice, the appropriate assessment would take any policies or allocations that could not be dismissed following the high-level Screening analysis and analyse the potential for an effect in more detail, with a view to concluding whether there would be an adverse effect on integrity (in other words, disruption of the coherent structure and function of the European site(s)).

2.7 A decision by the European Court of Justice\(^4\) concluded that measures intended to avoid or reduce the harmful effects of a proposed project on a European site may no longer be taken into account by competent authorities at the Likely Significant Effects or ‘screening’ stage of HRA. That ruling has been considered in producing this HRA.

2.8 Also, in 2018 the Holohan ruling\(^5\) was handed down by the European Court of Justice. Among other provisions paragraph 39 of the ruling states that ‘As regards other habitat types or species, which are present on the site, but for which that site has not been listed, and with respect to habitat types and species located outside that site, … typical habitats or species must be included in the appropriate assessment, if they are necessary to the conservation of the habitat types and species listed for the protected area’ [emphasis added]. This has been taken into account in the HRA process.

**HRA Task 3 – Avoidance and Mitigation**

2.9 Where necessary, measures are recommended for incorporation into the Plan in order to avoid or mitigate adverse effects on European sites. There is considerable precedent concerning the level of detail that a Local Plan document needs to contain regarding mitigation for recreational impacts on European sites. The implication of this precedent is that it is not necessary for all measures that will be deployed to be fully developed prior to adoption of the Plan, but the Plan must provide an adequate policy framework within which these measures can be delivered.

2.10 In evaluating significance, AECOM has relied on professional judgement as well as the results of previous stakeholder consultation regarding development impacts on the European sites considered within this assessment.

2.11 When discussing ‘mitigation’ for a Local Plan document, one is concerned primarily with the policy framework to enable the delivery of such mitigation rather than the details of the mitigation measures themselves since the Local Plan document is a high-level policy document.

**Confirming Other Plans and Projects That May Act ‘In Combination’**

2.12 It is a requirement of the Regulations that the impacts of any land use plan being assessed are not considered in isolation but in combination with other plans and projects that may also be affecting the European site(s) in question.

2.13 In considering the potential for regional housing development on European sites the primary consideration is the impact of visitor numbers – i.e. recreational pressure and urbanisation.

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\(^4\) People Over Wind and Sweetman v Coillte Teoranta (C-323/17)

\(^5\) Case C-461/17
2.14 When undertaking this part of the assessment it is essential to bear in mind the principal intention behind the legislation i.e. to ensure that those projects or plans (which in themselves may have minor impacts) are not simply dismissed on that basis, but are evaluated for any cumulative contribution they may make to an overall significant effect. In practice, in combination assessment is therefore of greatest relevance when the plan would otherwise be screened out because its individual contribution is inconsequential.

**Physical Scope of the HRA**

2.15 There are no standard criteria for determining the ultimate physical scope of an HRA. Rather, the source-pathway-receptor model should be used to determine whether there is any potential pathway connecting development to any European sites. In the case of Corby, it was determined at an early stage that for an initial coarse screen, a single European site should be investigated:

- Upper Nene Valley Gravel Pits SPA and Ramsar Site

2.16 This was based upon a 10km zone of search around the district boundary, and included housing and employment development sites. These were therefore the subject of the initial screening exercise (Appendix B). It should be noted that the presence of a conceivable pathway linking the Borough to a European site does not mean that likely significant effects will occur.
3. Upper Nene Valley Gravel Pits SPA and Ramsar Site

Introduction

3.1 Upper Nene Valley Gravel Pits is partially located approximately 9km from Corby Borough Council. It is also located within East Northamptonshire and South Northamptonshire. The European site is approximately 35km in length and approximately 1360ha in size. The site comprises a chain of extant and extinct gravel pits that follow alluvial deposits along the River Nene. It is dominated by a mix of shallow and deeper inland waterbodies, with associated marginal vegetation, improved grassland and nationally scarce wet broad-leaved deciduous woodland dominated by white willow Salix alba with crack willow S. fragilis and occasionally ash Fraxinus excelsior, Osier S. viminalis and grey willow S. cinerea. The site contains internationally important populations of non-breeding wintering waterbirds that have been found in numbers in excess of 20,000 individuals.

Qualifying Features

3.2 The site is designated as an SPA for its wintering population of:

- Eurasian bittern Botaurus stellaris (Europe - non breeding) 2% of the GB population 5-year peak mean 1999/2000 – 2003/04
- European golden plover Pluvialis apricaria [North-western Europe - non breeding] 2.3% of the GB population 5-year peak mean 1999/2000 – 2003/04

3.3 The site is designated as an SPA as it regularly supports:

- Gadwall Anas strepera (North-western Europe – non breeding) 2% of the population 5-year peak mean 1999/2000 – 2003/2004
- In the non-breeding season the area regularly supports 23,821 waterfowl (5-year peak mean count 1999/2000 - 2003/04) including: northern shoveler Anas clypeata, Eurasian wigeon Anas penelope, mallard Anas platyrhynchos, Gadwall Anas strepera, Common pochard Aythya ferina, tufted duck Aythya fuligula, Eurasian bittern Botaurus stellaris, Eurasian coot Fulica atra, great comorant Phalacrocorax carbo, golden plover Pluvialis apricaria [North-western Europe - breeding], great crested grebe Podiceps cristatus, and northern lapwing Vanellus vanellus.

3.4 The site is designated as a Ramsar site under the following criterion for the following:

- Criterion 5: in the non-breeding season, the site regularly supports 23,821 individual waterbirds (5 year peak mean 1999/2000 – 2003/04);
- Criterion 6: because it regularly supports 1% of the individuals in the populations of the following species or subspecies of waterbird in any season:
  - Mute swan Cygnus olor: 629 wintering individuals (5 year peak mean 1999/2000 – 2003/04) approximately 1.7% of British population; and,
  - Gadwall Anas strepera: 773 wintering individuals (5 year peak mean 1999/2000 – 2003/04) approximately 2.0% of the north-west Europe population (breeding).

Conservation Objectives

3.5 With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the ‘Qualifying Features’ listed below), and subject to natural change;

3.6 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:

- The extent and distribution of the habitats of the qualifying features

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6 [jncc.defra.gov.uk/pdf/SPA/UK9020296.pdf](jncc.defra.gov.uk/pdf/SPA/UK9020296.pdf)
• The structure and function of the habitats of the qualifying features
• The supporting processes on which the habitats of the qualifying features rely
• The population of each of the qualifying features, and,
• The distribution of the qualifying features within the site

**Threats / Pressures to Site Integrity**

3.7 The key threats and pressures to the integrity of the Upper Nene Valley Gravel Pits SPA / Ramsar have been identified in Natural England’s Site Improvement Plan:

• Public access / disturbance
• General planning permissions
• Fisheries: Freshwater
• Change in land management

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8 [http://publications.naturalengland.org.uk/publication/6732225261338624](http://publications.naturalengland.org.uk/publication/6732225261338624) [Accessed 05/06/2019]
4. Likely Significant Effects

Introduction

4.1 This section identifies the potential pathways of impact of the Part 2 Local Plan and identifies policies and site allocations that have the potential to result in likely significant effects upon the Upper Nene Valley Gravel Pits SPA/Ramsar site. The screening assessment of policies identified within the Part 2 Local Plan can be found in Appendix B, Table B1. The screening assessment of residential and employment site allocations identified within the Part 2 Local Plan for Corby can be found in Appendix B, Table B2. The locations of the site allocations are illustrated in Appendix A, Figure A1.

Pathways Considered

4.2 The following impact pathways are considered:

- Recreational disturbance;
- Loss of functionally linked land; and
- Water quality

Recreational Disturbance

4.3 Concern regarding the effects of disturbance on birds in particular, stems from the fact that they are expending energy unnecessarily and the time they spend responding to disturbance is time that is not spent feeding. Disturbance therefore risks increasing energetic output while reducing energetic input, which can adversely affect the 'condition' and ultimately survival of the birds. In addition, displacement of birds from one feeding site to others can increase the pressure on the resources available within the remaining sites, as they have to sustain a greater number of birds. Winter activity can cause important disturbance, especially as birds are particularly vulnerable at this time of year due to food shortages.

4.4 Following the submission of the draft North Northamptonshire Joint Core Strategy HRA in 2012, Natural England recommended a visitor access survey of the Upper Nene Valley Gravel Pits designated site be undertaken. The Visitor Access Study undertaken in winter 2012 and spring 2013 interviewed 939 individuals. 98% of the interviewees were on a short visit from home. The most common activity undertaken by visitors to the Upper Nene Valley Gravel Pits was dog walking (48% of interviewees) with 636 dogs recorded on site. Walking was the next most common activity (36% of interviewees), followed by bird watching.

4.5 The survey found that the median distance travelled by a visitor from a home postcode to a survey point location within the designated site was 3.2km (mean 5.85km ± 0.31) with 75% of visitors living within 7.5km of the survey point within the designated site. There was no statistically significant seasonal difference between the distances travelled between spring and winter. Following discussions with Natural England, the Joint Planning Unit and following consideration of the Visitor Access Study, it was decided that the zone from which a significant quantum of recreational pressure to the designated sites originated was 3km. As such, it was determined that any new residential development within 3km of the SPA/Ramsar site could result in an in-combination likely significant effects as a result of increases in recreational activities within the sites.

4.6 The following policies within the Part 2 Local Plan propose residential development and could contribute to this impact pathway:

- Policy 11 – Delivering Housing
- Policy 14 – Gypsies and Travellers

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4.7 These policies include the following new residential site allocations (H1 – H7) and redevelopment opportunity allocations (TC1 – TC4)

- Policy H1: Builders Yard, Rockingham Road
- Policy H2: Maple House, Canada Square
- Policy H3: Former Our Lady and Pope John School, Tower Hill Road
- Policy H4: Land at Station Road
- Policy H5: Land off Elizabeth Street
- Policy H6: Pluto, Gainsborough Road
- Policy H7: Cheltenham Road
- Policy TC1: Parkland Gateway
- Policy TC2: Everest Lane
- Policy TC3: Former Co-op, Alexandra Road
- Policy TC4: Oasis Retail Park

4.8 However, the Borough of Corby and all allocated sites within Part 2 of the Local Plan are located more than 9km from the SPA/Ramsar site, and therefore well outside of the 3km zone defined within the North Northamptonshire Joint Core Strategy HRA. As such it can be concluded that there will be no likely significant effects upon the Upper Nene Valley Gravel Pits SPA/Ramsar site as a result of increased recreation activities resulting from the Part 2 Local Plan for Corby, and this can be screened out of the assessment.

Loss of Functionally Linked Land

4.9 The boundaries of European sites are defined to encompass as much as possible of the key land areas essential to the maintenance of populations of species of European importance. However, for migratory or otherwise highly mobile species it is not possible to encompass all the areas of land necessary for the maintenance of the population within the site boundary. In these instances, areas outside the European site boundary require preservation.

4.10 Following the HRA of the North Northamptonshire Joint Core Strategy, it was determined that previously undeveloped farmland sites (2ha or larger) within 4km of the designated site could support designated bird features such as golden plover and should be subject to wintering bird survey (if the land within the site is suitable) as part of a planning application, to confirm presence of an important population (i.e. the land supports more than 1% of the population of golden plover for which the Upper Nene Valley Gravel Pits SPA/Ramsar site is designated). Scheme promoters should consult Natural England to agree the need for, and scope of, surveys. If the proposed development site does host an important population, then avoidance or mitigation measures will be needed to ensure no adverse effects on integrity of the SPA.

4.11 The following policies within the Part 2 Local Plan propose for additional development to the residential site allocations already discussed above, and could contribute to this impact pathway:

- Policy 8 – Employment Land Provision
- Policy 14 – Gypsies and Travellers

4.12 These policies include the following new residential site allocations (H1 – H7) and redevelopment opportunity allocations (TC1 – TC4)

- Allocation E1: Land off Courier Road
- Allocation E2: Land at Corby Innovation Hub
- Allocation E3: Princewood Road
• Allocation E4: St. Luke's Road, St. James Industrial Estate
• Allocation E5: Tripark
• Allocation E6: Saxon 26

4.13 However, the Borough of Corby and all allocated sites within the Part 2 Local Plan are located more than 9km from the SPA/Ramsar site, and therefore outside of the 4km zone defined within the North Northamptonshire Joint Core Strategy HRA. As such it can be concluded that there will be no likely significant effects upon the Upper Nene Valley Gravel Pits SPA/Ramsar site as a result of a loss of land outside European site boundaries resulting from the Part 2 Local Plan, and this can be screened out of the assessment.

Water Quality

4.14 The quality of the water that feeds European sites is an important determinant of the nature of their habitats and the species they support. Poor water quality can have a range of environmental impacts:

4.15 At high levels, toxic chemicals and metals can result in immediate death of aquatic life, and can have detrimental effects even at lower levels, including increased vulnerability to disease and changes in wildlife behaviour.

• Eutrophication, the enrichment of plant nutrients in water, increases plant growth and consequently results in oxygen depletion. Algal blooms, which commonly result from eutrophication, increase turbidity and decrease light penetration. The decomposition of organic wastes that often accompanies eutrophication deoxygenates water further, augmenting the oxygen depleting effects of eutrophication. In the marine environment, nitrogen is the limiting plant nutrient and so eutrophication is associated with discharges containing available nitrogen.
• Some pesticides, industrial chemicals, and components of sewage effluent are suspected to interfere with the functioning of the endocrine system, possibly having negative effects on the reproduction and development of aquatic life.

4.16 Sewage and some industrial effluent discharges contribute to increased nutrients in the European sites and most importantly to elevated phosphate levels in watercourses. Phosphorus is the primary limiting nutrient in surface waters such as lakes, reservoirs and rivers, and excessive concentrations might lead to undesirable shifts in ecological communities such as dominance of the phytoplankton by cyanobacteria.

4.17 Dabbling ducks such as gadwall mainly feed on submerged macrophytes and these, largely being shaped by phosphate levels, are susceptible to the influx of sewage effluent. Freshwater bodies are therefore particularly prone to eutrophication, which involves excessive algal growth and concomitant deoxygenation of the water. Overall, sewage pollutants, and especially phosphorus levels, have the potential to affect the food sources of gadwall.

4.18 The Part 2 Local Plan provides for development in the Anglian Water Services catchment, which is responsible for the public water supply and waste water treatment in Corby. All policies discussed above in relation to the other impact pathways have the potential to contribute to issues of water quality. The potential implications of residential and industrial development for European sites are outlined in Table 2.

Table 1: Wastewater Treatment Works with catchments serving areas that are to provide new development in the Local Plan.

<table>
<thead>
<tr>
<th>WwTW Catchment</th>
<th>Corby Local Plan to Provide For</th>
<th>HRA Implications</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corby Sewage Treatment Works (operated by Anglian Water Services)</td>
<td>751 New Homes 11.4ha new Employment Space</td>
<td>Discharge of sewage and industrial pollutants into local watercourses, such as Gretton Brook, Willow Brook and Harpers Brook</td>
</tr>
</tbody>
</table>

4.19 The Borough of Corby and all site allocations are located approx. 9km from the Upper Nene Valley Gravel Pits SPA / Ramsar. The protected site is therefore relatively far from Corby WwTW, the point-source origin of sewage effluent resulting from the Part 2 Local Plan for Corby. Moreover, a Corby Water Cycle Study was produced in 2006\(^\text{13}\). It highlights that the Corby WwTW discharge into local streams, such as Gretton Brook, Willow Brook and Harpers Brook, which ultimately feed into the Deene Lakes. There appears to be no hydrological connectivity between areas proposed for development in Corby and the Upper Nene Valley Gravel Pits SPA / Ramsar, and all aspects of the Part 2 Local Plan for Corby can therefore be screened out from Appropriate Assessment.

4.20 This conclusion is in line with the North Northamptonshire Joint Core Strategy HRA, which concluded that development in the plan area would not affect the water quality in the Upper Nene Valley Gravel Pits SPA / Ramsar.

**In Combination Effects**

4.21 The North Northamptonshire Joint Core Strategy sets out the vision and key policies for future development in the Boroughs of Corby, Kettering, Wellingborough and East Northamptonshire.

4.22 Of these, the Upper Nene Valley Gravel Pits SPA and Ramsar site is situated within the Boroughs of Wellingborough and East Northamptonshire. Policies within Part 2 of the Local Plan for these two boroughs may have an effect on the SPA/Ramsar site. Furthermore, policies within the North Northamptonshire Joint Core Strategy that relate to these boroughs may also influence the SPA / Ramsar site.

4.23 However, all allocated sites within the Part 2 Local Plan for Corby are located more than 9km from the SPA / Ramsar, and are therefore outside of the 3km and 4km zones defined within the North Northamptonshire Joint Core Strategy HRA. Therefore, there will be no likely significant effects upon the Upper Nene Valley Gravel Pits SPA / Ramsar site, and the Corby Local Plan policies will not contribute to an in-combination effect with plans from the surrounding authorities.

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5. Conclusions

5.1 The North Northamptonshire Joint Core Strategy HRA defined a 3km zone from the Upper Nene Valley Gravel Pits SPA/Ramsar site within which development could result in increased recreational activity within the SPA/Ramsar. The North Northamptonshire Joint Core Strategy HRA also defined a 4km zone from the Upper Nene Valley Gravel Pits SPA/Ramsar site within which development on previously undeveloped farmland could impact designated bird features associated with the SPA/Ramsar site.

5.2 As the Borough of Corby and all allocated sites within the Part 2 Local Plan for Corby are located more than 9km from the SPA/Ramsar site, it is possible to conclude that no likely significant effects will arise from the Local Plan Part 2, alone or in combination with other plans and projects.
Appendix A Figure

Figure A1: Strategic Site Allocations in the Part 2 Local Plan for Corby in relation to the Upper Nene Valley Gravel Pits SPA/Ramsar Site.
FIGURE 1

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±

2.5
5
7.5
10
km

LEGEND

Corby District Boundary
Housing Allocation Site
Proposed Employment Site
Upper Nene Valley Gravel Pits Ramsar
Upper Nene Valley Gravel Pits Special Protection Area (SPA)

SITE ALLOCATIONS IN RELATION TO THE UPPER NENE VALLEY GRAVEL PITS SPA/RAMSAR

DRAFT
CORBY BOROUGH COUNCIL

HRA OF THE PUBLICATION DRAFT LOCAL PLAN

This drawing is to be used only for the purpose that it was issued for and is subject to amendment.
Appendix B Screening Tables

Where the Screening Outcome column is coloured green, there are no impact pathways linking the policy or site allocation to the Upper Nene valley Gravel Pits SPA and Ramsar site and as such are not assessed further within this document. Where the Screening Outcome column is coloured orange, impact pathways potentially exist linking the policy or site allocation to the Upper Nene valley Gravel Pits SPA and Ramsar site. These have potential to result in likely significant effects impacting upon the integrity of the site. It is these policies and site allocations and associated impact pathways that are the subject of the discussions and recommendations within the HRA.

Table B1: Screening of the Corby Local Plan Policies

<table>
<thead>
<tr>
<th>Policy</th>
<th>Detail</th>
<th>Screening Outcome</th>
</tr>
</thead>
</table>
| Policy 1 - Open Space, Sport and Recreation | Open spaces, allotments, sports and recreational facilities will be protected, and where possible enhanced to deliver multiple benefits. Development that will result in a loss will only be permitted in the following exceptional circumstances:  
  a) The facility is surplus to requirements; or  
  b) A site of equivalent quality and accessibility can be provided, serviced and made available to the community prior to use of the existing site ceasing; or  
  c) The development is for alternative sport and recreation provision, the need for which clearly outweighs the loss.  

All development of 10 or more dwellings or 0.3 hectares or more will be required to provide new or improved open space, sport and recreational facilities in accordance with the latest Open Space, Sport and Recreational Facilities Assessment (or similar subsequent document) to meet the needs arising from the development.  

New open spaces, sports and recreational facilities should be linked to the wider Green Infrastructure corridor network, where possible, as they play an important role in creating social cohesion, encouraging and promoting healthier and more active lifestyles. | There are no LSEs of this policy, because there are no impact pathways present.  
This policy provides protection to open spaces, sports and recreational facilities. It contains the positive wording of linking new infrastructure to the wider Green Infrastructure network.  
It does not outline a quantum of housing or employment development.  
This policy is therefore screened out from Appropriate Assessment. |
<p>| Policy 2 – Health and Wellbeing | The potential for achieving positive health and wellbeing outcomes will be taken into account when considering development proposals. Where any potential adverse impacts are identified, the applicant will be expected to demonstrate how these will be addressed and mitigated. | There are no LSEs of this policy, because there are no impact pathways present. |</p>
<table>
<thead>
<tr>
<th>Policy</th>
<th>Detail</th>
<th>Screening Outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Policy</strong></td>
<td>Development proposals should promote, support and enhance health and wellbeing by:</td>
<td><strong>Screening Outcome</strong></td>
</tr>
<tr>
<td></td>
<td>a) Contributing to high quality, attractive, walkable and safe environment;</td>
<td>This policy sets out the health and wellbeing objectives of new development proposals. It contains the positive provisions of protecting environmental health and air quality.</td>
</tr>
<tr>
<td></td>
<td>b) Encouraging physical activity through the provision of green infrastructure to encourage cycling and walking;</td>
<td>It does not outline a quantum of housing or employment development.</td>
</tr>
<tr>
<td></td>
<td>c) Ensuring that development will not have adverse environmental health impacts, such as noise, vibration, smell, light or other pollution, remediation of contaminated land and measures are taken to mitigate the risk associated with climate change;</td>
<td>This policy is therefore screened out from Appropriate Assessment.</td>
</tr>
<tr>
<td></td>
<td>d) Monitoring to ensure that there is no further decline in air quality;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>e) Protecting, enhancing and increasing biodiversity and nature conservation assets;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>f) Supporting proposals which increase access to healthy foods; and</td>
<td></td>
</tr>
<tr>
<td></td>
<td>g) Supporting and enhancing community services and facilities</td>
<td></td>
</tr>
<tr>
<td><strong>Policy 3 – Secondary School Opportunity Site</strong></td>
<td>The area shown on the Policies Map will be developed for a new secondary school, subject to a demonstrable need and agreement between the applicant and the Council.</td>
<td>There are no LSEs of this policy, because there are no impact pathways present.</td>
</tr>
<tr>
<td><strong>Policy 4 – Electronic Communications</strong></td>
<td>1) A proposal for electronic communications infrastructure which either requires planning permission or prior approval, including masts, boxes, satellite dishes and underground cables and services, will only be permitted where its meets the other relevant policies of the Local Plan, and in the case of overground equipment:</td>
<td>There are no LSEs of this policy, because there are no impact pathways present.</td>
</tr>
<tr>
<td></td>
<td>a) It is located on an existing site, building, mast or other structure; or</td>
<td>This policy outlines design legislation regarding electronic communications technology.</td>
</tr>
<tr>
<td></td>
<td>b) Where a new site is required, evidence is submitted which demonstrates that the applicant has explored the possibility of erecting on existing sites, buildings, masts and other structures.</td>
<td>It does not outline a quantum of housing or employment development.</td>
</tr>
<tr>
<td></td>
<td>2) Where justified under 1a) or b) above, the siting and appearance of the proposed infrastructure should minimise its impact on the visual amenity, character or appearance of the surrounding area and equipment should be camouflaged where appropriate; and</td>
<td></td>
</tr>
<tr>
<td>Policy</td>
<td>Detail</td>
<td>Screening Outcome</td>
</tr>
<tr>
<td>--------</td>
<td>--------</td>
<td>-------------------</td>
</tr>
<tr>
<td>3) All masts and additions must demonstrate through self-certification the meeting of International Commission on Non-Ionising Radiation Protection standards.</td>
<td>This policy is therefore screened out from Appropriate Assessment.</td>
<td></td>
</tr>
<tr>
<td>Policy 5 – ‘Bad Neighbour’ Uses</td>
<td>Water Recycling Centres are ‘bad neighbours’ and proposals for development within 400m (or such distance subsequently notified by the relevant water and water recycling company) of the boundaries of Water Recycling Centres should be accompanied by an odour assessment report. Applicants will also need to demonstrate that the proposal will not adversely affect the normal use of the Water Recycling Centre. 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.</td>
<td>There are no LSEs of this policy, because there are no impact pathways present. This policy sets the distances required between water recycling centres and development. It does not outline a quantum of housing or employment development. This policy is therefore screened out from Appropriate Assessment.</td>
</tr>
<tr>
<td>Policy 6 – Green Infrastructure Corridors</td>
<td>All development must be designed to protect and enhance the existing green infrastructure corridors, as identified on the Policies Map, and the connections between them where possible. These will be protected and enhanced by: a) ensuring that new development will not compromise the integrity of the existing green infrastructure corridors; b) ensuring that new development maintains and wherever possible provides appropriate connections to the existing green infrastructure corridors and wider green infrastructure network, as identified in Appendix 4; c) ensuring that wherever possible new open space connects to or is provided within the green infrastructure corridors; d) prioritising investment in enhancement of open space, sport and recreation within the green infrastructure corridors; and e) using developer contributions to facilitate improvements to their quality.</td>
<td>There are no LSEs of this policy, because there are no impact pathways present. The policy aims at protecting and enhancing the existing green infrastructure, and providing connectivity of this to new development. It does not outline a quantum of housing or employment development. This policy is therefore screened out from Appropriate Assessment.</td>
</tr>
<tr>
<td>Policy 7 – Local Green Space</td>
<td>Planning permission will not be granted except in very special circumstances for development which adversely affects a designated Local Green Space either within the Part 2 Local Plan or an approved Neighbourhood Plan, particularly regarding the characteristics underpinning its designation, such as beauty, historic importance, recreational value, tranquillity or richness of wildlife.</td>
<td>There are no LSEs of this policy, because there are no impact pathways present.</td>
</tr>
</tbody>
</table>
Policy 8 – Employment Land Provision

Non Strategic Sites

The following non-strategic sites in Corby, as identified on the policies map, are allocated to enhance the local development offer for new employment development:

<table>
<thead>
<tr>
<th>Ref</th>
<th>Site</th>
<th>Size (hectares)</th>
<th>Employment Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>E1</td>
<td>Land off Courier Road</td>
<td>0.7</td>
<td>B1, B2</td>
</tr>
<tr>
<td>E2</td>
<td>Land at Corby Innovation Hub</td>
<td>0.9</td>
<td>B1, B2, B8</td>
</tr>
<tr>
<td>E3</td>
<td>Princewood Road</td>
<td>1.6</td>
<td>B2, B8</td>
</tr>
<tr>
<td>E4</td>
<td>St Luke’s Road, St James Industrial Estate</td>
<td>1.8</td>
<td>B1, B2, B8</td>
</tr>
</tbody>
</table>

Development should be in accordance with the specified use class. To ensure the Borough-wide development requirement can be met, these sites will normally be protected from alternative forms of development.

Long-term Land Reserve

The following sites have been assessed and safeguarded for employment as a long-term land reserve. Whilst these sites have no current evidence of demand, depending on how the market progresses during the plan period they have market potential in the long term. This long-term land reserve comprises:

The policy aims at protecting local green space.

It does not outline a quantum of housing or employment development.

This policy is therefore screened out from Appropriate Assessment.

The policy provides for a quantum and location of employment space of employment uses B1, B2 and B8.

The potential impact pathways of this policy include:

- Loss of functionally linked land
- Water quality

However, the site allocations are at least 9km from the Upper Nene Valley SPA and Ramsar site, and outside the 3km and 4km zones defined in the NNJCS.

Therefore, this policy is screened out from Appropriate Assessment.
### Policy 9 – Employment Uses in Established Industrial Estates

Within established industrial estates as defined on the Policies Map, proposals for employment use (B1; B2 and B8) and for modernising and/or enhancing the physical environment and infrastructure will be supported.

Ancillary services and facilities, including (but not limited to) cafes/canteens, crèches, financial services, leisure /sports uses, meeting and conference facilities will be supported where they:

a) are small scale; and  
b) primarily support the needs of the industrial areas; and  
c) enhance the attraction and sustainability of the area for investment, including where proposals will lead to site decontamination.

**Screening Outcome:**
There are no LSEs of this policy, because there are no impact pathways present.

The policy outlines how different types of employment uses will be delivered across Corby, but does not itself provide for a quantum and / or location of development.

This policy is therefore screened out from Appropriate Assessment.

### Policy 10 – Non Employment Uses (non-B) in Established Industrial Estates

Subject to compliance with other development management policies proposals which involve non-employment uses (other than ancillary uses in accordance with Policy 9) within the established industrial estates as defined on the Policies Map will be permitted where they satisfy all of the following criteria:

a) they will not have a negative impact on the character of the industrial estate and its role as an industrial and business location by, in isolation or in combination with other completed or committed development, prejudicing the maintenance of the overall balance of B uses within the area;  
b) they will not prejudice the current and future operations of adjoining businesses;

**Screening Outcome:**
There are no LSEs of this policy, because there are no impact pathways present.

The policy sets out the conditions for non-employment uses in established industrial estates.

It does not outline a quantum of housing or employment development.
Policy 11 – Delivering Housing

The sites listed in Table 8, and which are shown on the Policies Map, are allocated for residential development, or for mixed use development including residential.

Each allocation is supported by site-specific policies H1 to H7 and TC1 to TC3 that provide further detailed guidance on the development of these sites. These site specific policies also form part of this policy.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Location</th>
<th>Indicative Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>H1</td>
<td>Builders Yard, Rockingham Road</td>
<td>31</td>
</tr>
<tr>
<td>H2</td>
<td>Maple House, Canada Square</td>
<td>14</td>
</tr>
<tr>
<td>H3</td>
<td>Former Our Lady Pope John School, Tower Hill Road</td>
<td>88</td>
</tr>
<tr>
<td>H4</td>
<td>Land at Station Road</td>
<td>150</td>
</tr>
<tr>
<td>H5</td>
<td>Land off Elizabeth Street</td>
<td>100</td>
</tr>
<tr>
<td>H6</td>
<td>Pluto, Gainsborough Road</td>
<td>30</td>
</tr>
<tr>
<td>H7</td>
<td>Cheltenham Road</td>
<td>18</td>
</tr>
<tr>
<td>TC1</td>
<td>Parkland Gateway</td>
<td>100</td>
</tr>
<tr>
<td>TC2</td>
<td>Everest Lane</td>
<td>70</td>
</tr>
<tr>
<td>TC3</td>
<td>Former Co-op, Alexandra Road</td>
<td>150</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>751</td>
</tr>
</tbody>
</table>

Policy 12 – Custom and Self-Build

Proposals that would make a proportion of serviced dwelling plots available for sale to custom builders or self-builders will be supported where in compliance with other policies of the Local Plan.

On sites of 20 or more dwellings (excluding schemes for 100% flats or conversions), the local planning authority will seek the provision of serviced building plots to enable the delivery of

Policy Details

c) if the proposal involves vacant land or buildings, there is clear and robust evidence of prolonged marketing with registered commercial agents at a reasonable price to demonstrate that there is no realistic prospect for continued employment use; and
d) the land or premises is not capable of adaptation for business or industrial use.

Screening Outcomes

This policy is therefore screened out from Appropriate Assessment.

The policy details the quantum and location of residential development across Corby.

The potential impact pathways of this policy include:

- Recreational disturbance
- Loss of functionally linked land
- Water quality

However, the site allocations are at least 9km from the Upper Nene Valley SPA and Ramsar site, and outside the 3km and 4km zones defined in the NNJCS.

Therefore, this policy is screened out from Appropriate Assessment.

There are no LSEs of this policy, because there are no impact pathways present.
| Policy 13 – Single Plot Exception Sites for Custom and Self-Build | Single plot affordable exceptions sites will be supported for custom and self-build in the rural area provided that the proposal is in accordance with Policy 13 of the Joint Core Strategy and:
A. the applicant is the prospective occupier of the proposed dwelling;
B. the applicant has a strong and evidenced local connection to the village; and
C. the applicant has an identified housing need which cannot be met on the open market.

Dwellings will have permitted development rights removed and future sale of the property will be controlled through a planning obligation to ensure that it remains as an affordable property for local people in perpetuity. |

| Screening Outcome | The policy outlines the design guidelines for custom and self-build dwellings. However, the policy does not itself detail a quantum or location of homes or employment land. This policy is therefore screened out from Appropriate Assessment. |

| Policy 14 – Gypsies and Travellers | The Council will seek to secure a supply of 11 additional pitches to meet the accommodation needs of Gypsy and Travellers in the Borough, as indicated in the most recent North Northamptonshire Gypsy and Traveller Needs Assessment. |

| The potential impact pathways of this policy include: |
| • Recreational disturbance |
| • Loss of functionally linked land |
| • Water quality |

<p>| Screening Outcome | This policy allocates an additional 11 gypsy and traveller sites across Corby. This policy is therefore screened out from Appropriate Assessment. |</p>
<table>
<thead>
<tr>
<th>Policy</th>
<th>Detail</th>
<th>Screening Outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Policy 15 – Specialist Housing and Older People’s Accommodation</strong></td>
<td>Residential developments of 50 or more dwellings, or 1.4 hectares or more site area, will be required to include a proportion of the housing designed specifically to meet the identified needs of older households and others with a need for specialist housing. The precise proportion, type and tenure mix will take into account: • evidence of local need; • the scale and location of the site; and • the viability of the development Retirement housing, supported housing and care homes will be supported provided that retirement housing and supported housing schemes has embedded the HAPPI principles into the design. 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 provided that they are of a good quality design and do not cause significant adverse impacts on the living conditions of adjoining occupiers. Where planning permission for self-contained accommodation is granted an appropriate agreement restricting occupation will be sought.</td>
<td>However, the site allocations are at least 9km from the Upper Nene Valley SPA and Ramsar site, and outside the 3km and 4km zones defined in the NNJCS. Therefore, this policy is screened out from Appropriate Assessment. There are no LSEs of this policy, because there are no impact pathways present. The policy details the requirements of developments that contain 50 or more dwellings, making specific provision for old people’s needs and others with a need for specialist housing. However, the policy does not itself detail a quantum or location of homes or employment land. This policy is therefore screened out from Appropriate Assessment.</td>
</tr>
<tr>
<td><strong>Policy 16 – Residential Gardens</strong></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: a) the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area; and b) the amenity and privacy of neighbouring, existing and new properties is protected; and c) provision is made for safe and convenient access; and</td>
<td>There are no LSEs of this policy, because there are no impact pathways present. The policy details the protection of residential gardens.</td>
</tr>
</tbody>
</table>
**Policy** | **Detail** | **Screening Outcome**
--- | --- | ---

| Policy 17 – Settlement Boundaries | The settlement boundaries set out on the Policies Map will be used to interpret whether sites are within or adjoining the settlement boundary. Land outside the boundaries is defined as open countryside. | It does not contain a quantum or location of homes or employment land. This policy is therefore screened out from Appropriate Assessment. |

| Policy 18 – Restraint Villages | Development within the Restraint Villages of East Carlton and Rockingham will be strictly managed. Development will normally be restricted to the re-use or conversion of suitable buildings. Any locally arising needs from these settlements should be met though Neighbourhood Plans or the Community Right to Build. | There are no LSEs of this policy, because there are no impact pathways present. The policy outlines that development in the villages of East Carlton and Rockingham will be strictly managed. It does not contain a quantum or location of homes or employment land. This policy is therefore screened out from Appropriate Assessment. |
### Policy 19 – Network and Hierarchy of Centres

The defined centres will be the preferred location for the development of main town centre uses. Proposals must be appropriate to the size and function of the centre within which it is to be located. To guide this approach the following hierarchy is defined:

**Corby Town Centre** as defined on the Policies Map

The **District Centres** as defined on the Policies Map:
- Danesholme
- Oakley Vale
- Priors Hall Park (proposed)
- Pytchley Court
- West Corby Sustainable Urban Extension (proposed)

The **Local Centres** as defined on the Policies Map:
- Corby Old Village
- Farmstead Road
- Greenhill Rise
- Little Stanion (proposed)
- Oakley Vale Phase 8 & 9 (proposed)
- Studfall Avenue
- Weldon Park (proposed)
- Weldon Village Centre

This hierarchy should be used for the application of the sequential test set out in the NPPF to the assessment of main town centre uses that are proposed outside a defined centre and not in accordance with the Local Plan.

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14 Defined in the NPPF and the glossary of this plan

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**Screening Outcome**

- There are no LSEs of this policy, because there are no impact pathways present.
- The policy outlines the hierarchy of centres within Corby and establishes the need for an impact assessment of development outside these centres.
- It does not contain a quantum or location of homes or employment land.
- This policy is therefore screened out from Appropriate Assessment.
<table>
<thead>
<tr>
<th>Policy</th>
<th>Detail</th>
<th>Screening Outcome</th>
</tr>
</thead>
</table>
| **Policy 20 – Change of Use of Shops Outside the Defined Centres** | Applications for retail and leisure development outside of a centre, as defined on the Policies Map, which are not in accordance with the Local Plan, will require an impact assessment if the development exceeds the following thresholds:  
  - For Corby Town Centre – 400m² (gross floorspace)  
  - For District/Local Centre – 130m² (gross floorspace)  
  
The sequential and impact tests will not be applied to small scale rural development and the creation of local centres to meet the day to day needs of residents in the Sustainable Urban Extensions. | There are no LSEs of this policy, because there are no impact pathways present.  
The policy outlines the support of small-scale retail development to support local neighbourhoods  
However, it does not contain a quantum or location of homes or employment land.  
This policy is therefore screened out from Appropriate Assessment. |
| **Policy 21 – Primary Shopping Areas** | Development within the Primary Shopping Areas, as shown on the Policies Map will be supported where it will add to the attractiveness of the centre and not critically undermine the dominance of A1 retail use. In order to add to the attractiveness of the centre, development should:  
  - Complement the retail function and make a positive contribution to the vitality and viability of the town centre; and | There are no LSEs of this policy, because there are no impact pathways present.  
This is a development management policy, outlining the nature of |
### Policy 22 – Regeneration Strategy for Corby Town Centre

Corby Town Centre will continue to succeed as a sustainable centre for retail, business, recreation, leisure and culture for the sub-region of North Northamptonshire and will support its high projected population growth. This will be delivered via a regeneration strategy for the town centre covering the following objectives:

1. Encouraging new development in Corby Town Centre to accommodate a more diverse range of appropriate main town centre uses, including uses which help develop the evening/night-time economy.
2. Ensuring that retail uses are maintained within Corby Town Centre so that it remains a competitive shopping destination, particularly for comparison retail, to support the planned growth for the town.
3. Encouraging the use of innovative and contemporary design solutions where it would complement the existing town centre.
4. Encouraging new buildings and spaces in proximity to the neighbouring woodland at Hazelwood to establish a stronger relationship between both the natural and built environments.
5. Where appropriate, identify and implement gateway features that provide attractive entrances to the Primary Shopping Area.
6. There should be no net loss of off-street car parking unless it can be demonstrated that there is no long term demand for parking at the site.
7. Encourage improvements to pedestrian signage and walking routes between public car parks and the town centre to enhance permeability.
8. Improving pedestrian connectivity across the main streets in the town centre such as George Street and Elizabeth Street.

### Screening Outcome

- Development in primary shopping areas.
- It does not contain a quantum or location of homes or employment land.
- This policy is therefore screened out from Appropriate Assessment.
- There are no LSEs of this policy, because there are no impact pathways present.
- This is a development strategy setting out the regeneration strategy for Corby town centre, because there are no LSEs of this policy, because there are no impact pathways present.
- It does not contain a quantum or location of homes or employment land.
- This policy is therefore screened out from Appropriate Assessment.
<table>
<thead>
<tr>
<th>Policy</th>
<th>Detail</th>
<th>Screening Outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.</td>
<td>Improving the public realm to ensure it is more accessible to disabled people and increase the amount of available disabled parking spaces within the town centre.</td>
<td>There are no LSEs of this policy, because there are no impact pathways present.</td>
</tr>
<tr>
<td><strong>Policy 23 – Spatial Framework for Corby Town Centre</strong></td>
<td>Development proposals that come forward within Corby Town Centre should seek to make a positive contribution to the implementation of the Spatial Framework for Corby Town Centre as set out in Figure 9.1. In particular:</td>
<td>This is a development strategy setting out the spatial framework for Corby town centre.</td>
</tr>
<tr>
<td>1.</td>
<td>Opportunities should be identified and implemented to improve connectivity, particularly to the east, including the railway station and Old Village area.</td>
<td>It does not contain a quantum or location of homes or employment land.</td>
</tr>
<tr>
<td>2.</td>
<td>Opportunities should be identified and implemented to strengthen the relationship between Hazelwood and the built form of the town centre.</td>
<td>This policy is therefore screened out from Appropriate Assessment.</td>
</tr>
<tr>
<td>3.</td>
<td>Opportunities should be identified and implemented to strengthen the relationship between West Glebe and Coronation Park to create linked green space.</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>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 town centre offer.</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Opportunities should be identified and implemented to continue to improve the quality, character and pedestrian experience along George Street.</td>
<td></td>
</tr>
<tr>
<td><strong>Policy 24 – Corby Town Centre Redevelopment Opportunities</strong></td>
<td>The following sites have been identified as the main locations for new development growth within Corby Town Centre and are allocated for mixed use redevelopment. Schemes coming forward on these sites must also contribute towards the provision of comparison shopping floorspace requirements set out in Policy 12 of the North Northamptonshire Joint Core Strategy.</td>
<td>This policy provides for employment space provision within Corby town centre (see employment allocation policies TC1 to TC4).</td>
</tr>
<tr>
<td>Ref</td>
<td>Site</td>
<td>The potential impact pathways of this policy include:</td>
</tr>
<tr>
<td>TC1</td>
<td>Parkland Gateway</td>
<td></td>
</tr>
</tbody>
</table>
TC2 | Everest Lane | - Recreational disturbance  
TC3 | Former Co-Op, Alexandra Road | - Loss of functionally linked land  
TC4 | Oasis Retail Park | - Water quality |
| The allocations are supported by site-specific policies TC1 to TC4 below to provide further detailed guidance on the development of these sites. These site specific policies also form part of this policy. | However, the site allocations are at least 9km from the Upper Nene Valley SPA and Ramsar site, and outside the 3km and 4km zones defined in the NNJCS. |
Table B2. Screening of the Corby Local Plan housing and employment site allocations.

<table>
<thead>
<tr>
<th>Policy</th>
<th>Details</th>
<th>Screening Outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing allocations</td>
<td></td>
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</tbody>
</table>
| H1 - Builders Yard, Rockingham Road | A site of 0.98 hectares is allocated for residential development that subject to viability will include a policy compliant mix of around 31 dwellings. In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:  
a) Connectivity to the adjacent open space site is encouraged; more specifically a combined footway and cycleway within and beyond the site, to the adjacent open space site and neighbouring residential areas;  
b) The main vehicular access off Rockingham Road must reach the southern boundary of the site where this meets the existing open space;  
c) Active frontages onto Derwent Walk are encouraged;  
d) Existing landscaping should be retained where possible;  
e) Proposals should maximise opportunities for biodiversity enhancement and habitat connectivity by improving green infrastructure links to the identified neighbourhood green infrastructure corridor along Rockingham Road; and  
f) Consideration should be given to the site’s proximity to a range of mixed use facilities at Princewood Court and Dalton Road. | There are no LSEs of this policy, because there are no impact pathways present.  
The policy details the provision of 31 dwellings at Builders Yard, Rockingham Road.  
However, this residential allocation is located more than 9km from the Upper Nene Valley SPA / Ramsar. This is beyond the 3km catchment zone defined in the NNJCS.  
This policy is therefore screened out from Appropriate Assessment. |
| H2 – Maple House, Canada Square | A site of 0.39 hectares is allocated for residential development to include about 14 dwellings. In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed: | There are no LSEs of this policy, because there are no impact pathways present.  
The policy details the provision of 14 dwellings at Maple House, Canada Square. |
a) Continued protection of important on site and boundary trees, with particular regard to Tree Preservation Order 2017/12;  
b) Pedestrian connections northwards should be enhanced;  
c) Active frontages onto pedestrian routes will be encouraged;  
d) Alterations to traffic calming measures on Alberta Close may need to be considered;  
e) Consideration should be given to incorporating Sustainable Urban Drainage (SuDS) towards the south-west of the site;  
f) Consideration must be given to bats due to the site’s proximity to the Kings Wood Local Nature Reserve; proposals should maximise opportunities for biodiversity enhancement and habitat connectivity by improving green infrastructure links to the Kings Wood Local Nature Reserve; and  
g) There are existing sewers in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account.

However, this residential allocation is located more than 9km from the Upper Nene Valley SPA / Ramsar. This is beyond the 3km catchment zone defined in the NNJCS.

This policy is therefore screened out from Appropriate Assessment.

| H3 – Former Our Lady and Pope John School, Tower Hill Road | A site of 2.37 hectares is allocated for residential development to include 88 dwellings.  
In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:  
a) Vehicular access is from Tower Hill Road;  
b) There are a number of trees along the eastern boundary which should be retained;  
c) Development enhances the opportunity to improve connectivity within and beyond the site, in particular connections to the West Corby Sustainable Urban Extension;  
d) Full details of the surface water drainage scheme, including maintenance and upkeep, should be agreed with the Local Planning Authority before development commences; and  
e) In the event that unexpected contaminated land is discovered when carrying out the development further land contamination will be required and reported to the Local Planning Authority.  

There are no LSEs of this policy, because there are no impact pathways present.  
The policy details the provision of 88 dwellings at the Former Our Lady and Pope John School at Tower Hill Road.  
However, this residential allocation is located more than 9km from the Upper Nene Valley SPA / Ramsar. This is beyond the 3km catchment zone defined in the NNJCS.  
This policy is therefore screened out from Appropriate Assessment. |
**H4 – Land at Station Road**

A site of 0.77 hectares is allocated for residential development to include 150 dwellings.

In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

a) A landmark building will be provided to reflect the gateway location next to the railway station;

b) The design should be of the highest quality, in particular the public realm should complement the existing public areas around the railway station;

c) Development should strengthen the street edge along Station Road whilst creating a vibrant street scene;

d) Careful consideration should be given to improving connectivity within and beyond the site, in particular pedestrian and cycle connections to the town centre;

e) Careful consideration should be given to neighbouring residents to avoid negative impacts on amenity, such as in relation to privacy, direct sunlight or daylight;

f) Before occupation of the development all garden and landscape areas must be subject to land contamination mitigation measures;

g) Full details of the surface water drainage scheme, including maintenance, should be agreed with the Local Planning Authority before development commences; and

h) There is an existing water main in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into account.

There are no LSEs of this policy, because there are no impact pathways present.

The policy details the provision of 150 dwellings on land at Station Road.

However, this residential allocation is located more than 9km from the Upper Nene Valley SPA / Ramsar. This is beyond the 3km catchment zone defined in the NNJCS.

This policy is therefore screened out from Appropriate Assessment.

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**H5 – Land off Elizabeth Street**

A site of 0.83 hectares is allocated for residential development that subject to viability will include a policy compliant mix of around 100 dwellings.

In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

a) A development brief would be encouraged to ensure comprehensive and integrated development of the site;

There are no LSEs of this policy, because there are no impact pathways present.

The policy details the provision of 100 dwellings on land off Elizabeth Street.

However, this residential allocation is located more than 9km from the Upper Nene Valley SPA / Ramsar. This is beyond the 3km catchment zone defined in the NNJCS.
b) The layout and density of any proposed scheme should aim to maximise the edge of town centre location and in doing so make the most efficient use of land;

c) Connectivity within and beyond the site is of key importance, particularly pedestrian links to the town centre. Proposals should consider the potential for open space and landscaping at the corner of Elizabeth Street and Stuart Road in order to improve accessibility to the town centre;

d) The layout of any proposed scheme should be sensitive to existing surrounding uses, in particular where the site meets Lorne Court. Proposals should consider design solutions such as green roofs and the provision of natural surveillance;

e) Consideration must be given to the potential traffic impacts of the proposed development along with any potential junction improvements on Elizabeth Street;

f) Noise attenuation measures to take account of Elizabeth Street; and

g) There is an existing sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account.

**Nene Valley SPA / Ramsar. This is beyond the 3km catchment zone defined in the NNJCS.**

This policy is therefore screened out from Appropriate Assessment.

| H6 – Pluto, Gainsborough Road | A site of 0.39 hectares is allocated for residential development that subject to viability will include a policy compliant mix of around 30 dwellings. |

In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

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<tbody>
<tr>
<td>a)</td>
<td>Proposals will be required to address the irregular shape of the site, incorporating frontages on to all site boundaries to provide natural surveillance;</td>
</tr>
<tr>
<td>b)</td>
<td>Innovative parking solutions would be encouraged to make the best and most efficient use of land, given the unique shape of the site;</td>
</tr>
<tr>
<td>c)</td>
<td>Sensitive design of up to 3 storeys is considered appropriate; however, there is potential to create a gateway feature at the Western corner of the site where Gainsborough Road meets Blake Road;</td>
</tr>
</tbody>
</table>

|   | There are no LSEs of this policy, because there are no impact pathways present. |

The policy details the provision of 30 dwellings on Pluto, Gainsborough Road.

However, this residential allocation is located more than 9km from the Upper Nene Valley SPA / Ramsar. This is beyond the 3km catchment zone defined in the NNJCS.

This policy is therefore screened out from Appropriate Assessment.
| H7 – Cheltenham Road | A site of 0.49 hectares is allocated for residential development consisting of 18 dwellings. Development must accord with relevant development plan policies and material considerations and the site design principles and full schedule of conditions set out in the approved planning permission (application ref:- 18/00365/REG3) which includes:

a) The layout and density of the scheme should consider proximity to adjacent properties, so as not to result in harm to amenity;
b) Some screening would be required to protect neighbouring amenity and amenity of future occupiers, particularly in relation to the railway line;
c) The layout of the scheme must take account of the sewer easement running the length of the site for the access point off Cheltenham Road; there is potential to design open space and/or car parking on the area affected;
d) Proposals should maximise opportunities for biodiversity enhancement and habitat connectivity due to the site being located within the designated Nene Valley Nature Improvement Area;
e) Noise attenuation measures to take account of the railway line; and
f) There are existing foul and surface water sewers in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account. |

There are no LSEs of this policy, because there are no impact pathways present.
The policy details the provision of 18 dwellings on Cheltenham Road.
However, this residential allocation is located more than 9km from the Upper Nene Valley SPA / Ramsar. This is beyond the 3km catchment zone defined in the NNJCS.
This policy is therefore screened out from Appropriate Assessment.

| TC1 - Parkland Gateway | A site of 0.98 hectares is allocated for mixed use development that subject to viability will include a policy compliant mix of around 100 dwellings. |

There are no LSEs of this policy, because there are no impact pathways present.
In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

a) Innovative and contemporary proposals that include a range of appropriate main town centre uses will be encouraged where these are consistent with other policies in the Plan;

b) Proposals should consider incorporating a higher density residential scheme to make the most efficient use of land;

c) Active frontages that create an urban edge onto George Street are encouraged;

d) High quality architectural design that complements the neighbouring modern buildings will be encouraged. In particular proposals should create a strong physical presence towards the south-east corner of the site featuring non-residential uses, wherever possible, on the ground floor to complement the commercial uses opposite and ensure an active frontage;

e) The modern character of the area should also be reflected; connections to the existing high quality public realm should follow a similar theme;

f) Careful consideration of Hazel wood protected woodland to the west of the site (TPO 50/4); proposals should provide natural surveillance to the woodland and provide links in the forms of paths to connect the development with the woodland where possible;

g) Where possible, proposals should include landscape buffering to the neighbouring woodland, in the form of houses facing the woods with paths or a road between them and a multi-layered landscaping buffer on the wood-side, to soften the edge and minimise the impact of development;

h) Proposals should maximise opportunities for biodiversity enhancement and habitat connectivity by improving green infrastructure links to the neighbouring Ancient Woodland; and

i) Consideration should also be given to the impact of development on bats at the woodland edge; more specifically, the lighting scheme should be carefully designed with these considerations in mind.

This redevelopment policy details the provision of 100 dwellings at Parkland Gateway.

However, this residential allocation is located more than 9km from the Upper Nene Valley SPA / Ramsar. This is beyond the 3km catchment zone defined in the NNJCS.

This policy is therefore screened out from Appropriate Assessment.

TC2 – Everest Lane

A site of 0.89 hectares is allocated for mixed use development that subject to viability will include a policy compliant mix of around 70 dwellings.

There are no LSEs of this policy, because there are no impact pathways present.
In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

a) Innovative and contemporary proposals that include a range of appropriate town centre uses will be encouraged where these are consistent with other policies in the Plan, including the requirement to support and enhance existing community facilities;

b) Proposals should consider incorporating a higher density residential scheme to make the most efficient use of land;

c) Consideration should be given to providing flats or apartments with varying heights that complements the surrounding mix of uses. Proposals should maximise the opportunity to provide a key feature building towards the north-eastern corner of the site to create a gateway into the town centre;

d) High quality architectural design that continues the regeneration and complements other modern buildings within the town centre will be encouraged;

e) Proposals should seek to open up the site to improve the physical landscape and public realm and encourage natural surveillance within the site; consideration should be given to providing vehicular access from the north of the site off Alexandra Road;

f) Connectivity within and beyond the site is of key importance, particularly links to the town centre and other town centre redevelopment opportunity sites; and

g) Noise attenuation measures due to proximity to neighbouring commercial uses and Elizabeth Street.

This redevelopment policy details the provision of 70 dwellings in Everest Lane.

However, this residential allocation is located more than 9km from the Upper Nene Valley SPA / Ramsar. This is beyond the 3km catchment zone defined in the NNJCS.

This policy is therefore screened out from Appropriate Assessment.

TC3 – Former Co-op, Alexandra Road

A site of 0.84 hectares is allocated for mixed use development that subject to viability will include a policy compliant mix of around 150 dwellings.

In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

a) Innovative and contemporary proposals that include a range of appropriate town centre uses will be encouraged where these are consistent with other policies in the Plan;

There are no LSEs of this policy, because there are no impact pathways present.

This redevelopment policy details the provision of 150 dwellings at a former Co-op site on Alexandra Road.

However, this residential allocation is located more than 9km from the Upper Nene Valley SPA / Ramsar. This is beyond the 3km catchment zone defined in the NNJCS. This policy is therefore screened out from Appropriate Assessment.
b) The layout and density of any proposed scheme should aim to maximise the town centre location and in doing so make the most efficient use of land;  

c) Consideration should be given to providing flats or apartments with varying heights that complements the surrounding mix of uses. A scheme involving the stepping down of building blocks from the south-western corner towards the eastern boundary would be welcomed in design terms to minimise the impact on neighbouring residential properties;  

d) High quality architectural design that continues the regeneration and complements other modern buildings within the town centre will be encouraged;  

e) Proposals should improve the overall appearance of the site, in particular fronting Alexandra Road;  

f) Connectivity within and beyond the site is of key importance, particularly links to the town centre with connections from this site to the Cube. Proposals should take advantage of the clear visibility between the front of the site and the Cube;  

g) Proposals should consider incorporating innovative solutions such as basement parking to utilise the gradient of the site and make the most efficient use of land, or deck parking with green walls to improve the quality of the public realm, taking into consideration the security and safety of all site users;  

h) Proposals should maximise opportunities for biodiversity enhancement and habitat connectivity by improving green infrastructure links to the nearby Hazel and Thoroughsale woodland and providing bat/bird boxes within the fabric of the building; and  

i) Noise attenuation measures due to proximity to neighbouring commercial uses and Alexandra Road.

<table>
<thead>
<tr>
<th>TC4 – Oasis Retail Park</th>
<th>A site of 1.15 hectares is allocated for mixed use development.</th>
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<tbody>
<tr>
<td></td>
<td>In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:</td>
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| Nene Valley SPA / Ramsar. This is beyond the 3km catchment zone defined in the NNJCS. |
| This policy is therefore screened out from Appropriate Assessment. |
### Employment Allocations

<table>
<thead>
<tr>
<th>Employment Allocation</th>
<th>Details</th>
<th>Screening Out Reason</th>
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</table>
| E1 - Land off Courier Road | 0.7ha (Employment uses B1, B2) | There are no LSEs of this policy, because there are no impact pathways present.  
The policy details the provision of 0.7ha of employment land off Courier Road.  
However, this employment allocation is located more than 9km from the Upper Nene Valley SPA / Ramsar.  
This policy is therefore screened out from Appropriate Assessment. |
| E2 - Land at Corby Innovation Hub | 0.9ha (Employment uses B1, B2, B8) | There are no LSEs of this policy, because there are no impact pathways present.  
The policy details the provision of 0.9ha of employment land at Corby Innovation Hub.  
However, this employment allocation is located more than 9km from the Upper Nene Valley SPA / Ramsar. |
<table>
<thead>
<tr>
<th>E3 - Princewood Road</th>
<th>1.6ha (Employment uses B2, B8)</th>
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<tbody>
<tr>
<td></td>
<td>This policy is therefore screened out from Appropriate Assessment.</td>
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<tr>
<td></td>
<td>There are no LSEs of this policy, because there are no impact pathways present.</td>
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<tr>
<td></td>
<td>The policy details the provision of 1.6ha of employment land at Princewood Road.</td>
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<td></td>
<td>However, this employment allocation is located more than 9km from the Upper Nene Valley SPA / Ramsar.</td>
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<td></td>
<td>This policy is therefore screened out from Appropriate Assessment.</td>
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<thead>
<tr>
<th>E4 - St Luke’s Road, St James Industrial Estate</th>
<th>1.8ha (Employment uses B1, B2, B8)</th>
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<tr>
<td></td>
<td>There are no LSEs of this policy, because there are no impact pathways present.</td>
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<tr>
<td></td>
<td>The policy details the provision of 1.8ha of employment land at St. Luke’s Road, St. James Industrial Estate.</td>
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<tr>
<td></td>
<td>However, this employment allocation is located more than 9km from the Upper Nene Valley SPA / Ramsar.</td>
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<td></td>
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<thead>
<tr>
<th>E5 - Tripark*</th>
<th>5.8ha (Employment uses B1, B2)</th>
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<tr>
<td></td>
<td>There are no LSEs of this policy, because there are no impact pathways present.</td>
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<tr>
<td></td>
<td>The policy details the provision of 5.8ha of employment land at Tripark.</td>
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<tr>
<td>E6 - Saxon 26</td>
<td>0.6ha (Employment uses B1, B2, B8)</td>
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However, this employment allocation is located more than 9km from the Upper Nene Valley SPA / Ramsar. This policy is therefore screened out from Appropriate Assessment.

There are no LSEs of this policy, because there are no impact pathways present.

The policy details the provision of 0.6ha of employment land at Saxon 26.

However, this employment allocation is located more than 9km from the Upper Nene Valley SPA / Ramsar. This policy is therefore screened out from Appropriate Assessment.