

Sustainability Appraisal (SA) for the Corby Part 2 Local Plan

SA Report

Non-Technical Summary

Corby Borough Council

July 2019

Quality information

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1. Background to the SA report

- 1.1 Corby Borough Council is preparing a new Local Plan. A Sustainability Appraisal (SA) has been undertaken to inform the development of the Local Plan. The findings of the SA are set out in the SA Report and this separate Non-Technical Summary (NTS).
- 1.2 SA is a process that Local Planning Authorities such as Corby Borough Council are legally bound to undertake for their Local Plans. The SA has incorporated a strategic environmental assessment (SEA) process as required by the SEA Regulations. Local Planning Authorities use SA to assess Local Plans against a set of sustainability objectives and the baseline developed in consultation with interested parties. The purpose of the appraisal is to help identify (and so be in a better position to avoid) negative environmental and socio-economic effects and identify opportunities to improve the environmental quality of Corby and the prosperity and quality of life of its residents through the Local Plan.
- 1.3 Corby Borough Council is currently preparing a new Part 2 Local Plan which is being developed in the context of the adopted North Northamptonshire Joint Core Strategy (2016) which forms Part 1 of the Local Plan, as well as the plans and programmes of the surrounding local authorities in accordance with the statutory Duty to Cooperate.
- 1.4 The Part 2 Local Plan, which will cover the period to 2031, will be a key planning policy document for Corby and will guide decisions on the use and development of land. It is currently anticipated that in summer 2020 the Part 2 Local Plan the Local Plan will undergo an independent Examination in Public overseen by a Planning Inspector appointed by the Secretary of State.

Figure 1.1: Key facts relating to the Corby Local Plan

Name of Responsible Authority	Corby Borough Council
Title of Plan	Part 2 Local Plan for Corby
Subject	Spatial plan
Purpose	The Part 2 Local Plan for Corby will set out how Corby Borough Council believes the borough should evolve and manage development to 2031. The Local Plan is prepared in the context of the North Northamptonshire Joint Core Strategy (which forms Part 1 of the Local Plan). The Part 2 Local Plan provides detailed policies to deliver the Part 1 Joint Core Strategy and additional non-strategic development allocations in accordance with the strategic policies of the Joint Core Strategy). The Part 2 Local Plan is also prepared in the context of the planning documents of the surrounding local authorities in accordance with the statutory Duty to Cooperate.
Timescale	2011-2031
Area covered by the plan	Corby Borough
Summary of content	The Part 2 Local Plan for Corby establishes detailed planning policies for the borough, including development management policies and non-strategic allocations. Strategic policies and allocations are provided by the Joint Core Strategy (which forms Part 1 of the Local Plan). The Part 2 Local Plan will become the statutory development plan for the borough, along with the minerals and waste plans and any 'made' (adopted) neighbourhood development plans.
Plan contact point	Local Plans Team Localplans.consultation@corby.gov.uk 01536 464158

What is the plan seeking to achieve?

- 1.5 As outlined above, the Local Plan for 2011-2031 comprises two parts. Part 1 is the Joint Core Strategy (JCS) for North Northamptonshire¹ which was adopted by the Joint Planning Committee on behalf of Corby, Kettering, Wellingborough and East Northamptonshire councils in July 2016. It sets out a long term vision for the area and establishes the overall spatial strategy for growth including key strategic issues such as the amount of new housing and jobs, infrastructure priorities, proposals for enhancing the environment and the policy framework for development control. The JCS also contains strategic site allocations including the West Corby Sustainable Urban Extension and Rockingham Enterprise Area and provides the framework for all subsequent planning documents, including Part 2 Local Plans and Neighbourhood Plans.
- 1.6 The Part 2 Local Plan contains locally specific policies and site allocations that expand upon and provide more detail on how the JCS will be implemented within Corby Borough including where further local guidance is required.
- 1.7 The JCS provides a vision statement for North Northamptonshire as a whole and a set of strategic outcomes that the Part 2 Local Plan and Neighbourhood Plans must support in order to achieve that vision. The North Northamptonshire Strategic Outcomes are as follows:
1. Empowered and proactive communities;
 2. Adaptability to future climate change;
 3. Distinctive environments that enhance and respect local character and enhance biodiversity;
 4. Excellent services and facilities easily accessed by local communities and businesses;
 5. A sustainable balance between local jobs and workers and a more diverse economy;
 6. Transformed connectivity;
 7. More walkable places and an excellent choice of ways to travel;
 8. Vibrant, well connected towns and a productive countryside;
 9. Stronger, more self reliant towns with thriving centres; and
 10. Enhanced quality of life for all residents.
- 1.8 The Part 2 Local Plan for Corby elaborates and provides more detail on how the Part 1 JCS will be implemented in Corby.

¹ [North Northamptonshire Joint Core Strategy 2011-2031](#), July 2016

2. Scoping

- 2.1 The scoping stage of sustainability appraisal involves the collation of evidence relating to the baseline position and policy context, culminating in a series of key issues that should be a focus for the SA and which help to establish a sustainability framework.
- 2.2 The Sustainability Topics were established at the scoping stage to reflect the headline principles of sustainable development. These topics also reflect those issues referred to in Schedule 2 of the SEA Regulations, which are suggested as issues that should be addressed in a Strategic Environmental Assessment.
- 2.3 The scoping report was issued to the statutory consultees (i.e. Historic England, Natural England and the Environment Agency) for comment in 2016.
- 2.4 An SA framework was developed by the North Northamptonshire Joint Planning Unit (NNJPU) with the intention that it be used for all planning documents across the area. This SA framework was taken forward and refined through the SA process for the adopted JCS. It is considered that the same SA framework used for the JCS provides an appropriate basis for the appraisal of the Part 2 Local Plan and alternatives.
- 2.5 Taken together, the sustainability topics and objectives provide a methodological framework for the appraisal of alternatives and the Draft Plan. These have been drawn together into an SA framework, as presented in Table 2.1 below.

Table 2.1: The SA framework

SA topics	SA objectives
Social progress which recognises the needs of everyone	
Accessibility	To improve accessibility and transport links from residential areas to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities
Housing	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
Health	Improve overall levels of physical, mental and social well-being, and reduce disparities between different groups and different areas
Crime	To improve community safety, reduce the incidences of crime and the fear of crime - a safe place to live
Community	Value and nurture a sense of belonging in a cohesive community whilst respecting diversity
Skills	To improve overall levels of education and skills
Liveability	To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity
Effective protection of the environment	
Biodiversity	To protect, conserve and enhance biodiversity, geodiversity, wildlife habitats and green infrastructure to achieve a net gain and to avoid habitat fragmentation
Landscape	To protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment
Cultural Heritage	Protect and enhance sites, features and areas of historical, archaeological, architectural and artistic interest and their settings
Climate Change	Reduce the emissions of greenhouse gases and impact of climate change (adaptation)
Prudent use of natural resources	
Air	To maintain or improve local air quality
Water	Maintain or improve the quality of ground and surface water resources and minimise the demand for water

SA topics	SA objectives
Natural Hazard	Reduce the impact of flooding and avoid additional risk
Soil and Land	Ensure the efficient use of land and maintain the resource of productive soil
Minerals	Ensure the efficient use of minerals and primary resources
Energy Use	To mitigate climate change by minimising carbon based energy usage by increasing energy efficiency and to develop North Northamptonshire's renewable energy resource, reducing dependency on non-renewable resources
Waste	To reduce waste arisings and increase reuse, recycling and composting
Maintenance of high and stable levels of economic growth and employment	
Employment	Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs
Wealth Creation	Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors
Town Centres	Protect and enhance the vitality and viability of town centres and market towns

2.6 The SA objectives have been grouped into four broad sustainability themes as done for the JCS, detailed in Table 2.2 below. This ensures consistency with the approach taken in the SA of the JCS.

Table 2.2: Sustainability themes

Sustainability theme	SA objectives covered	
Social progress which recognises the needs of everyone	<ul style="list-style-type: none"> • Accessibility • Housing • Health • Crime 	<ul style="list-style-type: none"> • Community • Skills • Liveability
Effective protection of the environment	<ul style="list-style-type: none"> • Biodiversity • Landscape 	<ul style="list-style-type: none"> • Cultural Heritage • Climate Change
Prudent use of natural resources	<ul style="list-style-type: none"> • Air quality • Water quality/demand • Flooding/ natural hazards • Soil and land 	<ul style="list-style-type: none"> • Minerals • Energy use • Waste
Maintenance of economic growth and employment	<ul style="list-style-type: none"> • Employment • Wealth creation 	<ul style="list-style-type: none"> • Town centres

3. Reasonable alternatives

- 3.1 A key requirement of the SEA Regulations is to appraise 'reasonable alternatives' for the Local Plan. To address this requirement, a number of alternative approaches have been considered in relation to the scale, location and distribution of new development to be taken forward through the Part 2 Local Plan.
- 3.2 The options considered as reasonable alternatives, and the choice of the preferred strategy taking into account the findings of the appraisal, are presented below. Detailed appraisal findings are presented in the main body of the SA Report.
- 3.3 The SEA Regulations are not prescriptive with regards to what alternatives should be considered. They only state that the SA Report should present an appraisal of the 'plan and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme'.
- 3.4 The following chapters describe how, as an interim plan-making / SA step, reasonable alternatives were considered for the following plan issues:
 - The amount and distribution of housing and employment land (i.e. the spatial strategy);
 - Housing in the rural areas;
 - Strategic site options; and
 - Other plan issues (i.e. policy approaches).

4. Housing and employment growth and distribution

Introduction

- 4.1 The Part 2 Local Plan is being prepared in the context of the adopted North Northamptonshire JCS, which sets the spatial strategy for housing and economic growth across North Northamptonshire. As a key objective, the strategy seeks to meet needs as locally as possible, recognising that 'higher-order' facilities serving more than one settlement should be in the most accessible location and accessible by a choice of transport modes.
- 4.2 This naturally focusses attention to the larger settlements with the broadest range of services, facilities and accessibility. Consequently the strategic settlement hierarchy of the JCS (JCS Policy 11) seeks to focus development in the growth towns of Corby, Kettering, Wellingborough and Rushden, with a more restrained approach to growth in villages and the countryside.

Housing

- 4.3 JCS Policy 28 identifies that the housing requirement for Corby between 2011 and 2031 is as follows:

		Annual Average Dwellings 2011-2031	Total 2011-2031
Corby Borough	Requirement	460	9,200
	Strategic Opportunity	(710)	(14,200)

- 4.4 The Strategic Opportunity identified in Corby Borough will only be delivered through Sustainable Urban Extensions (SUE) at the town and is not transferable to other settlements. The adopted JCS states that demographic modelling suggests that an additional 5,000 dwellings in Corby is achievable if the town continues to attract levels of inward migration significantly in excess of MHCLG projections. The JCS provides the conditions for this strategic opportunity to be realised, including the allocation of land for a SUE at West Corby.
- 4.5 In this context the spatial strategy for the Part 2 Local Plan for Corby is set out within the JCS. It clearly identifies Corby as the most suitable settlement at which to deliver strategic growth, including the Strategic Opportunity. This is reflected in the distribution of housing requirements within the borough set out in JCS Policy 29 as follows:

Table 6.1: Share of housing need within Corby borough

	Settlement	Housing Requirement (2011-2031)
Growth Town	Corby	8,290 (strategic opportunity 13,290)
	Little Stanion	790
Rural housing (excluding Little Stanion)		120

Employment

- 4.6 JCS Policy 22 (Delivering Economic Prosperity) sets out a target of a net increase of 31,100 jobs across North Northamptonshire during the plan period. The distribution of this target is set out below:

Table 6.2: Job creation targets

Local Authority	Net Jobs Growth (in all sectors) 2011-31
Corby Borough	9,700
East Northamptonshire District	7,200
Kettering Borough	8,100
Borough of Wellingborough	6,100
North Northamptonshire	31,100

- 4.7 The JCS identifies over 160 hectares of land to meet the strategic requirement for new employment development in Corby, including Corby West, Manton Park (Land at Cockerell Road), Rockingham MRC Enterprise Area and references 95 hectares at Midlands Logistics Park (Stanion Lane Plantation) as a committed employment site.

What are the reasonable alternatives?

- 4.8 As described above, the spatial strategy is set out clearly within the JCS. A range of alternative approaches were appraised in the SA that accompanied the JCS.
- 4.9 The Part 2 Local Plan is unable to alter this strategy, and so there are no reasonable alternatives to the broad distribution and growth of housing and employment within Corby as a whole or within individual settlements themselves.
- 4.10 Therefore, only one reasonable alternative was identified for housing, which can broadly be summarised as follows.
- Delivery broadly in-line with the JCS, with an uplift in growth within Corby to secure choice, flexibility and a 5 year supply.

Unreasonable alternatives

- 4.11 The following alternatives were considered by the Council, but ultimately determined to be unreasonable:

1. Only plan to meet the level of need set out in the JCS

Corby must demonstrate that a 5 year supply of housing can be provided, as well as allowing for flexibility and choice. A substantial proportion of commitments and allocations in the plan are within the SUEs which can take a long time to start delivering in volume. Therefore if the plan did not make additional housing allocations above the 9,200 units identified in the JCS, then the Plan would be at risk of being found unsound. The inclusion of additional growth, acting as a contingency is considered to provide choice and flexibility if there are any delays in housing delivery at the SUEs.

2. Increased growth in 'rural areas' instead of Corby

The Council determined that it would not be reasonable to focus additional growth to the smaller settlements or rural areas to help increase choice, flexibility and establish a 5 year supply. Such an approach would not be in accordance with the JCS, which seeks to focus growth in the most sustainable settlements. Growth in the villages and rural areas should only be supported where it cannot be delivered at a higher-order settlement.

Why has the preferred approach been selected?

- 4.12 In determining where additional housing should be allocated, the Council identified that in accordance with the focus on growth towns within the JCS strategy that additional housing ought to be focused at the Corby urban area.
- 4.13 At this time, no specific requirements have been identified to plan for further housing growth in the rural areas above the level of growth set out in the JCS. However, additional growth could be identified for rural areas should this be evidenced through a Neighbourhood Plan and/or a housing needs survey.
- 4.14 Updating the existing local evidence through the preparation of an Employment Land Review and including a local policy for the provision of employment land is the only viable option. The Employment Land Review has provided a sound and up to date picture of the Borough's existing stock of employment land and assessed whether it is fit for purpose or whether there are unviable or underused sites that need for be released for other purposes, as required by the NPPF. As an area pursuing strong economic growth, additional land provides for flexibility, choice and competition and strengthens Corby's position to attract one-off large business requirements which are difficult to predict.

5. Housing growth and distribution in rural areas

Introduction

- 5.1 The target for the 'rural areas' of Corby set out in the JCS is 120 dwellings. This includes smaller villages and areas in the open countryside (where development should be carefully managed).
- 5.2 The JCS recognises the need for restraint in rural areas in North Northamptonshire. Policy 3 of the JCS states that development should be located in such a way that is sensitive to its landscape, to retain and if possible enhance distinctive character of the area. The JCS suggests that villages that have a sensitive character or conservation interest are to be identified, and new development will be strictly managed.

What are the reasonable alternatives?

- 5.3 The JCS seeks to deliver 120 new homes in the rural area of Corby to support sustainable development. Between March 2019 and the start of the plan period in April 2011 there have been 130 homes built. A further 109 currently have planning permissions that will also contribute to the JCS requirement. Additionally the Council has identified sites subject to planning applications or pre-application discussions that are likely to come forward over the plan period to deliver a further 55 homes.
- 5.4 Sufficient sites have been given planning permission to meet the identified needs for market housing in the rural area and will continue to be delivered in line with Policy 11 of the JCS, which supports small scale infilling within villages where this would not materially harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure and services. JCS Policy 30 will ensure that a proportion of developments of 11 or more dwellings or where the area exceeds 1,000m² will provide a percentage of affordable housing. Beyond that, the Council will work with parish councils and partners to explore options for rural exception sites in accordance with JCS Policy 13 to meet local needs and aspirations.
- 5.5 An alternative approach could be to allocate rural exception sites to contribute to meeting local needs and aspirations. However, no sites were promoted for affordable housing during the 'call for sites' consultation which makes it difficult to allocate deliverable rural exception sites within the Part 2 Local Plan. Moreover the JCS is clear that rural exception sites are not identified in Part 2 Local Plan or Neighbourhood Plans but will come forward through the development management process in accordance with JCS Policy 13.

Unreasonable alternatives

- 5.6 The Council does not consider that there are any reasonable alternatives to the Plan approach. The reasons for this are discussed in the paragraphs above.

Why has the preferred approach been selected?

- 5.7 As per Paragraph 5.4, sufficient sites have been given planning permission to meet the identified needs for market housing in the rural area. In accordance with the focus on growth towns within the JCS strategy, any additional growth should be directed to the main settlement of Corby.

6. Site options appraisal

- 6.1 The Council considered it necessary to allocate sites in the Part 2 Local Plan in order to ensure delivery of the JCS spatial strategy and housing targets.
- 6.2 The selection of sites for allocation is an important part of plan-making which must involve a consideration of all reasonable site options. The SA is one mechanism to assist in this process.

Housing

- 6.3 The Council has prepared a background paper to describe the alternative site options, the selection criteria and methodologies used as well as the reasons for selecting or rejecting site options. The process of determining the reasonable alternatives is summarised below. For more detail please refer to the Site Selection Methodology Background Paper (2019).²
- 6.4 The JCS covers strategic sites of 500 homes or more. The role of the Part 2 Local Plan for Corby is to implement the JCS and not to rewrite or review it. Therefore, any sites capable of accommodating 500 or more dwellings were not considered through the site assessment.
- 6.5 A minimum site size threshold of 0.25 ha (or minimum capacity threshold of 10 dwellings where applicable) has also been adopted by the Council. It was not considered practical to assess sites below this threshold which could continue to come forward as windfall sites (i.e. sites which become available for development but are not specifically identified as available as part of the Local Plan process) or be promoted through Neighbourhood Plans.
- 6.6 The Council adopted a four stage approach for the selection of site options for housing. These are:
- Stage 1: Identification of all potential development sites;
 - Stage 2: Initial screening;
 - Stage 3: Detailed assessment; and
 - Stage 4: Design surgeries & specialist advice.

Stage 1: Identification of all potential development sites

- 6.7 A long list of potential sites was compiled from the following sources:
- Sites allocated for housing in the 1997 Corby Borough Local Plan;
 - Sites with planning permission;
 - North Northamptonshire Strategic Housing Land Availability Assessment;
 - North Northamptonshire Pilot Brownfield Register;
 - Master Plans; and
 - Site survey work.

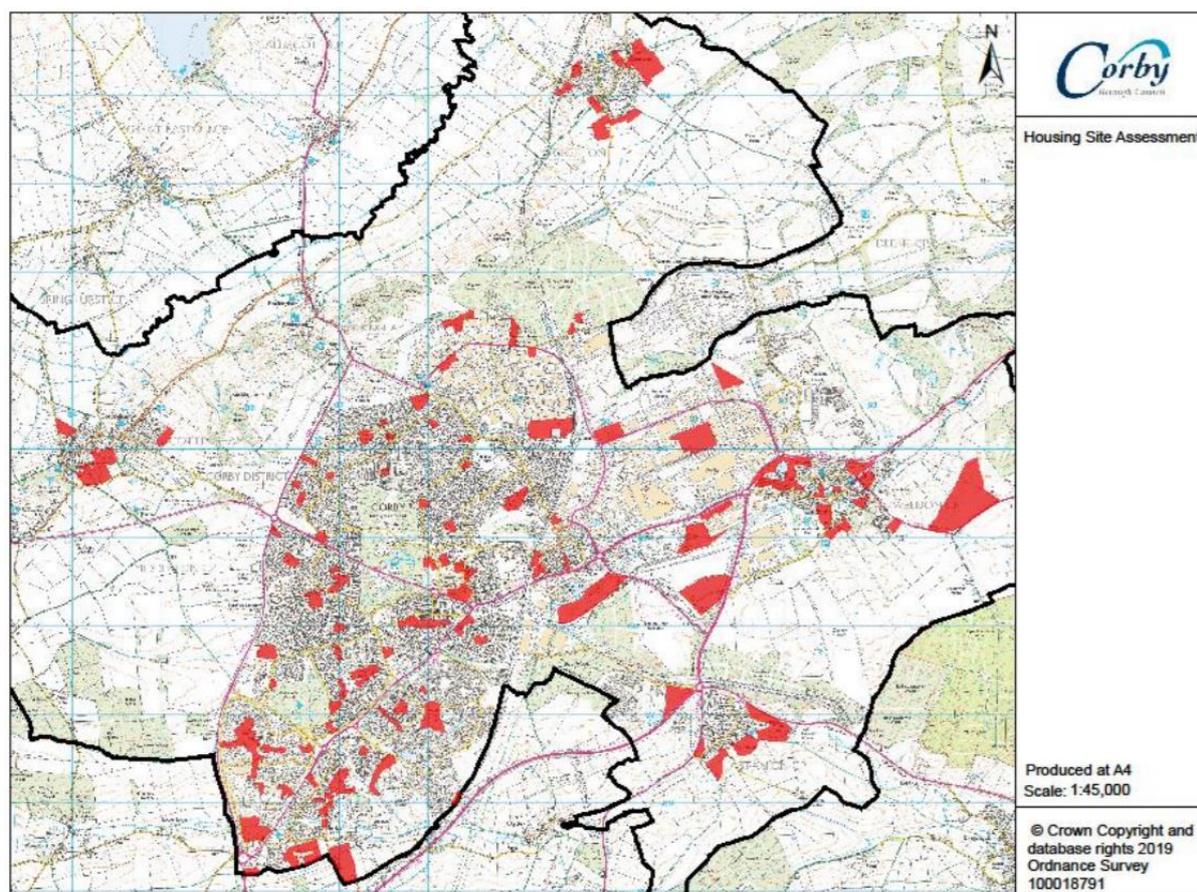
Stage 2: Initial screening

- 6.8 Sites were sifted out of the initial comprehensive list and discounted from further assessment if one or more of the following applied:
- The site had already been assessed by the Joint Planning Unit as a strategic site;
 - The site had planning permission or was under construction; and/or
 - The sites fell outside the minimum size threshold.

² <https://www.corby.gov.uk/home/planning-and-building-control/planning-policy/plan-making/evidence-base>

6.9 The resulting long list of sites carried forward for detailed assessment at Stage 3 is illustrated below in Figure 6.1. Appendix 5 of the Site Selection Methodology Background Paper (2019) includes an explanation for those sites discounted as part of the initial screening.

Figure 6.1: Long list of sites for detailed assessment



Stage 3: Detailed assessment

- 6.10 Sites on the long list (identified above) were then assessed for their suitability, availability and achievability. The SA objectives established through the scoping stage were integrated into the detailed assessment and informed decision-making at this stage. The availability and achievability of the sites have also been assessed. This involves making judgements on whether there are any legal or ownership problems with a particular site and whether the site is economically viable.
- 6.11 The detailed assessment work demonstrates how well the potential development sites perform against a set of broad criteria. A colour coded system was used to indicate how well the development sites performed against the criteria as shown below.

Table 6.1: Site assessment key

Assessment	Definition
✓	No constraints identified, development acceptable in principle or development would have a positive impact
-	Neutral impact or there may be constraints, but mitigation is possible
x	Significant constraints, although mitigation should be possible
xx	Severe constraints where mitigation is unlikely to be possible and development is probably unacceptable
?	Uncertain, need more information

- 6.12 The full detailed site assessments for the long list of sites are provided in Appendix 8 of the Site Selection Methodology Background Paper (2019). Summary findings are also provided in Appendix III of the main SA Report. It is important to note that a degree of professional judgement was used, resulting in the removal of nine sites prior to compiling the shortlist. The reasons for rejecting these sites are set out in Chapter 4 of the Site Selection Methodology Background Paper (2019).
- 6.13 In total, a shortlist of 16 site options was arrived at as a result of the detailed assessment work. These are set out in Table 6.2 below.

Table 6.2: Short-listed site options

Ref	Location
HAS4	Southern Gateway, Little Colliers Field
HAS31	Builders Yard (rear of Garden Centre), Rockingham Road
HAS74	Garage Court, Lindisfarne Road
HAS78	Garage Court, Swale Close
HAS87	Glebe Farm, Church Street, Weldon
HAS96	Maple House, Canada Square
HAS104	Former Our Lady Pope John RC Secondary School, Tower Hill Road
HAS106	Land at Station Road, Corby
HAS109	Parkland Gateway
HAS118	Everest Lane
HAS125	Western Land at Pen Green
HAS130	Land off Elizabeth Street
HAS131	Pluto, Gainsborough Road
HAS132	Cheltenham Road
HAS137	Former Co-op site, Alexandra Road
HAS138	North of Railway Station

Stage 4: Design Surgeries & Specialist Advice

- 6.14 The final stage involved a more detailed and specialist assessment of the sites that were found to be most suitable from Stage 3 assessments, identified in **Table 6.2** above. These sites were subject to a second stage assessment for various criteria including; noise, air and odour pollution; biodiversity impact; archaeological impact; land stability; land contamination; and vehicular access.
- 6.15 Specialist advice was sought from the Council's Environmental Health team in respect of noise, air and odour pollution and land stability and contamination; from the County Council's Principal Ecology Officer for Biodiversity impact; from the County Archaeologist and from the County Council's Highways team. In addition to which, design surgery meetings were held, including the North Northamptonshire Joint Planning Unit's design officers, the County Council's Highways team and Northamptonshire Police to review the specific issues relating to each of the shortlisted sites. Individual site assessments for the shortlist of sites are included in Appendix 9 of the Site Selection Methodology Background Paper (2019).

Employment

- 6.16 The Employment Land Review (2018 and then updated 2019)³ identifies the selection criteria and methodologies used in the assessment of employment land. As regards the division of responsibilities, the JCS authorities have agreed that Part 2 Local Plans will only allocate sites up to 5 ha. Any larger new allocations are considered 'strategic in scale', a matter for the forthcoming JCS review. The Council has also determined that sites of less than 0.25 ha would not be allocated in either plan, as being too small.
- 6.17 The Council adopted a five stage approach for the selection of site options for employment land. These are:
- Stage 1 – Site / broad location identification;
 - Stage 2 – Site / broad location assessment;
 - Stage 3 – Windfall assessment;
 - Stage 4 – Assessment review; and
 - Stage 5 – Final evidence base.
- 6.18 The sources of employment land are classified into three categories:
- Allocated and potential employment land;
 - Opportunities from existing employment areas; and
 - Commercial development pipeline.
- 6.19 The category of 'allocated and potential employment land' includes existing allocations, refused or withdrawn applications, sites from council owned database or public land records, those promoted by landowners and businesses, those identified in previous employment land studies, and undeveloped sites within established industrial areas.
- 6.20 To ensure that reasonable alternatives have been considered through the development of the Part 2 Local Plan, and that the identification of sites is reasonably comprehensive; a long list of sites was compiled from the sources identified above. All sites were reviewed to present a complete picture of potential sites. This long list identified the site, the source from which the site was drawn, and the potential capacity of the site by sector (B1/B2/B8) or mixed use converted to gross hectares. At this stage, an initial sieve of the sites was undertaken, discounting the sites that were:
- Already assessed by the JPU as a strategic site;
 - The sites with planning permission and under construction; and
 - Below the minimum size threshold.
- 6.21 The potential sites to be assessed further were subjected to more rigorous assessment, including site visits, consultations with land owners, and technical studies and analysis by the council and key stakeholders to evaluate their deliverability i.e. suitability, availability and achievability over the plan period.

Unreasonable alternatives

- 6.22 Unreasonable alternatives are those sites found by the assessment to be either not suitable, not available or not achievable over the plan period.

³ <https://www.corby.gov.uk/home/planning-and-building-control/planning-policy/plan-making/evidence-base>

Why has the Preferred Approach been selected?

Housing

6.23 Following the assessments outlined above, ten sites were taken forward to the next stage of the plan making process as potential allocations, as they score well in terms of suitability, availability and achievability. These are listed below along with their indicative capacities.

Table 6.3: Proposed housing allocations

Ref	Location	Indicative Capacity
HAS31	Builders Yard (rear of Garden Centre), Rockingham Road	31
HAS96	Maple House, Canada Square	14
HAS104	Former Our Lady Pope John RC Secondary School, Tower Hill Road	88
HAS106	Land at Station Road, Corby	150
HAS109	Parkland Gateway	100
HAS118	Everest Lane	70
HAS130	Land off Elizabeth Street	100
HAS131	Pluto, Gainsborough Road	30
HAS132	Cheltenham Road	18
HAS137	Former Co-op, Alexandra Road	150

6.24 The omitted sites are explained below:

- Site HAS4 (Southern Gateway, Little Colliers Field) has been granted planning permission in principle (DC Committee, January 2018), subject to a unilateral undertaking. The Council therefore determined that it should not be allocated due to the advanced nature of the proposals.
- Sites HAS74 (Garage Court, Lindisfarne Road) and HAS78 (Garage Court, Swale Close) are Council owned garage sites no longer being promoted for development by the Council's Housing Regeneration Team. Consequently the site is no longer considered available.
- Site HAS125 (Western Land at Pen Green) is no longer being considered for allocation in isolation as Homes England are in discussions with the adjacent landowner with a view to bringing both parcels of land forward as a comprehensive development.
- Development at site HAS87 (Glebe Farm, Church Street, Weldon) has in principle support, subject to legal agreement, which is due to be signed imminently. The Council therefore determined that it should not be allocated due to the advanced nature of the proposals.

Employment

6.25 Following the assessments outlined previously, four employment sites and two reserve sites were allocated for employment that may be delivered beyond the plan period. These are as follows:

- **Allocated Sites:** St Luke's Road (ELR10), Land off Courier Road (ELR26), Land at Pearson Training Academy (ELR30) and Princewood Road (ELR21)
- **Reserve Sites:** Tripark (ELR15b and c) and Saxon 26 (ELR35)

7. Alternatives for other plan issues

- 7.1 Thematic planning policies (for example, to consider issues such as ‘design’ and ‘environmental protection’) can be prepared on the basis of a robust evidence base without the need to rigorously assess a series of options as part of the SA at each stage of policy development.
- 7.2 A range of options are often presented at an early stage to invite input from stakeholders on what approaches they would prefer. This is a useful exercise, but it is not always productive or necessary to undertake detailed sustainability appraisal on such ‘options’. Rather, the SA framework can be used to help guide policies as they develop, so that the principles of sustainability are ‘frontloaded’. SA can then be used more purposefully to inform policy approaches at a later stage of plan development when there is more policy detail (i.e. the ‘preferred options’).
- 7.3 For these reasons, it has not been considered necessary or proportionate to undertake an assessment of alternative policy approaches relating to the following issues (which are primarily covered by the JCS and were appraised during the development of this plan):
- Design;
 - Environmental protection;
 - Climate change;
 - Infrastructure provision; and
 - Town centres.
- 7.4 Many potential options for themes are ‘procedural’ in nature, covering issues such as whether a specific topic should be considered in the plan, or how a policy area should be dealt with (i.e. as part of a general policy, or several specific policies). These are not distinct options that would result in significantly different outcomes with regards to the effects on sustainability. Therefore, they are not considered to be reasonable alternatives.

8. Appraisal of the Part 2 Local Plan

Methodology

- 8.1 The appraisal uses the SA framework as a basis for identifying and evaluating any 'likely effects' on the baseline / projected baseline associated with the Plan approach.
- 8.2 It should be noted that effects are predicted based upon the criteria presented within the SEA Regulations. For example, account is taken of the nature of effects (including magnitude, spatial coverage and duration), the sensitivity of receptors, and the likelihood of effects occurring as far as possible. The potential for 'cumulative' effects is also considered.
- 8.3 It is important to clarify some of the assumptions that have been made in predicting the effects. The following are some key factors that have been taken into account in the assessment process:
- When determining the effect of policies (Publication Draft (Pre-Submission)) it is important to compare them to the baseline policy position. In the absence of a Local Plan, development would still need to show general compliance with the NPPF/ PPG. Therefore, policies that simply repeat the principles set a national level would not be predicted to have a significant effect. To generate a significant effect, it would be expected that policies add locally specific detail and requirements.
 - Although some policies could have a negative effect when viewed in isolation, other plan policies could mitigate these effects.
 - Where this is the case, effects could be predicted to be neutral, but it will be made clear which policies are assumed likely to mitigate effects.
 - The Joint Core Strategy sets the context and strategy for much of the Part 2 Local Plan (the Plan). This means that the strategic principles for development are already established, and ought to be taken into account when determining the further effects that the Draft Plan could have. If policy approaches are established in the JCS and the Plan cannot add any meaningful local context, then the effects are assumed to be neutral. Furthermore, if effects have already been determined in the JCS for a particular policy or site, then these effects will not be attributed to the Plan. The prediction of effects will examine the additional effects that the Draft Plan could have compared to the JCS alone. For example, site allocations in the JCS could have negative or positive effects. These have already been identified in the JCS and are not attributable to the Draft Plan. However, where the Plan adds further detail or site specific policies, then this raises the potential for effects.
 - Unless positive changes to the baseline would occur as a result of the Draft Plan, then effects are predicted to be neutral. Prevention of negative effects means that the plan would ensure a neutral effect on the baseline (unless the baseline position would have deteriorated in the absence of the Plan and so policies could be predicted to have a positive effect).
 - The majority of committed development that forms part of the Plan strategy is expected to be delivered anyway. Therefore, the appraisal of effects is mainly concentrated on the additional development that the Draft Plan seeks to deliver, local policy details and how this interacts with committed development (including allocations and relevant policies within the JCS).
- 8.4 The effects of the Part 2 Local Plan have been identified in accordance with the criteria in Table 8.1, taking into account characteristics including magnitude, scale, duration, frequency and reversibility (i.e. the 'extent' of the effects), the sensitivity of receptors, and the likelihood of effects occurring.
- 8.5 To give the appraisal structure, each of the key chapters within the Draft Plan is assigned one of the following symbols in-line with predicted 'broad implications'.

Table 8.1: Appraisal key

	Symbol/ shading
Positive effect	✓
Negative effect	✗
No effect	/
Significant positive effect	
Significant negative effect	

8.6 Table 8.2 below sets out the sections and policies of the Publication Draft (Pre-Submission) Part 2 Local Plan.

Table 8.2: Publication Draft (Pre-Submission) Part 2 Local Plan sections and policies

Section	Policy	
Securing Infrastructure and Services	Policy 1 - Open Space, Sport and Recreation	
	Policy 2 – Health and Wellbeing	
	Policy 3 – Secondary School Opportunity Site	
	Policy 4 – Electronic Communication	
	Policy 5 – Bad Neighbour Uses	
Natural Assets	Policy 6 – Green Infrastructure Corridors	
	Policy 7 – Local Green Space	
Delivering Economic Prosperity	Policy 8 – Employment Land Provision	
	Policy 9 – Employment Uses in Established Industrial Estates	
	Policy 10 – Non Employment Uses (non-B) in Established Industrial Estates	
Delivering Housing	Policy 11 – Delivering Housing	
	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 12 – Custom and Self-Build	
	Policy 13 – Single Plot Exception Sites for Custom and Self-Build	
	Policy 14 – Gypsies and Travellers	
	Policy 15 – Specialist Housing and Older People’s Accommodation	
	Policy 16 – Residential Gardens	
	Villages and Rural Areas	Policy 17 – Settlement Boundaries
		Policy 18 – Restraint Villages
	Town Centres and Town Centre Uses	Policy 19 – Network and Hierarchy of Centres
Policy 20 – Change of Use of Shops Outside the Defined Centres		
Policy 21 – Primary Shopping Areas		

Section	Policy
	Policy 22 – Regeneration Strategy for Corby Town Centre
	Policy 23 – Spatial Framework for Corby Town Centre
	Policy 24 – Corby Town Centre Redevelopment Opportunities
	Policy TC1 – Parkland Gateway
	Policy TC2 – Everest Lane
	Policy TC3 – Former Co-Op, Alexandra Road
	Policy TC4 – Oasis Retail Park

Presenting findings

8.7 As introduced above, this section presents an appraisal of the Publication Draft (Pre-Submission) Part 2 Local Plan under the SA framework.

Table 8.3: Summary appraisal findings for the Publication Draft (Pre-Submission) Part 2 Local Plan

SA topic	Securing Infrastructure and Services	Natural Assets	Delivering Economic Prosperity	Delivery of Housing	Villages and Rural Areas	Town Centre and Town Centre Uses
Social progress that meets the needs of everyone						
Accessibility	/	✓	/	✓	/	✓
Housing	✓	/	✓		✓	✓
Health	✓	✓	/	✓	/	/
Crime	/	✓	✓	✓	/	✓
Community	✓	/	/	✓	/	/
Skills	/	/	✓	/	/	/
Liveability	/	✓	/	✓*	✓	✓*
Effective protection of the environment						
Biodiversity	✓	✓	/	/	/	✓
Landscape	✓	✓	✓	/		✓
Cultural Heritage	✓	✓	✓	/		✓
Climate Change	✓	✓	✓	/	/	✓
Prudent use of natural resources						
Air	✓	✓	✗	✓	/	✓*
Water	✓	✓	/	✓	/	/
Natural Hazard	✓	✓	/	✓	/	/
Soil and Land	✓	✓	✓	✓	✓	✓
Minerals	/	/	/	✓	✓	/
Energy Use	/	/	/	/	/	/

SA topic	Securing Infrastructure and Services	Natural Assets	Delivering Economic Prosperity	Delivery of Housing	Villages and Rural Areas	Town Centre and Town Centre Uses
Maintenance of economic growth and employment						
Employment	✓	/	✓	/	/	✓
Town centres	✓	✓	/	✓	/	✓
Wealth creation	/	/	✓	/	/	/

Summary of effects

8.8 This section sets out a visual summary of the effects predicted for the Publication Draft (Pre-Submission) Part 2 Local Plan viewed 'as a whole' (i.e. the cumulative and synergistic effects of the plan policies in combination). A short discussion of the effects is also provided.

Table 8.4: Summary appraisal findings for the (Pre-Submission) Part 2 Local Plan as a whole

SA topic	Overall Effects	Summary of effects
Accessibility	✓	Minor positive effects are predicted overall, which relates primarily to improvements to the town centre, enhancement of the green infrastructure and encouragement of housing in accessible locations.
Housing		Significant positive effects on housing are predicted in relation to several aspects of the Publication Draft (Pre-Submission) policies. In particular, the site allocations are predicted to have significant positive effects by providing greater flexibility and contingency to meet needs.
Health	✓	Minor positive effects are predicted for health, predominantly through the provision of policies that seek to enhance social infrastructure, green infrastructure and deliver housing. Cumulatively the effects are not predicted to be significant.
Crime	✓	A minor positive effect on community safety is predicted due to policies that seek to improve the public realm, develop vacant land and implement inclusive design.
Community	✓	Minor positive effects are predicted relating to the delivery of housing and the potential to secure improvements to community facilities and recreational facilities.
Skills	✓	A minor positive effect is predicted associated with the delivery of employment land; which could support improved access to jobs.
Liveability	✓ / ✖	Mixed effects are predicted with regards to liveability. Minor positive effects are recorded in relation to green infrastructure enhancements, housing provision and town centre improvements. However, there may be some localised amenity concerns associated with specific allocated sites. These negative effects are also minor and the residual effect will be dependent on the level of mitigation delivered at the project level.
Biodiversity	✓	Minor positive effects are predicted for biodiversity relating to likely enhancements to green infrastructure, protection of biodiversity interest in residential gardens, and recognition of the biodiversity value of the town centre. In-combination, the effects are not predicted to be significant.

SA topic	Overall Effects	Summary of effects
Landscape		A number of policies are predicted to contribute positive effects as they seek to protect the character of the townscape and landscape. In particular, there is a proactive approach to managing development in the rural areas/villages, which is predicted to have significant positive effects by helping to prevent coalescence.
Cultural Heritage		Significant positive effects are predicted with regards to the protection and enhancement of the historic environment at East Carlton and Rockingham. In addition, policies which seek to enhance the town centre environment, deliver new open space, and achieve regeneration should all contribute to further positive effects in the long term.
Climate Change	✓	A number of policies promote enhanced green infrastructure which should have minor positive effects with regards to climate change adaptation. Furthermore, several policies promote accessibility to services by walking and cycling, which should help to reduce climate change emissions.
Air	✓ / ✖	Mixed effects are predicted. Minor positive effects are predicted through policies that seek to maintain and enhance green infrastructure and improve accessibility to services/facilities by walking and cycling. This along with policies that seek improvements to the local environment could support modal shift away from the private car. The delivery of new housing and employment has the potential to lead to minor negative effects; however, the significance of residual effects will be dependent on the level of mitigation provided. Conversely, the provision of additional employment as well as policies that seek to enable more residents to work from home could help to reduce the levels of commuting by car and therefore have a positive effect on air quality.
Water	✓	Minor positive effects are predicted with regard to water as Publication Draft (Pre-Submission) policies seek to protect and enhance green spaces and infrastructure which will help to promote the ability of natural processes to support water quality and limit the effects of extreme weather events by regulating surface water run-off, providing natural drainage.
Natural Hazard	✓	Minor positive effects are predicted with regards to potential green infrastructure improvements, which can help to manage hazards such as flood risk.
Soil and Land	✓	Minor positive effects are predicted in relation to soil and land as the policies promote the development of brownfield land, avoidance of the loss of agricultural land and potential for decontamination of industrial areas in the longer term. Though positive effects are predicted for many policies within the Plan, these are not considered to be significant in combination, as the magnitude of effects is small and localised.
Minerals	✓	The Publication Draft (Pre-Submission) policies have mainly neutral effects on Minerals. However, directing development away from open countryside is considered likely to help ensure development does not impact mineral deposits. Therefore, minor positive effects are recorded.
Energy Use	-	Neutral effects are predicted with regards to energy use.
Employment		Positive effects are predicted for employment, mainly attributable to the allocation of a small amount of employment land. This ought to support a modest number of new jobs, and so effects are not likely to be significant. However, further benefits should be secured through policies that seek to maintain and strengthen the role of town centres, and those which support enhancements to infrastructure. Furthermore, the allocation of housing will support the construction industry. When viewed together, the policies could potentially lead to a significant positive effect in the long term.
Town centres	✓	A minor positive effect is predicted, as there is a focus on the protection and enhancement of town centres throughout the Draft Plan. This includes their appearance, access to them and their function/vitality.

SA topic	Overall Effects	Summary of effects
Wealth creation	✓	The Publication Draft (Pre-Submission) policies are predicted to have mostly neutral effects, but the allocation of land for employment uses should have minor positive effects with regards to wealth creation.

9. Mitigation and enhancement

- 9.1 A number of recommendations have been made through the SA process in order to mitigate identified negative effects, to improve certainty and to secure positive effects.
- 9.2 The Council will consider these measures, alongside consultation responses. Any changes made as a result of the recommendations will be documented in the SA Report to demonstrate how the process has influenced the development of the Plan.

10. Monitoring

- 10.1 The Corby Local Plan establishes a monitoring framework which maps monitoring targets and indicators for each policy and site allocation against the relevant SA objective. This will ensure that any significant effects continue be monitored over the plan period.
- 10.2 The monitoring framework in the Local Plan is also presented below:

Policy	Target(s)	Indicator(s)	Which SA objective this policy meets
<u>Policy 1</u> Open Space, Sport and Recreation	Net gain in open space, sports or recreational facilities	<ul style="list-style-type: none"> Total amount of parks and gardens Total amount of natural and semi-natural green space Total amount of amenity green space Total amount of provision for children and young people Total amount of allotments 	<p>To improve accessibility and transport links from residential areas to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities</p> <p>To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity</p>
<u>Policy 2</u> Health and Wellbeing	Promote health and wellbeing and reduce health inequalities	Application monitoring	<p>Improve overall levels of physical, mental and social well-being, and reduce disparities between different groups and different areas</p> <p>To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity</p>
<u>Policy 3</u> Secondary School Opportunity Site	Facilitate the provision of a new secondary school by 2031	Application monitoring	To improve overall levels of education and skills
<u>Policy 4</u> Electronic Communications	Delivery of appropriate electric communications infrastructure	Application monitoring	Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the

			local strengths and qualities that are attractive to visitors and investors
<u>Policy 5</u> 'Bad Neighbour' Uses	Development that falls within 400m of a 'bad neighbour' will be assessed in terms of any potential adverse impacts	Application monitoring	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity
<u>Policy 6</u> Green Infrastructure Corridors	Protect and enhance the green infrastructure corridors	Net increase in green infrastructure	To protect, conserve and enhance biodiversity, geodiversity, wildlife habitats and green infrastructure to achieve a net gain and to avoid habitat fragmentation Improve overall levels of physical, mental and social well-being, and reduce disparities between different groups and different areas
<u>Policy 7</u> Local Green Space	Safeguard Local Green Space	Application monitoring	To improve accessibility and transport links from residential areas to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities
<u>Policy 8</u> Employment Land Provision	Permit sufficient new employment development to meet requirement of 397,839m ² of net additional employment floorspace over the plan period.	Employment land completions analysis	Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors
<u>Policy 9</u> Employment Uses in Established Industrial Estates	Ensure that existing established industrial estates are protected for employment use	Employment land completions analysis	Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs

			Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors
<u>Policy 10</u> Non Employment Uses in Established Industrial Estates	Ensure that existing established industrial estates are protected for employment use	Employment land completions analysis	Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors
<u>Policy 11</u> Delivering Housing	Delivery of housing to meet local needs	Housing completions analysis	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all Value and nurture a sense of belonging in a cohesive community whilst respecting diversity To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity Reduce the emissions of greenhouse gases and impact of climate change (adaptation)
<u>Policy H1</u> Builders Yard, Rockingham Road	Redevelopment of site in accordance with all the relevant policy criteria	Development permitted on the Builders Yard, Rockingham Road site	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
<u>Policy H2</u> Maple House, Canada Square	Redevelopment of site in accordance with all the relevant policy criteria	Development permitted on the Maple House, Canada Square site	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all

<u>Policy H3</u> Former Our Lady Pope John School, Tower Hill Road	Redevelopment of site in accordance with all the relevant policy criteria	Development permitted on the Former Our Lady Pope John School, Tower Hill Road site	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
<u>Policy H4</u> Land at Station Road	Redevelopment of site in accordance with all the relevant policy criteria	Development permitted on the Land at Station Road site	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
<u>Policy H5</u> Land off Elizabeth Street	Redevelopment of site in accordance with all the relevant policy criteria	Development permitted on the Land off Elizabeth Street site	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
<u>Policy H6</u> Pluto, Gainsborough Road	Redevelopment of site in accordance with all the relevant policy criteria	Development permitted on the Cheltenham Road site	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
<u>Policy H7</u> Cheltenham Road	Redevelopment of site in accordance with all the relevant policy criteria	Development permitted on the Pluto, Gainsborough Road site	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
<u>Policy 12</u> Custom and Self-Build	Provision of custom and self-build housing on qualifying developments	Percentage of custom and self-build from qualifying developments	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
<u>Policy 13</u> Single Plot Exception Sites for Custom and Self-Build	Provision of custom and self-build housing on rural exception sites	Number of new custom and self-build houses build outside designated settlement boundaries	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
<u>Policy 14</u> Gypsy and Travellers	Delivery of gypsy and traveller pitches to meet identified needs	<ul style="list-style-type: none"> Total number of gypsy and traveller pitches available New pitches approved 	<p>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</p> <p>Value and nurture a sense of belonging in a cohesive community whilst respecting diversity</p>
<u>Policy 15</u> Specialist Housing and Older People's Accommodation	Delivery of specialist housing and older people's accommodation to meet identified needs	Number of units of specialist housing and older people's accommodation achieved on qualifying sites	<p>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</p> <p>Value and nurture a sense of belonging in a cohesive community whilst respecting diversity</p>

<p><u>Policy 16</u> Residential Gardens</p>	<p>No specific target</p>	<p>Development permitted in residential gardens in built-up areas.</p>	<p>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all; To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity</p>
<p><u>Policy 17</u> Settlement Boundaries</p>	<p>Restrict inappropriate development in the open countryside</p>	<p>Development permitted outside the defined settlement boundaries, as illustrated on the Policies Map</p>	<p>To protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment; To protect, conserve and enhance biodiversity, geodiversity, wildlife habitats and green infrastructure to achieve a net gain and to avoid habitat fragmentation; To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity</p>
<p><u>Policy 18</u> Restraint Villages</p>	<p>Restrict all but the re-use or conversion of suitable buildings in the restraint villages, unless promoted through Neighbourhood Plans or rural exceptions</p>	<p>Number of dwellings permitted within the restraint villages</p>	<p>Protect and enhance sites, features and areas of historical, archaeological, architectural and artistic interest and their settings</p> <p>To protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment</p>
<p><u>Policy 19</u> Network and Hierarchy of Centres</p>	<p>100% coverage of impact assessments</p>	<p>Provision of town centre uses approved in the defined Town Centre, District Centres and Local Centres. Development proposals for retail and leisure use outside the defined centres.</p>	<p>Protect and enhance the vitality and viability of town centres and market towns</p> <p>Reduce the emissions of greenhouse gases and impact of climate change (adaptation)</p> <p>To improve accessibility and transport links from residential areas to key services, facilities and employment areas and</p>

			enhance access to the natural environment and recreation opportunities
<u>Policy 20</u> Change of Use of Shops Outside the Defined Centres	Limit the net loss of A1 retail use outside the defined centres, unless it can be demonstrated that the current use is no longer needed after 12 months demonstrable marketing, viable or needed for an alternative use	Development proposals for the change of use from A1 retail outside the defined centres	Protect and enhance the vitality and viability of town centres and market towns
<u>Policy 21</u> Primary Shopping Areas		Development proposals within the Primary Shopping Areas	Protect and enhance the vitality and viability of town centres and market towns
<u>Policy 22</u> Regeneration Strategy for Corby Town Centre	Regeneration of the town centre	Development proposals within the town centre that accord with all of the relevant policy criteria	Protect and enhance the vitality and viability of town centres and market towns
<u>Policy 23</u> Spatial Framework for Corby Town Centre	Regeneration of the town centre	Development proposals within the town centre that accord with all of the relevant policy criteria	Protect and enhance the vitality and viability of town centres and market towns
<u>Policy 24</u> Corby Town Centre Redevelopment Opportunities	By 2031, the following sites are identified to come forward for mixed-use development, to meet the minimum of 12,500m ² gain in comparison floorspace and provide residential units:	Development proposals for comparison floorspace within Corby Town Centre, including the identified redevelopment opportunity sites.	Protect and enhance the vitality and viability of town centres and market towns Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity

<u>Policy TC1</u> Parkland Gateway	Redevelopment of site in accordance with all the relevant policy criteria	Development permitted on the Parkland Gateway site	Protect and enhance the vitality and viability of town centres and market towns Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
<u>Policy TC2</u> Everest Lane	Redevelopment of site in accordance with all the relevant policy criteria	Development permitted on the Everest Lane site	Protect and enhance the vitality and viability of town centres and market towns Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
<u>Policy TC3</u> Former Co-Op, Alexandra Road	Redevelopment of site in accordance with all the relevant policy criteria	Development permitted on the Former Co-Op, Alexandra Road site	Protect and enhance the vitality and viability of town centres and market towns Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
<u>Policy TC4</u> Oasis Retail Park	Redevelopment of site in accordance with all the relevant policy criteria	Development permitted on the Oasis Retail Park site	Protect and enhance the vitality and viability of town centres and market towns Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs

11. Next steps

- 11.1 The SA Report accompanies the Publication Draft (Pre-Submission) version of the Part 2 Local Plan. It is intended that the Plan, accompanied by the SA, will be submitted for examination in December 2019. The examination, including hearings, is expected to take place over the summer of 2020.

